

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

**DELEGATED APPLICATION**

**Application No:** 6/2023/2508/LAWP  
**Location:** 81 Bramble Road Hatfield AL10 9SB  
**Proposal:** Certificate of lawfulness for a loft conversion with hip to gable extension with formation of side and rear dormer  
**Officer:** Mrs Kerrie Charles

**Recommendation:** Granted

V6/2023/2508/LAWP

Context		
Application Description	This application is a Certificate of lawful Development for a proposed loft conversion with hip to gable extension with formation of side and rear dormers.	
Relevant planning History	Application Number: 6/2023/2032/LAWP Decision: Refused Decision Date: 12 December 2023 Proposal: Certificate of lawfulness for a loft conversion with hip to gable extension and rear dormer	
<b>The main issues are:</b>		
<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) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended</b>		
	<b>Yes / No</b>	<b>To be PD</b>
Have permitted development rights been removed	<b>N</b>	N
Is the property a dwellinghouse	<b>Y</b>	Y
Is it detached or semi-detached?	<b>Y</b>	
Is it terraced?	<b>N</b>	
Is it within a conservation area	<b>N</b>	
<b>B.1 (a)</b> Has permission to use the dwellinghouse as a dwellinghouse been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use)?	<b>N</b>	N
(b) would any part of the dwellinghouse, as a result of the works, exceed the height of the highest part of the existing roof	<b>N</b>	N
(c) would any part of the dwellinghouse, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway	<b>N</b>	N
(d) 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	<b>N</b>	N
<i>Rear dormer: 2 x 5.5 = 11  Side dormers: 4.5 x 1.6 x 2.6 / 2 = 9.36  2 x 4.5 x 2.6 / 2 = 11.7  = 32.06 cubic metres</i>		

(e) 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	N	N
(f) is the dwellinghouse on article 2(3) land (conservation area)	N	N
<b>B.2</b> Development is permitted by Class B subject to the following conditions:- (a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse (b) is the enlargement constructed so that- (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 – (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 shall, so far as practicable, be not less than 20 centimetres from the eaves, measured along the roof slope from the outside edge of the eaves; and (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 extends beyond the outside face of any external wall of the original dwellinghouse. (c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall 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	Y	
<b>B.3</b> For the purposes of Class B “resulting roof space” means the roof space as enlarged, taking into account any enlargement to the original roof space, whether permitted by this class or not (refer (c) above.	-	
<b>B.4</b> For the purposes of paragraph B.2(b)(ii), roof tiles, guttering, fascias, barge boards and other minor roof details overhanging the external wall of the original dwellinghouse are not be considered part of the development.	-	
<b>Discussion</b>		
It is noted that the description refers to a hip to gable extension, however, this is not reflected in the proposed drawings which show two side dormers and a rear dormer wrapping around the existing hipped roof. The dormers would be joined, resulting in a large flat roof. The submitted drawings show that the flat roof would be level with the existing ridge, and that the works would not exceed the height of the highest part of the existing roof. The submitted drawings are not detailed technical drawings, however, they are deemed sufficient for planning purposes in so far as they demonstrate compliance with the limitations of permitted development set out above. This assessment of this application is based on the information submitted and the onus is on the developer to ensure that the works carried out reflect the submitted drawings.		
<b>Conclusion</b>		
The proposed works are permitted development by virtue of Schedule 2, Part 1, Class B (consisting of an addition or alteration to its roof) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.		

### **Conditions:**

1. The proposed works are permitted development by virtue of Schedule 2, Part 1, Class B (consisting of an addition or alteration to its roof) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

DRAWING NUMBERS

2. The development/works shall not be started and completed other than in accordance with the approved plans and details:

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
		EXISTING BLOCK PLAN	18 December 2023
		PROPOSED BLOCK PLAN	18 December 2023
0790998606 0/23/8101	A	EXISTING and PROPOSED PLANS	18 December 2023

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

**Determined By:**

Mr Mark Peacock  
15 February 2024