

LDC Report		10/04/2007
Officer		Application Number
Sheri Waddell		2007/0738/P
Application Address		Drawing Numbers
38 Hillfield Road London NW6 1PZ		Refer to draft decision notice.
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal		
Application for Certificate of Lawfulness for Proposed Development for:		
Erection of single-storey rear extension at lower ground floor level with a terrace over at ground floor level in connection with existing dwellinghouse.		
Recommendation: Refer to Draft Decision Notice		
Assessment		
Property is a mid-terrace single dwellinghouse that does not appear to have previously been extended. It does not lie within a CA, and it is not a listed building.		
Proposal is to erect a single storey rear extension, with a roof terrace above.		
The extension can be built as permitted development under Class A, as:		
<ul style="list-style-type: none"> • It has a volume of less than 10% of the original dwellinghouse, and less than 115m³ – total volume of existing dwellinghouse is 766.24m³*, and the extension has a volume of 73.11m³ • It is at the rear of the building, which, although it fronts onto a highway, is more than 20m from the highway • It is less than 4m high: the extension itself is 2.45m high, with a balustrade around the terrace bringing the total height to 3.3m • It does not occupy more than 50% of the unbuilt curtilage of the site • It does not relate to a satellite antenna • It does not entail development within the curtilage of a listed building • It is not a roof alteration 		
* even if the existing dormer is not part of the original dwellinghouse, as is probably the case, the total volume would be 760.49m ³ , and thus the rear extension would still be less than 10%.		
Recommendation: Grant Certificate		

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