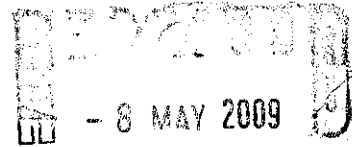


Planning and public protection
Culture & Environment Directorate
London Borough of Camden
Town Hall
Argyle Street
London, WC1H 8EQ
FAO Rob Tulloch



1st May 2009

Dear Rob

20 Goldhurst Terrace, London, NW6 3HU - Application for a Lawful Development Certificate

Further to your letter dated 15th April 2009 advising that our proposal for a single storey extension to the rear of the single family dwelling at the above address complies with the permitted development order, please find enclosed application for a Lawful Development Certificate.

ED

2009

We enclose three copies of the following documents:

- Completed and dated application form
- OS site plan identifying the land to which the application relates [dwg: A05 & A06]
- Existing drawing set [dwg: A10, A11, A20, A21 & A30]
- Proposed drawing set [dwg: A100A, A101A, A200A & A201A]
- Copies of your letter dated 15th April 2009 (ref: CA/2009/ENQ/01421)
- Application fee of £75.00

We have made a few changes since our request for pre-application advice, as follows:

1. The external garden access staircase and under-stair store are omitted.
2. A roof light has been added into the roof of the proposed extension.
3. One existing window opening to the existing building is enlarged.
4. The size of the opening in the rear of the proposed extension is increased.
5. The balustrade position has been amended.

We believe that the amended proposal remains within the criteria set out in the permitted development order, principally as the following remain unchanged:

1. The overall height of the proposed extension is no greater than 4m.
2. The extension does not extend beyond 3m from the rear of the existing house.
3. It is single storey.
4. It is not visible from a public highway.
5. The proposed materials are in keeping with the existing house.

We look forward to receiving the lawful development certificate.

Yours sincerely,

Tom Drake

Tom Drake
On behalf of de Metz Forbes Knight Architects.

cc. Camilla and Jeremy Dell – Client
Martin J. Sumpton – Structural Engineer



Date: 15 April 2009
Our ref: CA\2009\ENQ\01421
Contact: Rob Tulloch
Email: Rob.Tulloch@camden.gov.uk

Customer support team
Planning and public protection
Culture & environment directorate
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8EQ

Tel: 020 7974 5613
Fax: 020 7974 1680
ppp@camden.gov.uk
www.camden.gov.uk/planning

Dear Mr Drake,

Town and Country Planning (General Permitted Development) Order 1995 (as amended)

Re: 20 Goldhurst Terrace, NW6 3HU

Thank you for your enquiry received on the 19th March 2009, regarding a proposed rear extension.

Rear extensions to single family dwellinghouses can be permitted development as long as they meet the criteria set out in Part 1, Class A.1 of the above permitted development order:

- (a) the total area of the ground covered by the extension does not exceed 50% of the total area around the house;
- (b) the height of the extension does not exceed the highest part of the roof of the existing house;
- (c) the height of the eaves of the extension does not exceed the height of the eaves of the existing house;
- (d) the extension does not extend beyond a wall that-
 - (i) fronts a highway, and
 - (ii) forms either the principal or side elevation of the house;
- (e) has a single storey and-
 - (i) does not extend beyond the rear wall by more than 3 metres (for a terraced house), or
 - (ii) exceeds 4 metres in height;
- (f) does not have more than one storey;
- (g) is within 2 metres of the boundary and the height of the eaves of the extension do not exceed 3 metres;
- (h) does not extend from a side elevation;
- (i) does not consist of or include-
 - (i) a veranda, balcony or raised platform,
 - (ii) the installation, alteration or replacement of a satellite dish,
 - (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - (iv) an alteration to any part of the roof of the house.

Therefore it is my considered opinion that the proposal as submitted complies with the above sections of Class A.1 when applied to a single storey rear extension to a terraced dwellinghouse in a conservation area.

The only relevant condition is that the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

This is the opinion of an officer of the Council and not the determination of an application for a Certificate of Lawfulness. It is recommended that anyone proposing to carry out work under permitted development apply for such a certificate as this will regularise the work and prevent the Council from taking any enforcement action in the future.

I trust this information is of assistance. Should you have any further queries please do not hesitate to contact me by telephone on 020 7974

Yours sincerely

Rob Tulloch
Planning Officer
Customer Support Team