

Tessa Craig
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

19 September 2014

71 Sumatra Road, West Hampstead

Dear Tessa,

Further to our recent discussions please find attached our Certificate of Lawfulness application for works to the above property.

Background to submission

In January 2012 a Certificate of Lawfulness (ref. 2011/6021/P) was granted for works to the roof and rear extension at 71 Sumatra Road in West Hampstead.

The subsequent works were not fully in accordance with the permission and Camden Planning Services have since been in discussion with the property owners as to a resolution to the discrepancies.

Hugh Strange Architects were not the architects for the original submission nor for the works on site, but have since been approached by the property owners to help come to a solution.

On 27 March 2014 Hugh Strange Architects submitted a planning application for works to the rear of the building. This has not yet been determined, but on the advice of Camden Planning Services are now submitting an application for a certificate of lawfulness that we understand will satisfy the objections raised.

Previous Works under Permitted Development

The key works undertaken were:

1. An attic extension was built at the top of the house.
Under Class B of the Permitted Development for Householders Technical Guidance document (B.1 item c) this is permitted as it is less than 40 cubic metres.
2. The end gable wall to the rear was levelled.
Under Class B of the Permitted Development for Householders Technical Guidance document (B.1 item a) this is permitted as the highest level of the flattened gable did not exceed the highest part of the existing roof.
3. A metal balustrade was added to the roof edge.
Under Class B of the Permitted Development for Householders Technical Guidance document (B.1 item a) this is permitted as the highest level of the balustrade did not exceed the highest part of the existing roof.

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4. The pitched roof to the rear was replaced by a flat roof.

Under Class B of the Permitted Development for Householders Technical Guidance document (B.1 item a) this is permitted as the highest level of the flat roof does not exceed the highest part of the existing pitched roof. The change was a reduction in the size of the roof not an increase.

Further works & this application

In addition the following works were undertaken:

5. The use of the new flat roof as terrace.

Under Class B of the Permitted Development for Householders Technical Guidance document (B.1 item d) that would not be permitted as it comprises a raised platform.

This Certificate of Lawfulness therefore seeks to address this matter by proposing the fixing of a balustrade to the outside of the door onto the flat roof such that access to the flat roof is limited, the door operates as a Juliette balcony and the flat roof cannot be used as a terrace. We believe that this amendment will satisfy the requirements of the Permitted Development for Householders Technical Guidance document.

Application Guidance

Further to your advice within your emails of 11 August 2014 we have completed the 'Proposed' Certificate of Lawfulness form and on the existing drawings have shown building in its current state.

If you have any queries or wish to discuss any items in detail please do not hesitate to contact me.

Yours sincerely,

Hugh Strange