

LDC (Proposed) Report		Application number	2022/0680/P
Officer		Expiry date	
Amy Ly		15/04/2022	
Application Address		Authorised Officer Signature	
193 Leighton Road London NW5 2RD			
Conservation Area		Article 4	
N/A		Basements	
Certificate of lawfulness (proposed) for erection of hip to gable end roof extension and addition of 1 x rear dormer.			
Recommendation:	Grant Lawful Development Certificate		

Site Description

The application site contains a three-storey semi-detached property. The property is not listed or within a conservation area. The site is within the Kentish Town neighbourhood plan forum. It forms part of a pair of semi detached properties with no. 191, and shares a boundary with no. 195 to the east. Previous planning permission was granted for the erection of pedestrian and vehicular access gates following partial demolition of front garden wall, creation of pedestrian footpath and erection of boundary wall, under application ref: 2021/5331/P dated 16/02/2022. Hip to gable extensions have been permitted at nos. 148, 176a and 172, and there are a number of various dormers to the front and rear roofs of properties along Leighton Road.

Proposal

The proposal comprises of a hip to gable roof extension and a rear dormer extension. The 'hip to gable' extension would be at the same height as the existing roof (3.4m) and it would extend to the eaves at the side of the existing roof, being 6.6m in width. The rear dormer extension would be 1.7m in width and 2m in height. It would sit below (0.7m) the ridge and 0.6m above the eaves. The hip to gable roof extension would be constructed of matching concrete tiles and the rear dormer extension would have zinc cheeks. The proposed dormer window would be a double casement aluminium window to match the existing, and would

replace an existing rooflight in the same location. On the east side elevation, the proposed window would be obscured glazed and small in size (0.9sqm).

Assessment

Under Class B of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 it is possible to undertake an extension or enlargement of a roof of a single dwelling house subject to certain criteria and conditions.

Below the proposal is considered under each of the criteria and conditions of Class B of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015:

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 G, M, MA, N, P, PA 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
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 40 cubic metres in the case of a terrace house, or (i) space by more than— 40 cubic metres in the case of a terrace house, or (ii) 50 cubic metres in any other case;	No (calculated as approx. 20 cubic metres)
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 2(3) land?	No
B. 1 (g)	the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).; or	No
B.1 (h)	The existing dwellinghouse has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys).	No

Conditions - If no to any of the questions below the proposal is not permitted development:		
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)	<p>The enlargement must be constructed so that—</p> <p>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—</p> <p>(aa) the eaves of the original roof are maintained or reinstated; and</p> <p>(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</p> <p>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</p>	Yes (According to the proposed drawings the rear dormer extension would be approx. 0.8m from the eaves.)
B.2 (c)	any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be— (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.	Yes

Conclusion

The proposal has been assessed to comply with the criteria and conditions for an enlargement to a roof of a dwelling house under Class B of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and is therefore considered permitted development. A Certificate of Lawfulness can therefore be granted.

