

<b>LDC (Proposed) Report</b>		<b>Application number</b>	2021/3614/P
<b>Officer</b>		<b>Expiry date</b>	
Nora-Andreea Constantinescu		20/09/2021	
<b>Application Address</b>		<b>Authorised Officer Signature</b>	
35 Lupton Street London NW5 2HS			
<b>Conservation Area</b>		<b>Article 4</b>	
<b>Proposal</b>			
Construction of loft conversion with rear dormer, following demolition of existing rear dormer, to dwelling.			
<b>Recommendation:</b>		Grant certificate of lawful development	

Proposed dormer window

<b>Class B</b>		
The enlargement of a dwelling house consisting of an addition or alteration to its roof		
If yes to any of the questions below the proposal is not permitted development		Yes/no
B.1(a)	Permission to use the dwelling house as a dwelling house has been granted by virtue of Class M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use)	No
B.1(b)	As a result of the works, would any part of the dwelling house exceed the height of the highest part of the existing roof?	No
B.1(c)	As a result of the works, would any part of the dwelling house extend beyond the plane of any existing roof slope which forms the principal elevation of the dwelling house and fronts a highway?	No
B.1(d)	As a result of the works, would the cubic content of the resulting roof space exceed the cubic content of the original roof space by more than— (i) 40 cubic metres in the case of a terrace house, or (ii) 50 cubic metres in any other case?	No

B.1(e)	would it consist of or include— (i) the construction or provision of a veranda, balcony or raised platform, or (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe?	No
B.1(f)	Is the dwellinghouse on article 1(5) land?	No
B.1(g)	Was the dwellinghouse built under Part 20 of the Schedule (construction of new dwellinghouses)	No
B.1(h)	Has the existing dwellinghouse been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys)	No
If no to any of the questions below the proposal is not permitted development		
B.2(a)	Would the materials used in any exterior work be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse?	Yes
B.2(b)	Other than in the case of a hip-to-gable enlargement, would the edge of the enlargement closest to the eaves of the original roof be no less than 20 centimetres from the eaves of the original roof, so far as practicable?	Yes
B.2(c)	Would any windows inserted on a wall or roof slope forming a side elevation be obscured-glazed and non-opening unless the opening part is higher than 1.7 metres above the floor of the room in which the window is installed?	N/A

\* The land referred to as article 2(3) land is the land described in Part 1 of Schedule 1 to Town and Country Planning (General Permitted Development) (England) Order 2015/596 (National Parks, areas of outstanding natural beauty and conservation areas etc).