

07974332214

38 Primrose Gardens
London
NW3 4TP

26th February 2008

Development Control Team
Camden Town Hall
Argyle Street
London WC1H 8ND

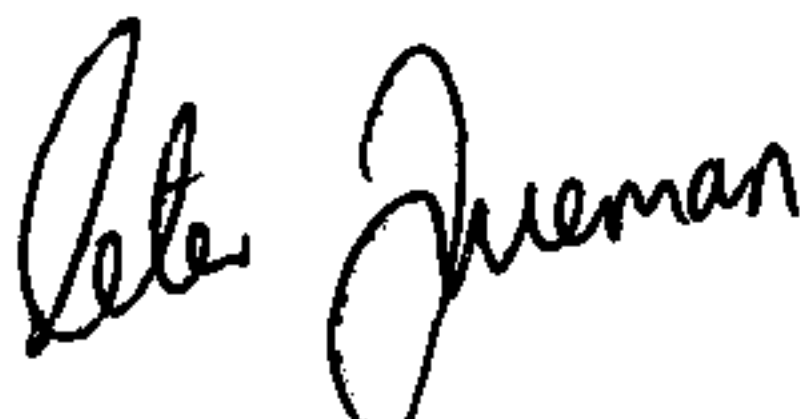
Dear Sirs

12 Albert Street London NW1 7NZ.
Certificate of lawfulness.
Supplementary information.

I enclose a completed application form and cheque for a certificate of lawfulness in respect of a single story rear extension at 12 Albert Street London NW1 7NZ. This letter forms part of the application and please note the following points:

1. I enclose plans dated 11th February 2008 showing existing and proposed development under reference 0802
2. I enclose a section and elevation of the building dated 11th February 2008 showing existing and proposed development under reference 0801
3. I enclose ordnance survey plans showing the location of the property.
4. The cubic content of the existing building is 350.1 cubic metres; the proposal is for an addition of 38.5 cubic meters; after the proposed development the cubic content of the building is 388.6 cubic metres.
5. The building is not previously thought to have been extended and there are no known relevant planning applications or permissions.
6. I believe that this development is lawful because (i) the property forms part of a conservation area and can therefore be extended by up to 50 cubic metres. The cubic content of the proposed extension would be 38.5 cubic metres (ii) the height of the extension, its position in relation to the highway and the total ground area covered by buildings within the curtilage (excluding the original house) all mean that the proposal is within permitted development rights. Please note that, as outlined in red on enclosed the ordnance survey map, the garden of this property (like the neighbouring property at no. 10 Albert Street) extends towards 30 Mornington Crescent.

Yours faithfully,



Peter Trueman