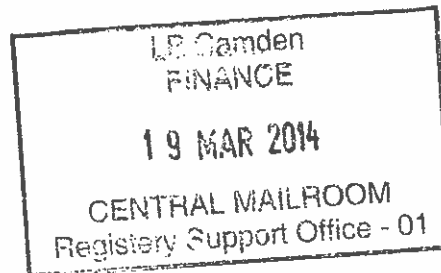


Mr Lutfi Vala  
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Planning Department  
Camden Town Hall Extension  
Argyle Street  
London  
WC1H 8ND



15 March 2014

Dear Sir/Madam,

**Re: 7 Grange Gardens, London NW3 7XG - Proposed Ground Floor Rear Extension**

Please find enclosed:

The fee of £172.00.

The original and 3 copies of the Design & Access Statement.

The original and 3 copies of Planning Application.

The original and 3 copies of Site Plan as Existing 13-NC-01.

The original and 3 copies of Ground Floor Plan as Existing 13-NC-02.

The original and 3 copies of First Floor Plan as Existing 13-NC-03.

The original and 3 copies of Roof Plan as Existing 13-NC-04.

The original and 3 copies of Rear Elevation as Existing 13-NC-05.

The original and 3 copies of Front Elevation as Existing 13-NC-06.

The original and 3 copies of Left Side Elevation & Section AA as Existing 13-NC-07.

The original and 3 copies of Right Side Elevation as Existing 13-NC-08.

The original and 3 copies of Ground Floor Plan as Proposed 13-NC-09.

The original and 3 copies of First Floor Plan as Proposed 13-NC-10.

The original and 3 copies of Roof Plan as Proposed 13-NC-11.

The original and 3 copies of Rear Elevation as Proposed 13-NC-12.

The original and 3 copies of Left & Right Side Elevation as Proposed 13-NC-13.

The original and 3 copies of Site Images as Existing 13-NC-14.

**DESIGN AND ACCESS STATEMENT:**

The proposed development has been designed in accordance with the Design Guidance of the **London Borough of Camden**.

A couple of proposals were submitted to The Grange (Hampstead) Residents Company Limited. They accepted and approved one of the proposals and have enclosed a copy of their consent to the proposed works. Please note that all the proposed drawings have been signed by the chairman.

The proposed ground floor rear extension will be 32.5 Square Meters.

The proposed is to match existing materials such as: brick, pointed colour and new double glazed doors and windows to match.

The height of the new flat roof match the height of the existing neighbouring adjoining wall as shown in Drawing 13-NC-12.

As per Image 13-NC-14, the neighbour has erected a wooden fence of 1.3 meters high on top of the existing boundary wall.

As per Image 13-NC-14, images from Templewood Avenue show that the extension will not have any visual effect on the street as it will be concealed by the existing trees.

The proposed will not be overbearing or unduly obtrusive and care has been taken to ensure they do not result in harmful:

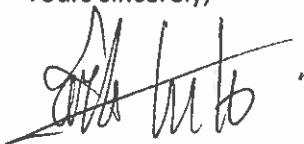
- loss of privacy;
- loss of light to main windows serving principal rooms such as living or dining rooms;
- loss of outlook from adjoining properties;
- sense of enclosure or overbearing impact on adjoining properties;
- loss of garden;
- loss of space that is desirable to retain;

The proposed is consistent with the form, scale and architectural style of the original building:

- It respects the proportions of the existing house;
- Reflects the character of the original house;

I trust the above is satisfactory however, should you wish to make any amendments to the proposal, please do contact me and I will amend as required.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Lutfi Vala', with a long horizontal stroke extending to the left.

**Lutfi Vala**