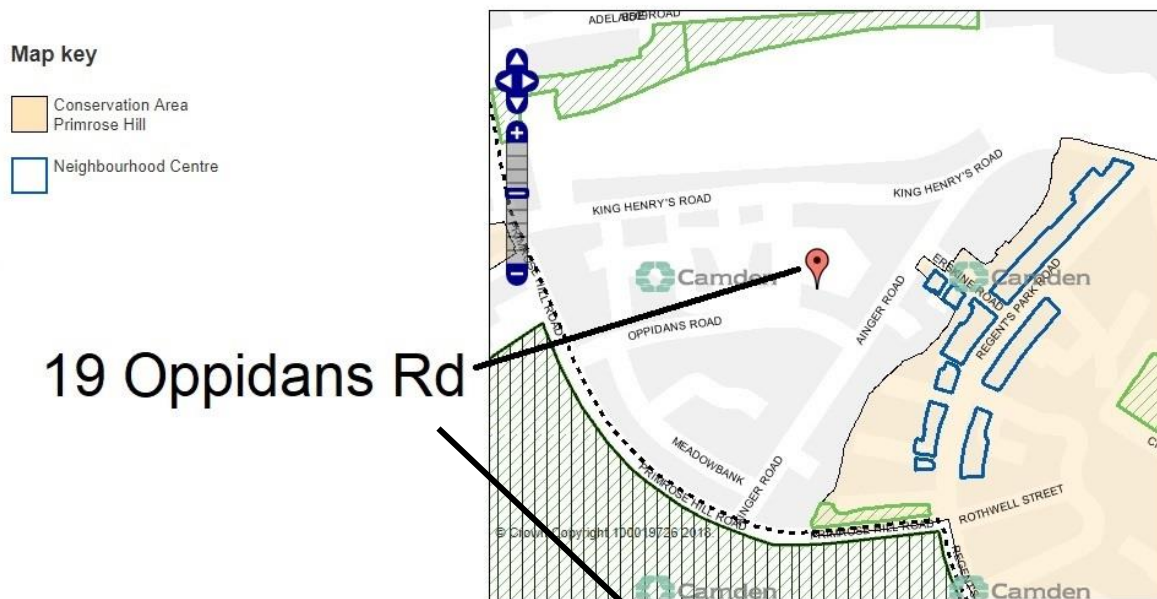


19 OPPIDANS ROAD – LONDON NW3 3AG

STATEMENT IN SUPPORT OF AN APPLICATION FOR A CERTIFICATE OF LAWFULLNESS FOR A PROPOSED USE

THE SITE

The application site is an existing single family dwelling house on the northern side of Oppidans road. The site is not within a conservation area.



