

## Jenna Litherland

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**From:** Elie Osborne | 4D Planning <e.osborne@4dplanning.com>  
**Sent:** 12 June 2023 13:59  
**To:** Jenna Litherland  
**Subject:** Re: 2023/1833/NEW - 96 Marchmont Street

**[EXTERNAL EMAIL]** Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear Jenna,

My client has confirmed the following information:

Please see below description of the smart office

Yes the surface before was hardstanding concrete slabs.

To be used as a garden room and installed at the above address.

Measuring 4775mm x 2633mm internally and 4945mm x 2803mm externally, with an internal ceiling height of 2075mm.

Complete with UPVC windows & door built on a 100mm timber chassis. Elevated & insulated floor on 150mm joists with T&G flooring over. All timbers are stained and fully pressure treated. 15mm MDF substrate ceiling. 40mm - 45mm foil faced polyisocyanurate insulation is used throughout. All external walls are clad in Thermowood which is left untreated to weather naturally. Long-life (Flood) coating is applied to all other exterior timber surfaces. Guttering fixed to rear with downpipes positioned to ground.

Supplied with double sockets, ceiling mounted 4 bar light/s, integral cabling and fusebox ready for electrical connection.

Stub roof on right and left elevation

Contemporary monopitch roofline with colour matched fascia. EDPM finish on heavy-duty OSB substrate

Key Studio chassis fully double coated in Owatrol15 coating system. Finished in Midnight Black

Hope that helps.

Kind regards.

**Elie Osborne**

*Planning Consultant*

**4D PLANNING™**

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