

<b>LDC (Proposed) Report</b>		<b>Application number</b>	2022/5283/P
<b>Officer</b>		<b>Expiry date</b>	
Leela Muthoora		27/01/2023	
<b>Application Address</b>		<b>Authorised Officer Signature</b>	
8 Achilles Road London NW6 1EA			
<b>Conservation Area</b>		<b>Article 4</b>	
No		None	
<b>Proposal</b>			
Erection of a rear dormer roof extension with installation of 3 rooflights to front roof slope of dwelling house (Class C3).			
<b>Recommendation:</b>		Grant Lawful Development Certificate	

The site is a two-storey mid-terrace house located on the northern side of Achilles Road. The building is within the Fortune Green and West Hampstead Neighbourhood Plan Area but is not within a Conservation Area, and in use as a single dwellinghouse.

Proposal is for a full width rear roof dormer extending to ridge and eaves and with a rear Juliet balcony and 3 front rooflights

<b>Class B</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		<b>Yes/No</b>
B.1(a)	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(b)	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(c)	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?	i) No ii) N/A
B.1(d)	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?  <b>Officer comment:</b> <i>The plans show a metal balustrade and inward opening French doors</i>	i) No ii) No

	<i>on the new opening within the rear dormer. However, the Technical Guidance notes that “a ‘Juliet’ balcony, where there is no platform and therefore no external access, would normally be permitted development.”</i>	
B.1(e)	Is the dwellinghouse on article 1(5) land?	No
Conditions. If no to any of the 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)	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 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).

<b>Class C. Any other alteration to the roof of a dwellinghouse.</b>		
C.1	Development is not permitted by Class C if—	
C.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
C.1 (b)	the alteration would 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)	it would result in the highest part of the alteration being higher than the highest part of the original roof; or	No
C.1 (d)	it would consist of or include—	
C.1 (d i)	the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or	No
C.1 (d ii)	the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.	No
Conditions:		
C.2	Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be—	
C.2 (a)	obscure-glazed; and	N/A
C.2 (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.	N/A

#### **Assessment:**

The rear roof dormer and rooflights meet all the limitations and conditions of Schedule 2, Part 1, Class B for additions to the roof of a dwellinghouse and of Schedule 2, Part 2, Class C for other alterations to the roof of a dwellinghouse as set out in the table above. Therefore, a Certificate of

Lawful Development (Proposed) should be issued.