AERIAL VIEW TO REAR OF OPPIDANS ROAD



REAR ELEVATION

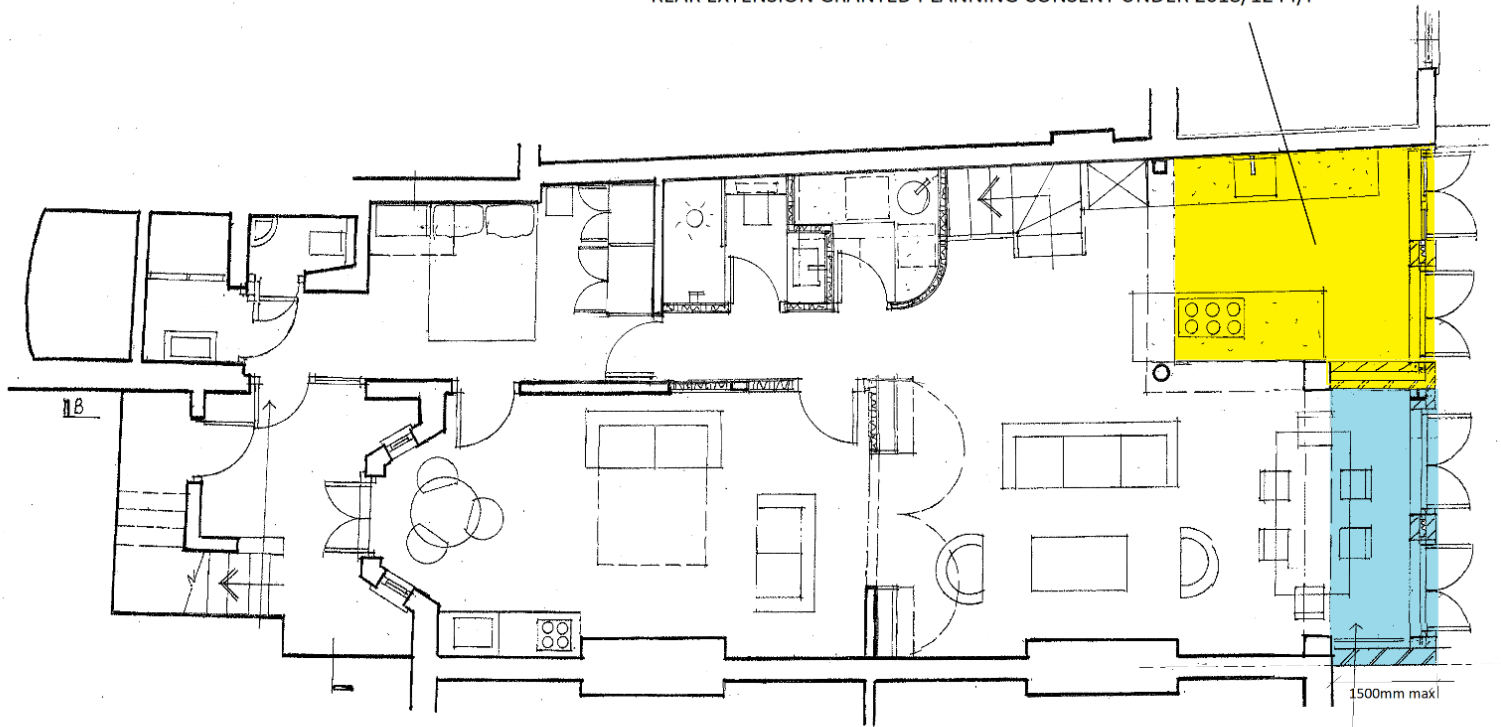


FRONT ELEVATION

THE PROPOSAL

The proposal is to add a 1.5m maximum deep rear extension to the rear of the existing house at basement level, to fill the gap between the boundary and a rear extension approved under planning application 2018/1244/P

REAR EXTENSION GRANTED PLANNING CONSENT UNDER 2018/1244/P



PROPOSED NEW EXTENSION UNDER PERMITTED DEVELOPMENT

THIS APPLICATION IS FOR A REAR BASEMENT EXTENSION IN THE AREA SHADED BLUE ON THE DRAWING ABOVE

PERMITTED DEVELOPMENT RIGHTS

The house is a single family dwelling and is outside the area of the Primrose Hill conservation area and therefore is not within article 1(5) land. It is not subject to an article 4 directive. The property therefore does have permitted development rights.

This statement sets out the criteria by which the proposed development accords with the criteria within the General Permitted Development Order (1995) (As Amended)

BASEMENT LEVEL REAR EXTENSION

The proposed rear conservatory extension would come under class A of the GPDO

Class A

This provides permitted development rights for the enlargement, improvement or other alteration of a house.

Under Class A the following limits and conditions apply:

A.1 Development is not permitted by Class A if –

(a) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse) **DOES NOT APPLY**

(b) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse **DOES NOT APPLY**

(c) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse **DOES NOT APPLY**

(d) the enlarged part of the dwellinghouse would extend beyond a wall which -

(i) fronts a highway, and **DOES NOT APPLY**

(ii) forms either the principal elevation or a side elevation of the original dwellinghouse **DOES NOT APPLY**

(e) the enlarged part of the dwellinghouse would have a single storey and -

(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or **1.5M SO DOES NOT APPLY**

(ii) exceed 4 metres in height **DOES NOT APPLY**

(ea) until 30th May 2016, for a dwellinghouse not on article 1(5) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and -

(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6

metres in the case of any other dwellinghouse, or **THE HOUSE IS A TERRACED HOUSE AND THE MAXIMUM EXTENSION FROM THE ORIGINAL DWELLING IS 1.5M SO DOES NOT APPLY**

(ii) exceed 4 metres in height **THE MAXIMUM HEIGHT IS 3M**

f) the enlarged part of the dwellinghouse would have more than one storey and – **DOES NOT APPLY**

(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or

(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse

(g) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres **THE MAXIMUM HEIGHT ON THE BOUNDARY IS 3M**

(h) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, **DOES NOT APPLY**

and would –

(i) exceed 4 metres in height,

(ii) have more than one storey, or

(iii) have a width greater than half the width of the original Dwellinghouse

(i) it would consist of or include -

(i) the construction or provision of a veranda, balcony or raised platform, **DOES NOT APPLY**

(ii) the installation, alteration or replacement of a microwave antenna, **DOES NOT APPLY**

(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or **DOES NOT APPLY**

(iv) an alteration to any part of the roof of the dwellinghouse **DOES NOT APPLY**

A.3 Development is permitted by Class A subject to the following conditions-

(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse **THE EXTENSION HAS RENDERED BRICKWORK AND TIMBER PAINTED WINDOWS TO MATCH THE HOST BUILDING SO THIS CONDITION DOES NOT APPLY**

CONCLUSION

The Proposed rear extension would meet the provisions of class A of the General Permitted Development Order (1995) and therefore would represent permitted development.