

LDC Report		13/04/2009
Officer		Application Number
Sheri Waddell		2009/0293/P
Application Address		Drawing Numbers
51 Hillfield Road London NW6 1QD		See decision notice
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal		
Erection of single storey rear extension to the existing dwellinghouse.		
Planning History		
PP granted 14/1/2009 [2008/3799/P] for excavation to increase the floor-to-ceiling height of an existing basement area to the dwellinghouse.		
Recommendation: Refer to Decision Notice		
Assessment		
<p>The property is a mid-terrace single dwellinghouse located on the northern side of Hillfield Road. The property principal elevation is the front elevation. The site is not situated within a conservation area, nor is it a listed building. In addition, the property is not restricted by any Article 4 Directions, or conditions removing permitted development rights.</p> <p>The property has an existing 3-storey rear extension, which is part of the original dwellinghouse. There is also a single storey rear extension, extending 1.5m beyond this, which is part of the original dwellinghouse – the agent has confirmed this by email, and submitted an OS extract from 1943, which clearly indicates the projection on this property and all of the adjoining ones. The proposal is to infill a single storey rear extension between the existing 3-storey rear extension and the boundary with no. 53, and to rebuild the existing single storey part of the rear extension, creating a new “L” shaped single storey rear extension, which extends over the full width of the property for its rearmost 1.5m.</p> <p>Following the legislative changes that came into force on 1st October 2008, this proposal is assessed against the criteria specified in Part 1, Class A of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.</p> <p>The single storey rear extension is considered to be permitted development as:</p> <ul style="list-style-type: none"> a) It does not occupy more than 50% of the unbuilt curtilage of the site; b) The extension does not exceed the height of the highest part of the roof of the existing dwellinghouse; c) The height of the eaves of the proposed works does not exceed the height of the eaves of the existing dwellinghouse; d) The proposed works are at the rear, and thus do not extend beyond a wall which fronts a highway; e) The proposed extension does not extend beyond the rear wall of the original dwellinghouse by more than 3m (the rear wall is taken to be the rearmost point of the original single storey element of the rear extension, and the proposed extension aligns with this) or exceed 4m in height 		

(2.97m);

- f) The proposals do not involve a 2-storey extension;
- g) The proposed works would be within 2m of the boundary of the curtilage of the dwellinghouse, but the height of the eaves of the proposed extension would not exceed 3m (2.97m);
- h) The proposed single storey extension does not (i) exceed 4m in height (maximum height 2.97m), (ii) have more than one storey (it is single storey), (iii) in respect of the side extension, have a width greater than half the width of the original dwellinghouse (width of original dwellinghouse is 5.8m; width of extension is 2.5m);
- i) The extension does not involve:
 - i. the construction or provision of a veranda, balcony or raised platform [*note that the application drawings show a terrace at the rear of the extension, the applicant has confirmed that the terrace is at the same level as the existing terrace, and lower than the level of the main garden*] ;
 - ii. the installation, alteration or replacement of a microwave antenna;
 - iii. the installation, alteration or replacement of a chimney, flue, or soil and vent pipe;
 - iv. an alteration to the roof of the dwellinghouse

The property is not located on article 1(5) land; hence section A.2 of Class A is not applicable.

In respect of section A.3:

- a) The materials will be of a similar appearance to those used in the construction of the original dwellinghouse – brick, glass and timber. Standard informative on this attached.
- b) No upper floor windows are proposed
- c) The extension is single storey

Recommendation: Grant Certificate

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