

**WELWYN HATFIELD BOROUGH COUNCIL  
EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE**

**DELEGATED APPLICATION**

**Application No:** 6/2022/1110/LAWP  
**Location:** 16 Nimrod Drive Hatfield AL10 9LS  
**Proposal:** Certificate of lawfulness for the creation of rear dormers to existing roof  
**Officer:** Ms Ashley Ransome

**Recommendation:** Granted

6/2022/1110/LAWP

<b>Context</b>		
Application Description	The applicant seeks a certificate of lawfulness for rear dormers to the existing roof.	
Relevant planning History	Application Number: 6/2022/1109/HOUSE Decision: Granted Decision Date: 15 August 2022 Proposal: Single storey rear extension to facilitate the creation of open plan kitchen/dining area, as well as extension to existing front porch	
<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>Calculation in here</i>		
$6.1 \times 2.5 \times 1.7 = 13.0m^3$		

2		
$\frac{1.7 \times 2.5 \times 1.9}{2} = 4.1m^3$		
$\frac{1.7 \times 2.5 \times 3.6}{2} = 7.7m^3$		
<b>TOTAL= 24.8m<sup>3</sup></b>		
(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	<b>N</b>	<b>N</b>
(f) is the dwellinghouse on article 2(3) land (conservation area)	<b>N</b>	<b>N</b>
<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	<b>Y</b>  <b>Y</b>       <b>Y</b>	
<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>Conclusion</b>		
The proposed works are permitted development by virtue of Schedule 2, Part 1, Class B 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 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>
		Location Plan	13 May 2022
16NDHA 11 A	A	Calculations	8 September 2022
16NDHA 01 A	A	Existing ground and first floor plan	8 September 2022
16NDHA 02 A	A	Existing loft and roof plan	8 September 2022
16NDHA 04 A	A	Existing rear and side elevation	8 September 2022
16NDHA 05 A	A	Existing sections	8 September 2022
16NDHA 08 A	A	Proposed front and side elevation	8 September 2022
16NDHA 06 A	A	Proposed ground and first floor plan	8 September 2022
16NDHA 09 A	A	Proposed rear and side elevation	8 September 2022
16NDHA 07 A	A	Proposed loft and roof plan	8 September 2022
16NDHA 10 A	A	Proposed section	8 September 2022
16NDHA 03 A	A	Existing front and side elevation	8 September 2022

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

**Determined By:**

Mr Mark Peacock  
12 September 2022