

LDC (Proposed) Report		Application number	2021/2846/P
Officer		Expiry date	
Matthew Dempsey		06/08/2021	
Application Address		Authorised Officer Signature	
25 Crossfield Road London NW3 4NT			
Conservation Area		Article 4	
Belsize Park		Basements Heritage and Conservation	
Proposal			
To increase the height of the roof hut by 300mm to match neighbours, with access for 8 x Solar panels to be installed on flat roof.			
Recommendation:		Grant Certificate of Lawful Development.	

Site Description:

The application site is a three storey dwelling house with an existing roof access hut located in a central position on the flat roof. Both neighbouring terraced properties have similar roof access huts, however that of the host site is approx. 300mm lower. The property is not listed however it is situated within the Belsize Park Conservation Area.

Assessment:

The proposed works to increase the roof hut by 300mm are considered to be very minor in scale. The development would bring symmetry to the three neighbouring properties and it would not be visible from the street due to the position of the roof access hut in a central position on the flat roof. The small extension would be no higher than the existing roof huts of the terraced properties. It is considered the proposed development would be lawful under Class B of part 1 of schedule 2 of the General Permitted Development Order 2015.

The proposed addition of eight solar panels to the flat roof behind the parapet wall would not alter the external appearance of the building. The solar panels would not protrude more than 0.2m above the parapet of the existing roof, and they would not be visible from street level. It is considered this alteration would be lawful under Class A of part 14 of schedule 2 of the General Permitted Development Order 2015.

Schedule 2 Permitted development rights Part 1 Development within the curtilage of a dwelling house, Class B – additions to the roof of a dwellinghouse

Permitted development B The enlargement of a dwellinghouse 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 dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);	No
B.1 (b)	any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;	No (The roof would not be increased in height)
B.1 (c)	any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;	No
B.1 (d)	the cubic content of the resulting roof space would 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)	it would consist of or include— (i)the construction or provision of a verandah, balcony or raised platform, or (ii)the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or	No
B.1 (f)	the dwellinghouse is on article 2(3) land.	No
Conditions.		
B.2	Development is permitted by Class B subject to the following conditions; If no to any of the below then the proposal is not permitted development	Yes/ No?
B.2(a)	the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	Yes
B.2(b)	the enlargement must be constructed so that— (i)other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension— (aa)the eaves of the original roof are maintained or reinstated; and (bb)the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and (ii)other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and	Yes
B.2(c)	any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—	n/a

	(i)obscure-glazed, and (ii)non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.	
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Schedule 2 Permitted development rights Part 14 Renewable energy, Class A - installation or alteration etc of solar equipment on domestic premises.

Permitted development A. The installation or replacement of microgeneration solar PV or solar thermal equipment on-

- (a) A dwellinghouse or a block of flats; or
(b) A building situated within the curtilage of a dwelling or block of flats.**

If yes to any of the questions below the proposal is not permitted development

A.1	Development is not permitted by Class A if—	
A.1 (a)	the solar PV or solar thermal equipment would protrude more than 0.2 metres beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the wall or roof slope;	No
A.1 (b)	it would result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding any chimney);	No
A.1 (c)	in the case of land within a conservation area or which is a World Heritage Site, the solar PV or solar thermal equipment would be installed on a wall which fronts a highway;	No
A.1 (d)	the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument; or	No
A.1 (e)	the solar PV or solar thermal equipment would be installed on a building within the curtilage of the dwellinghouse or block of flats if the dwellinghouse or block of flats is a listed building.	No
Conditions:		
A.2	Development is permitted by Class A subject to the following conditions; If no to any of the below then the proposal is not permitted development —	Yes/No?
A.2 (a)	solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;	Yes
A.2 (b)	solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and	Yes
A.2 (c)	solar PV or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.	Yes

Conclusions & Recommendation:

The alteration to the roof top hut is permitted development under Class B of Schedule 2 of Part 1 of the General Permitted Development Order and the installation of the solar panels is permitted development under Part 14 of Schedule 2 of the General Permitted Development Order. The Lawful Development Certificate for the proposed development should therefore be granted.