

25/07/2023

## **LAWFUL DEVELOPMENT CERTIFICATE APPLICATION**

### **RE: Refurbishment and Extension at 21 Agamemnon Road, NW6 1EJ**

Our client Ms Parisa Dashtipour, who lives and owns the property located at 21 Agamemnon Road, Camden, London, NW6 1EJ, instructed us to deal with all matters related to the refurbishment and extension of the above property.

The property found at the above address was built after WWII in the late '60s and it is in desperate need of attention.

#### **Soundproofing and Thermal proofing**

The party walls between properties, at the moment, are not thick enough and/or do not have sound and thermal insulation in line with the present regulations. Even the smallest sound can be heard from one property to another and that can make life difficult for all parties concerned.

We are therefore proposing adding internally a substrate of sound and thermal insulation to bring the property to the normal standards of today's living.

#### **Existing extension**

The existing extension in the back of the building projects around 2.169 m from the face of the building and it and this extension is not fit for purpose. Built around 20 years ago in a very cheap manner to accommodate a toilet and storage space, it now represents a hazard, as mould and dampness have taken over in that particular corner, therefore the entire extension has to be rebuilt from the foundation to include proper insulation and damp-proof membrane and proper water drainage from the extension's roof.

#### **New Extension**

As this is a very simple development, mostly to remedy the existing fabric of the building and bring it to a 21<sup>st</sup>-century standard we intend to apply for a very simple "Lawful Development Certificate".

Under the Householder permitted development rights set out in the Town and Country Planning, England, 2015, there is no need for a planning application procedure. Under the guidelines, the extension does not exceed 4m in height and 3m in depth (from the original face of the building). In our case, The height is 3.755m and the depth is 2.985m.

The materials used are in line with the existing ones. The lateral walls are to be constructed from reclaimed similar bricks and arrangement with the main brickwork of the house and surrounding houses.

The roof is mainly glazed (triple glazing type) with horizontal internal wood louvres. The wall facing the garden is largely comprised of a patio double-bi-folding door, brick lateral walls and a bespoke corten metal wall supporting embedded metal pots for cooking herbs. This part of the façade is barely seen from the street because of the existing wood fence (between the properties).

### **The Garden**

21 Agamemnon Road property benefits from having a relatively large garden of 10m long by 4.95m wide from the existing extension line, with an area of 49.5 sqm. The new extension will take 0.838m by 4.95m or 4.148 sqm, reducing the garden to 45.35 sqm. The total internal area of the ground floor is 49.65 sqm, therefore the built and green ratio required is satisfied.

### **The Alleyway**

At the back of the property, next to 32 Ulysses Road, NW6 there is a 1.1m (varies) alley that connects all the gardens from Agamemnon Road to Ulysses Road, therefore most of the properties on this side of Agamemnon Road have dual access.

### **The Shed**

At present there is a small shed in the garden of 1.85m x 1.22m x 2.45m in height, made of wood which is now mostly rotten and unusable.

Our client needs a protected covered area for the electric bicycles in use every day. The bicycles need a recharging point that is not in the main house. At the same time, our client needs an area to paint and potter (hobbies), therefore, as the alley provides secondary access to the property, we have proposed a shed that is accessed from the alley and the main house, that way when the bicycles are used, one can access the shed from Ulysses Road. The dimensions proposed for the new shed are 4.29m x 1.8m x 2.5m (enclosed in the drawings submission).

In conclusion, we are excited to embark on the refurbishment and extension project at 21 Agamemnon Road, NW6 1EJ. With the property in need of attention, our client, Parisa Dashtipour, has entrusted us to handle all matters related to the improvement of this post-WWII building.

Regarding the garden, while the new extension will slightly reduce its size, we ensure that the built and green ratio requirements are met, providing a well-balanced and functional outdoor space.

## M.BOGEANU & C.DRAGOMIR

ARCHITECTURE PLANNING INTERIOR DESIGN

With a comprehensive plan in place, we look forward to transforming 21 Agamemnon Road into a modern, comfortable, and functional living space, meeting the needs and desires of our client.

Should you have any further questions or require additional information, please do not hesitate to contact us. We are eager to commence this project and create a delightful living environment in our client's home.