

9 MIDDLE FIELD, NW8 6ND

LAWFUL DEVELOPMENT

The site is neither in a conservation area nor a listed building.

The garage (60m³) can be demolished without prior approval.

The new rear gates will not exceed 2 metres in height.

The following are reasons why the development is lawful: -

Class A1

- a n/a
- b there area surrounding the original dwelling house is 70 m²: the area of the rear extension is 32m² (less than 50%)
- c the height of part of the enlarged dwelling house does not exceed the highest part of the roof of the existing house
- d the height of the eaves of the extension does not exceed the highest part of the roof of the dwelling
- e the extensions are at the rear of the house
- g the extension at the rear on the ground floor does not exceed 6 metres beyond the original dwelling house
- h n/a
- i the eaves height within 2 metres of the boundary does not exceed 3 metres
- j the enlarged part of the dwelling house does not extend beyond the side walls of the existing house
- j1 the height of the lantern light does not exceed 4 metres.
- k none apply

Class B

B1

- a n/a
- b the new dormer is below the existing roof

- c the new dormer is not on the principal elevation
- d the volume of the rear dormer is 36m² (less than 40)
- e
 - i there is no balcony, verandah or raised platform
 - ii there is no alteration to the chimney or external pipes

B2

- a the materials used on the external walls will be similar appearance to the existing in colour and texture
- b n/a
- aa the existing eaves parapet wall is maintained
- bb the new dormer window is set back 0.2 metre from the roof edge
- ii no part of the enlarged roof extends beyond the outside face of the external walls
- c n/a