Permitted Development Justification

29 Hollycroft Avenue

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Contents

Introduction:

This justification has been prepared by Alex Tart Architects in support of a lawful development certificate application for an extension to no 29 Hollycroft Avenue.

The application property is a semi-detached house that forms a single-family dwelling arranged over ground, first, second floor. The house is in Redington Frognal Conservation area but is not listed.

Justification:

This extension proposal shown on the attached drawings to the rear of the original building is allowable under permitted development rights, Class A – enlargement, improvement or alteration.

Extent

The extension is on the rear elevation which does not front onto the highway.

The extension proposed will be within 3 meters of the original back of the house. The segment of historic OS map shown below was produced in 1938 and shows the original footprint of the building. The overall length of the building shown on the historic map below measured to scale is 19.7m, the overall length of the current building is 19.74m. Therefore, the current rear of the building is the "original" rear of the building as it stood on 1 July 1948. The age of the brickwork is consistent with this evidence.

Segment of OS 1938 Map of Hampstead

Overlay of the current location plan on the historic map to show the current footprint is the same as the original footprint

The full historic 1938 Map of Hampstead

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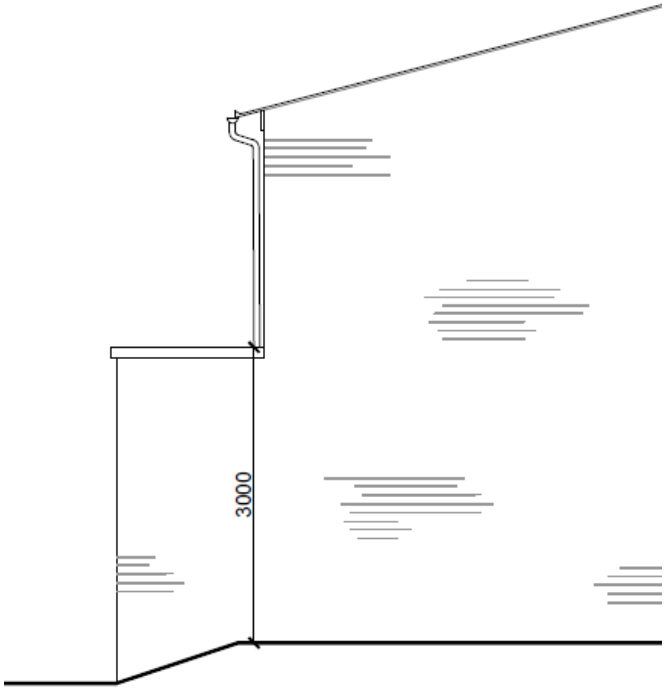
Height

The height of our proposal is 3m from the highest point of the natural ground level next to the building



Proposed side elevation

Permitted development rights for householders Technical Guidance defines height as follows:

"Height" - references to height (for example, the heights of the eaves on a house extension) is the height measured from ground level. (Note, ground level is the surface of the ground immediately adjacent to the building in question, and would not include any addition laid on top of the ground such as decking. Where ground level is not uniform (for example if the ground is sloping), then the ground level is the highest part of the surface of the ground next to the building.)