

Lawrence Webb Ltd.
c/o:
20 Camomile Drive
Maidstone
Kent ME14 5FL

Camden Town Hall Extension
Planning Dept
Argyle Street
London WC1H 8ND

Dear Sir/ Madam,

**Re: Application for Certificate of Lawfulness for 44 Constantine Road, London, NW3
(electronic submission)**

In regards to the above, please find attached the following drawings:

1. Location Map
2. PD_AL(0) 001 Ground Floor EXISTING
3. PD_AL(0) 002 First & Roof EXISTING
4. PD_AL(0) 101 Elevations EXISTING
5. PD_AL(0) 102 Elevations EXISTING
6. PD_AL(1) 001 Ground Floor PROPOSED
7. PD_AL(1) 002 First & Roof PROPOSED
8. PD_AL(1) 101 Elevations PROPOSED
9. PD_AL(1) 102 Elevations PROPOSED

We consider the proposed works to be permitted development for the following reasons:

1. The building is in a Conservation Area and as such the external materials used match those of the existing and do not include any of those mentioned by the Planning Portal guidelines
2. The extension does not exceed 50% of the total area around the original house:
 - a. Area around original house: 84.6m²
 - b. Area of proposed extension: 13m²
 - c. Percent 'a' of 'b': 15%
3. The extension is only to the rear which cannot be seen by the public and does not front a highway
4. The extension is a rear extension only, not a side extension (as described by the Planning Portal Technical Guidance on Permitted Development for Householders)
5. Materials used in exterior work is similar to the existing house
6. Height of extension is no higher than 3m (the raised Party Wall is a Party Wall matter)
7. The extension does not extend more than 3m from the original rear elevation (as described by the Planning Portal Technical Guidance on Permitted Development for Householders, page 17 for stepped rear facades)

If you have any queries in relation to the above, please do not hesitate to call.

Best regards

Peter Chiu

0787 656 8518