DELEGATED FILE NOTE

CASE OFFICER: ...Sam Dicocco.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00963/LDCP	Three rooflights to facilitate conversion of loft into habitable space.	9 Fullers Court Letchworth Garden City Hertfordshire SG6 4XT

Submitted Plan Nos

1538/01 Rev A

1.0 Policies

NONE	None Relevant

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 No notification or consultation required.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site contains a two storey mid-terraced dwelling featuring a front facing cat-slide roof down to a ground floor level eaves height. The site lies within the settlement of Letchworth Garden City.

4.2 **Proposal**

4.2.1 The application seeks the issue of a certificate of lawful development for the installation of three rooflights to facilitate conversion of loft into habitable space.

4.3 **Key Issues**

4.3.1 Permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class M, N, P, PA or Q of Part 2 of this Schedule (change of use).

4.3.2 The alteration would not 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.

4.3.3 The alteration would not result in the highest part of the alteration being higher than the highest part of the original roof.

4.3.4 The works would not consist of or include the installation, alteration or replacement of a chimney, flue or soil and vent pipe or solar photovoltaics of solar thermal equipment.

4.3.5 No window would be inserted on a roof slope forming a side elevation of the dwellinghouse.

4.4 **Conclusion**

4.4.1 The proposed alteration to the roof of the dwellinghouse would comply with the limitations and conditions of Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

5.0 **Recommendation**

5.1 That a certificate of lawful development be **ISSUED** subject to the following conditions:

Proactive Statement:

The rooflights would constitute development under Section 55 of the Town and Country Planning Act 1990 and by virtue of Section 57 of the Act requires planning permission. However, the proposed extension would benefit from the general planning permission granted by Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, since it meets the limitations and conditions of Part 1, Class C of Schedule 2 of that Order.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 30 April 2018	