

**WELWYN HATFIELD BOROUGH COUNCIL  
ASSISTANT DIRECTOR (PLANNING)**

**DELEGATED APPLICATION**

**Application No:** 6/2023/2032/LAWP  
**Location:** 81 Bramble Road Hatfield AL10 9SB  
**Proposal:** Certificate of lawfulness for a loft conversion with hip to gable extension and rear dormer  
**Officer:** Mrs Kerrie Charles

**Recommendation:** Refused

6/2023/2032/LAWP

<b>Context</b>	
<b>Application Description</b>	This application is for a Certificate of Lawful Development for a proposed loft conversion with hip to gable extension and rear dormer.
<b>Relevant planning History</b>	<p>Application Number: E6/1961/1619/  Decision: Granted  Decision Date: 06 September 1961  Proposal: Site for extension to house.</p> <p>Application Number: E6/1961/1864/  Decision: Granted  Decision Date: 19 December 1961  Proposal: Extension to house.</p> <p>Application Number: E6/1962/0207/  Decision: Granted  Decision Date: 21 February 1962  Proposal: Extension to house</p> <p>Application Number: S6/2001/0997/FP  Decision: Granted  Decision Date: 19 November 2001  Proposal: Erection of a single storey front extension, first floor side and rear extension and rear conservatory</p> <p>Application Number: S6/2003/0719/FP  Decision: Granted  Decision Date: 15 July 2003  Proposal: Extension and alterations</p>
<b>The main issues are:</b>	
<p><b>Whether the proposed works are permitted development by virtue of Schedule 2, Part 1, Class B (consisting of an addition or alteration to its roof) or Class C (other alterations to the roof of a dwellinghouse) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.</b></p>	

## Discussion

The existing roof is hipped on all four sides with a ridge running front to back. The proposal would see both side hips replaced with gable walls and the creation of a flat crown roof between the new side to side ridgelines. A large flat roofed dormer is proposed to the rear, occupying almost the entire width of the roof slope.

Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (GPDO) states the enlargement of a dwelling consisting of an addition or alteration to its roof is permitted development (PD), subject to various criteria. Class C states that any other alterations to the roof of a dwellinghouse are PD, subject to various criteria.

Before considering whether a particular proposal accords with the limitations set out in a Class of PD, it is first necessary to decide whether the proposal falls to be considered against that Class. In this case "addition", "alteration" or "other alteration" are not defined in the 2015 GPDO and it therefore follows whether the proposal amounts to an "addition", "alteration" or "other alteration" is a matter of fact and degree.

Having regard to the details on the drawings, the works involved would be significant and, on the basis of the information submitted, would entail the removal and remodelling of most, if not all, of the roof during construction.

There are no detailed construction drawings to demonstrate the extent of what would be retained. However, having regard to the details on the drawings, it is more than likely that none of the rafters would not be retained as most of them would be lying in the wrong direction, or too short in length, to serve the new roof. As a matter of fact and degree it is considered that the proposed development would not therefore amount to either an "addition", "alteration" or "other alteration" to the roof as a substantial part of the original roof structure would not remain.

## Conclusion

For the reasons given above, the proposed development would not be "addition", "alteration" or "other alteration" to the roof of the dwelling for the purposes of Classes B and C of the GPDO. As such, the conditions and limitations of those classes do not fall to be considered.

### Reasons for Refusal:

1. The proposed works are not permitted development by virtue of Schedule 2, Part 1, Class B or C (of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended as the development would not amount to either an "addition", "alteration" or "other alteration".

### REFUSED DRAWING NUMBERS

2.

Plan Number	Revision Number	Details	Received Date
077519346 45/23/8101	A	Existing & Proposed Plans	2 October 2023
	A	Proposed Block Plan	4 October 2023
	A	Existing Block Plan	5 October 2023

**Determined By:**

Mr Mark Peacock  
12 December 2023