

28/04/15

Rev 01

## Design and Access Statement

We were given pre-planning advice by planning Officer Tessa Craig on the 25/02/2015 on the proposal and all advice has been incorporated into this planning application. See Appendix A: Pre-planning advice

On the pre-planning application advice we were informed that the works could be approved as they fall under development permitted rights.

A permitted development application was submitted confirming the works listed below:

### 48 Woodsome Road

The proposals comply with the Permitted Development guidance as set out on the Planning Portal website for terraced properties. The relevant guidance for this proposal is set below:

1. Existing house is not a listed building.
2. The new side extension does not exceed 50% of the "curtilage".
3. The new side extension is single store and does not exceed 4 meters in height.
4. The new side extension has a total width that does not exceed more than half the width of the house.
5. Roof extension is within the 40m<sup>3</sup> allowed under permitted development.
6. The loft height to be no higher than the highest part of the existing roof.
7. Proposed new windows are to match existing.
8. Loft conversion is set back 20cm from the original eaves as permitted development requires.

Camden Council had advised us that the proposal would not fall into permitted development rights as the property is on a conservation Area.

Therefore this document should be taken as a Design and Access Statement as lists the works to be done on the property.