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| LDC (Proposed) Report | | Application number | 2022/2804/P |
| Officer | | Expiry date | |
| Sam FitzPatrick | | 29/09/2022 | |
| Application Address | | Authorised Officer Signature | |
| 1A Gloucester Gate Camden London NW1 4HG | | | |
| Conservation Area | | Article 4 | |
| Regents Park | | Basements | |
| Proposal | | | |
| Replacement of 5 x first floor casement windows with timber sash windows on rear elevation, enlargement and replacement of 2 x windows on rear ground level and front lower-ground level with timber sash windows, and installation of 4 x rooflights to rear slope. | | | |
| Recommendation: | | Grant Lawful Development Certificate | |

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| Class A The enlargement, improvement or other alteration of a dwellinghouse | | |
| If yes to any of the questions below the proposal is not permitted development | | Yes/no |
| A.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 |
| Comments: | | |
| A.1 (b) | As a result of the works, will the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)? | No |
| A.1 (c) | Will the height of the part of the dwellinghouse enlarged, improved or altered exceed the height of the highest part of the roof of the existing dwellinghouse? | No |
| A.1 (d) | Will the height of the eaves of the part of the dwellinghouse enlarged, improved or altered exceed the height of the eaves of the existing dwellinghouse? | No |
| A.1 (e) | Will the enlarged part of the dwellinghouse extend beyond a wall which: (i) forms the principal elevation of the original dwellinghouse; or (ii) fronts a highway and forms a side elevation of the original dwellinghouse? | No |
| A.1 (f) (subject to A.1 (g)) | Will the enlarged part of the dwellinghouse have a single storey and: (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height? | No |

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| A.1 (g) | For a dwellinghouse not on article 2(3) land* nor on a site of special scientific interest, will the enlarged part of the dwellinghouse have more than one storey and— <ul style="list-style-type: none"> (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse; or (ii) exceed 4 metres in height? | No |
| A.1 (h) | Will the enlarged part of the dwellinghouse have more than a single storey and <ul style="list-style-type: none"> (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall the dwellinghouse? | No |
| A.1 (i) | Will the enlarged part of the dwellinghouse be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part exceed 3 metres? | No |
| A.1 (j) | Will the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse, and either <ul style="list-style-type: none"> (i) exceed 4 metres in height, (ii) have more than one storey, or (iii) have a width greater than half the width of the original dwellinghouse? | No |
| A.1(ja) | Will any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceed the limits set out in A.1(e) to A.1(j)? | No |
| A.1(k) | Would it consist of or include either: <ul style="list-style-type: none"> (i) the construction or provision of a veranda, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse? | No |
| A.1 (l) | The dwellinghouse was built under Part 20 of this Schedule (construction of new dwellinghouses)? | No |

Is the property in a conservation area (article 2(3) land)? If yes to any of the questions below then the proposal is not permitted development.

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| A.2(a) | Would it consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles? | No |
| A.2(b) | Would the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse? | No |
| A.2(c) | Would the enlarged part of the dwellinghouse have more than a single storey and extend beyond the rear wall of the original dwellinghouse? | No |
| A.2(d) | Would any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceed the limits set out in sub-paragraphs A.2(b) and A.2(c)? | No |

Conditions. If no to any of the below then the proposal is not permitted development.

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| A.3(a) | Would the materials used in any exterior work (other than materials used in the construction of a conservatory) be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse? | Yes |
| A.3(b) | Would any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse 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 |
| A.3(c) | Where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, would the roof pitch of the enlarged part, so far as practicable, be the same as the roof pitch of the original dwellinghouse? | 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).

| Class C - Other alteration to the roof of a dwellinghouse | | |
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| If YES to any of the questions below the proposal is not permitted development | | Yes/No |
| C.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 |
| C.1(b) | As a result of the works, would the alteration protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof? | No |
| C.1(c) | As a result of the works, would it result in the highest part of the alteration being higher than the highest part of the original roof? | No |
| C.1(d) | Would it consist of or include— (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment? | No |
| C.1(e) | Is the dwellinghouse built under Part 20 of this Schedule (construction of new dwellinghouses)? | No |
| Condition. If NO to the question below then the proposal is not permitted development | | |
| C.2 | Would any window located on a roof slope forming a side elevation of the dwellinghouse be— (a) obscure-glazed, and (b) 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 |

Assessment:

The development relates to the replacement of 5x first floor casement windows with

timber sash windows on rear elevation, enlargement and replacement of 2 x windows on rear ground level and front lower-ground level with timber sash windows, and installation of 4 x rooflights to rear slope, and is assessed against the criteria in Schedule 2, Part 1, Class A and Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposed extension is in accordance with the requirements of Classes A and C.

Recommendation: Grant certificate.