

Site Address: 32 Hartland Road NW1 8DD
Date: 23rd Jan 2023
Document: Lawful Development Certificate - Supporting Statement

1.0 Overview

This document forms part of the Lawful Development Certificate, Proposed use at 32 Hartland Road. This document should be read alongside:

- Existing architectural drawings
- Proposed architectural drawings

1.1 Introduction

No 32 Hartland Road is an end of terrace house. It is not in a Conservation Area and the house is not listed. The house is not on 'Designated Land'. The current building footprint remains as listed in the pre-1948 Ordinance Survey and as shown overleaf in Appendix A.

This application for Lawful Development is for a side and rear extension, as well as for an outbuilding at the rear of the garden.

2.0 Proposals

2.1 Single storey rear and side extension

- The house is not on 'Designated Land'.
- The area around the house is 146sqm, the extensions are 22.1sqm. This is not more than half the area around the original house.
- The extension is not forward of the principal elevation or side elevation fronting a highway.
- The materials will be alike in appearance to those of the existing house.
- The width of the existing house is 5.5m, the width of the side extension is 2.75m. The extension does not have a width greater than half the width of the original house.
- The rear extension is 2.8m in depth from the existing rear of the house.
- The top of the side extension parapet is 4m in height and does not sit within 2m of the boundary.
- The top of the rear extension parapet is 3m in height which does not exceed the height of the existing parapet.

2.2 Outbuilding at rear of garden

- The outbuilding is not forward of the principle elevation of the house.
- The area around the house is 146sqm, the outbuilding is 8.4sqm, and including the extensions the total area is 30.5 sqm. This is not more than half the area of the area around the original house.
- The outbuilding will not be an independent living space and will not have an antenna.
- The outbuilding will have a flat roof. As it is alongside a site boundary the outbuilding will be 2.5m in height.



Existing street elevation
32 Hartland Road

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Appendix A 1948 Ordinance Survey

