

London Borough of Camden  
Planning and Building Development  
2nd Floor, 5 Pancras Square  
c/o Town Hall, Judd Street  
London  
WC1H 9JE

Via planning portal

Dear Sir / Madame

**Reference: 10a Oakhill Avenue, London NW3 – Certificate of Lawfulness Application for erection of 4m deep single storey rear extension.**

Please find attached an application for Certificate of Lawfulness relating to the proposed erection of 4m deep single storey rear extension. Please note that the application package includes an Ordnance Survey Map extract / Location Plan and set of relevant drawings / existing and proposed. Please also note that fee required for this application was paid via Planning Portal web site.

No 10a Oakhill Avenue is large detached house. The proposal involves erection of rear, 4m deep single storey rear extension. We trust that this proposal fully complies with General Permitted Development Order because of the following reasons;

- 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 not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- the height of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the highest part of the roof of the existing dwellinghouse;
- the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the eaves of the existing dwellinghouse;
- the enlarged part of the dwellinghouse would have a single storey and extend beyond the rear wall of the original dwellinghouse by no more than 4 metres
- it would not exceed 4 metres in height;
- it would not be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;
- 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 not exceed 3 metres;
- the enlarged part of the dwellinghouse would not extend beyond a wall forming a side elevation of the original dwellinghouse,
- the development would not consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles,

- the materials used in any exterior work would be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

We trust the enclosed information will enable you to validate / register the application and to proceed with your considerations. In the meantime, please do not hesitate to contact us should you require any further information / clarification.

We look forward to hearing from you.

Your Faithfully,



Almas Bavicic, Dip Arch RIBA

On behalf of AD Design Concepts

London 26<sup>th</sup> September 2019

cc. Jergus Ltd