

38 Pattison Road **Hampstead**

Planning Statement

15th September 2021
Revision /

38
Pattison Road
London
NW2 2HJ

d u s t a r c h i t e c t u r e
L O N D O N

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*38 Pattison Road
Hampstead*

1.0 Introduction

1.1

38 Pattison Road, is a five-storey semi-detached dwelling, located on the South-Eastern side of the road. It is situated within the Child's Hill Ward, within the London Borough of Barnet. The area is residential in character with a mix of dwelling styles. The property is not listed, locally listed or situated within a designated conservation area.

1.2

The proposed work is a rear dormer extension to the rear roof slope with associated internal reconfiguration.

1.3

This statement has been prepared to support a 'Certificate of Lawful Development Application for Proposed Use'.

38 Pattison Road



2.0 Design Statement

2.1

We consider a Lawful Development Certificate should be granted for the following reasons:

- The size and volume (less than 50 cubic meters) of the proposed hip-to-gable and dormer extension is permitted development under The Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 1, Class B – additions etc to the roof of a dwellinghouse.
- The edge if the dormer extension is set back at least 0.2m from the eaves and will not extend beyond the outside face of any external wall. No part of the proposal shall exceed the highest point of the existing roof.
- All exterior materials will be of similar appearance to the existing.

3.0 Summary

3.1

We consider the proposal meets the criteria for The Town and Country Planning (General Permitted Development) (England) Order 2015 for the reasons described.

3.2

The design of the proposal has carefully developed to enhance the existing dwelling, make a positive contribution to the architectural character of the area, and to provide a light-filled and high quality family space.

3.3

If you have any questions please do not hesitate to contact us.