

LDC (Proposed) Report		Application number	2022/4863/P
Officer		Expiry date	
Kristina Smith		23/01/2023	
Application Address		Authorised Officer Signature	
73 Castle Road London Camden NW1 8SU			
Conservation Area		Article 4	
No		Basements	
Proposal			
Erection of dormer roof extension			
Recommendation:		Grant Lawful Development Certificate	

Planning Appraisal:

It is considered that the proposed development would be unlawful under Class B, Part 1 of Schedule 2 of the General Permitted Development Order 2015. The reasoning for this consideration may be seen below:

Class 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)	Is permission to use the dwellinghouse as a dwellinghouse 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)	As a result of the works, would any part of the dwellinghouse 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 dwellinghouse 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)	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 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)	Is the dwellinghouse on article 2(3) land?	No

B.1(g)	Is the dwellinghouse built under Part 20 of this 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
Conditions. If NO to the question below then 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)(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, would the enlargement be constructed so that— (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 be less than 0.2 metres from the eaves measured along the roof slope from the outside edge of the eaves, so far as practicable?; and	Yes
B.2(b)(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 would extend beyond the outside face of any external wall of the original dwellinghouse; and	Yes
B.2(c)	Would any windows inserted on a wall or roof slope forming a side elevation of the dwellinghouse— (i) be obscured-glazed; and (ii) be 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?	n/a

Recommendation: Grant certificate.