

15.07.14

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Camden Planning
Department
London Borough of
Camden
Town Hall
Judd Street
London
WC1H 8ND

**Permitted Development Rights for the Enlargement of a House
Consisting of an Addition or Alteration to its Roof, 47 Burrard Road,
NW6 1DA**

To Whom It May Concern,

On behalf of our clients, Russell and Zoe Warren, we would like to submit our proposal for Class B permitted development rights for the enlargement of a house by the addition and alteration the roof of the house. The proposal is in accordance to the April 2014 technical guidance document for permitted development for householders, the criteria of which have been listed below:

B.1 (a) Any part of the dwellinghouse would (not), as a result of the works, exceed the height of the highest part of the existing roof

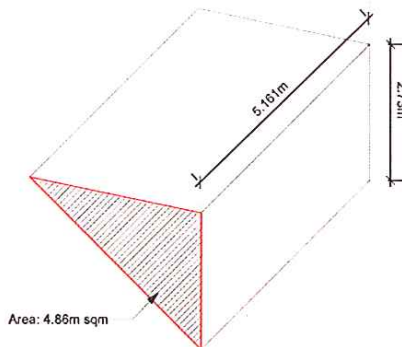
The proposed alteration to the house does not exceed the highest part of the existing roof and sits below the ridge.
Refer to drawings 644.116 and 644.117

(b) Any part of the dwellinghouse would (not), as a result of the works, extend beyond the plane of the existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway

The proposal does not extend beyond the plane of the existing roof slope which forms the principal elevation. The house does not front a highway.

(c) i. The cubic content of the resulting roof space would (not) exceed the cubic content of the original roof space by more than 40 cubic metres in the case of a terrace house

The proposal exceeds the cubic content of the original space by 25.08 cubic metres, the calculation of which can be seen below:



The volume of the roof has been calculated as 4.86 sqm x 5.16 m to equal: 25.08 cubic metres

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(d) i. It would (not) consist of or include the construction or provision of a veranda, balcony or raised platform and ii. the installation, alteration of a chimney, flue or soil and vent pipe.

The scheme does not include a chimney, flue or soil and vent pipe and does not have a raised platform, veranda or balcony. Refer to 644.115, 644.119 and 644.120

(e) The dwellinghouse is (not) on article 1(5) land

The property is not within a National Park, Broad, area of outstanding natural beauty, conservation area or land within a World Heritage Site.

B.2 (a) the materials used in any exterior work shall be of similar appearance to those used in the construction of the exterior of the existing dwellinghouse

The scheme aims to be sympathetic to its surroundings and minimises visual impact made to the existing house. Proposed materials are in accordance to materials recommended by the technical guidance document.

(b) (aa) The eaves of the original roof are maintained or reinstated and (bb) the edge of the enlargement closest to the eaves of the original roof, be not less than 20 centimetres from the eaves)

The proposed front wall of the loft conversion is in line with existing eaves and that of the neighbouring properties. It does not exceed or overhang the outer face of the original house.

In accordance with the permitted development technical guidance document, **“This 20cm set back will be required unless it can be demonstrated that this is not possible due to practical or structural considerations”** In the case of the proposal at 47 Burrard Road, the walls rest on the existing walls of the first floor below, and are therefore reliant on the structure below. Please refer to drawings 644.111, 644.112, 644.119 and 644.120.

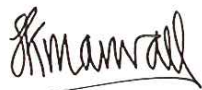
In terms of practicality, the 20cm set back would hinder the staircase access to the loft, which in turn would impede on the circulation space on the first floor.

Please refer to further notes stated in the appendix to this letter.

We hope that the above stated points clarify our intentions for the proposal and that the drawings and 3D axonometric view help to illustrate the scheme.

If you require any further information or should request a site visit please do not hesitate to contact me.

Yours faithfully,



Harpreet Marway

cc. Client – Russell and Zoe Warren

Job Ref: 644

Planning and Permitted Development Research: 47 Burrard Road, NW6 1DA

The properties highlighted are examples on both Burrard Road and Ingham Road with loft conversions that have been granted either planning or a certificate of lawfulness. Further highlighted properties are assumed to have had a certificate of lawfulness granted.

01. View of Burrard Road from Ingham Road



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02. View of Burrard Road and Ingham Road

