

Supporting Documentation

Application for a Lawful Development Certificate of proposed works to:

175 Leighton Road

London

NW5 2RD

### Proposal of Extension:

We would like to obtain peace of mind that a proposed extension is lawful by applying for a Lawful Development Certificate to confirm with certainty that the work proposed is permitted development under the LARGER HOME EXTENSIONS: NEIGHBOUR CONSULTATION SCHEME

Under this application we can confirm the following:

- That the property is a “Dwellinghouse” and does not include buildings containing one or more flats or is not a single flat contained within a building.
- The proposed site is a “Terrace house” as it shares a party wall with the dwellinghouse on either side.
- The application is for a “Building” and includes all structures and erections, but does not include mechanical plant or machinery or gates, fences, walls, or other means of enclosure.
- For the purposes of this supporting documentation only the “Original” building as it existed on 1 July 1948 is used as reference to this application.
- For the purposes of this supporting documentation the “Existing” building is as it existed which includes previous development to the house.
- The “Height” has been measured from ground level at the highest part of the surface of the ground next to the building and does not include any addition laid on top of the ground such as decking.
- This application does not fall under “Article land” and is not within a National Park, the Broads, an area of outstanding natural beauty, an area designated as a conservation area, and land within World Heritage Sites.
- There is no Article 4 Direction removing rights for permitted development for this property.

The application for Lawful Development Certificate is made under Class A which permits development rights for the enlargement, improvement or other alteration to the house.

The proposed development will not:

- result of the works to exceed 50% of the total area of the curtilage;
- exceed the highest part of the roof of the existing dwellinghouse on the part of the dwelling house proposed;
- exceed the height of the eaves of the existing dwellinghouse;
- extend beyond a wall which fronts a highway, and forms either the principal elevation or a side elevation of the original dwellinghouse;
- extend beyond the rear wall of the original dwellinghouse by more than 6 metres or exceed 4 metres in height;
- more than a single storey;
- be a side wall extension extending beyond rear walls;
- extend beyond a wall forming a side elevation of the original dwellinghouse, exceed 4 metres in height, have more than a single storey, or have a width greater than half the width of the original dwellinghouse;

- be within 2 metres of the boundary of the curtilage of the dwellinghouse;
- consist or include the construction or provision of a veranda, balcony or raised platform, the installation, alteration or replacement of a microwave antenna, installation, alteration or replacement of a chimney, flue or soil and vent pipe, or an alteration to any part of the roof of the dwellinghouse;
- be made of materials that would differ in appearance to those of the existing house;
- be a dwellinghouse on article 2(3) land.