

14 February 2014

Planning and the Built Environment
Camden Council
6th Floor
Camden Town Hall Extension
Argyle Street
London
WC1H 8ND

To Whom It May Concern,

RE: GARDEN HOUSE, NW3 IAN: Application for Lawful Development Certificate

Please consider the following drawings in relation to above application:

GHI4_001	Location Plan	I:1250@A3
GHI4_002revA	Block Plan	I:500@A3
GHI4_003	Existing Site Plan	I:200@A3
GHI4_050	Existing Plans	I:100@A3
GHI4_051	Existing Elevations	I:100@A3
GHI4_100	Proposed Plans	I:100@A3
GHI4_200	Proposed Basement Floor	I:100@A3
GHI4_201	Proposed Ground Floor	I:100@A3
GHI4_202	Proposed First Floor	I:100@A3
GHI4_203	Proposed Loft Plan	I:100@A3
GHI4_300	Proposed Long Elevations	I:100@A3
GHI4_301	Proposed Short Elevations	I:100@A3

The Garden House is an existing dwelling, which our client intends to extend to the rear. The proposed drawings enclosed show four extensions labeled A, B, C and D which we understand fall under permitted development rights, in accordance with The Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (2008 Order), Class A of Part 1 of Schedule 2 (Class A).

The areas labeled C and D on the drawings were previously granted a Certificate of Lawfulness for Existing Development (CLEUD) on 17 November 2010 (ref: 2010/3118/P).

This application is for a Certificate of Lawfulness for a Proposed Development (CLOPUD) for the two rear extensions labeled A and B on the drawings. The proposed extensions (A and B) are single storey enlargements, and do not exceed the relevant restrictive provisions described under Permitted Development in Class A.1 (e) and (g). Each extension does not extend past 4m from the rear wall of the original dwellinghouse and the extensions do not exceed 3m in height from the existing ground level.

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JAMES GORST ARCHITECTS LTD.

Numerous discussions have been held between our client, ourselves and planning officer Mr Charles Thuaire at Camden Council's planning department regarding extensions allowed under Permitted Development. After consultation with Stuart Minty, Development Management Team Manager at the London Borough of Camden, Mr Thuaire has confirmed to our client in his e-mail of 20 January 2014 that the extensions (A and B) are allowed under Permitted Development.

The property is within the Vale of Health, and thus is subject to development restrictions under an Article 4 Direction (of the General Permitted Development Order 1995 (as amended) Restricting Permitted Development). However, as the proposed extensions are to the rear of the house, which does not front a public highway, private street or other publicly accessible or visible space, we understand the Article 4 Direction is not relevant in this instance.

Yours faithfully,

Pat West
For James Gorst Architects

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