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Date 7 July 2015
Our ref 14277/SSL/9237568v1
Portal ref PP-04302927

Dear Sir / Madam

48 Elsworthy Road, London NW3 3BU

LB Camden: Application for a Lawful Development Certificate (LDC)

On behalf of our client, Elsworthy Estates Ltd, we are submitting this LDC application for the proposed erection of 2 x single storey rear extensions and alterations on the rear elevation at ground floor level of the existing dwelling house (48 Elsworthy Road).

Application Submission

The application has been submitted on the planning portal (Ref: PP-04302927) and comprises the following documents:

- Application form for a LDC for a Proposed use or development;
- Site Location Plan;
- Existing Drawings:
 - o Existing Ground Floor Plan (14/0296-500/00)
 - o Existing Front Elevation (14/0296-30/00)
 - o Existing Rear Elevation (14/0296-31/00)
 - o Existing Side Elevation West (14/0296-32/00)
 - o Existing Side Elevation East (14/0296-33/00)
- Proposed Drawings:
 - o Proposed Ground Floor Plan (14/0296-141/00)
 - o Proposed Front Elevation (14/0296-60/00)
 - o Proposed Rear Elevation (14/0296-61/00)

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- Proposed Side Elevation West (14/0296-62/00)
- Proposed Side Elevation East (14/0296-63/00)
- The explanations and justification set out in this letter.

Planning History

This submission replicates the works which are the subject of an existing LDC which was granted 1 November 2012 (Ref: 2012/4947/P) the only alterations in this application are to the type and material of windows proposed in the rear extensions and rear elevation. As there is no mechanism by which to vary the existing LDC a new one is being sought for planning compliance purposes.

The proposed extensions and windows that are the subject of the LDC application are highlighted in red on the proposed plans and elevations. Any other alterations shown between the existing and proposed plans and elevations (including the conversion of the garage and changes to side windows) have been previously approved by the Council (2013/2545/P as varied by 2015/2083/P).

Assessment

48 Elsworthy Road is a detached single dwelling located within the Elsworthy Road Conservation Area. No Article 4 restrictions apply to the building. The rear extensions fall within permitted development under Part 1, Class A (the enlargement, improvement or other alteration of a dwelling house) of the General Permitted Development Order 2015 as:

A.1 (b) the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would **not** exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

A.1 (c) the height of the part of the dwellinghouse enlarged, improved or altered would **not** exceed the height of the highest part of the roof of the existing dwellinghouse;

A.1 (d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would **not** exceed the height of the eaves of the existing dwellinghouse;

A.1 (e) the enlarged part of the dwellinghouse would **not** extend beyond a wall which:

- forms the principal elevation of the original dwellinghouse; or
- fronts a highway and forms a side elevation of the original dwellinghouse;

A.1 (f) the enlarged part of the dwellinghouse would **not** have a single storey that:

- extends beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse;
- exceeds 4 metres in height;

A.1 (h) the enlarged part of the dwellinghouse would **not** have more than a single storey



A.1 (i) the enlarged part of the dwellinghouse would **not** be within 2 metres of the boundary of the curtilage of the dwellinghouse.

A.1 (j) the enlarged part of the dwellinghouse would **not** extend beyond a wall forming a side elevation of the original dwellinghouse.

As the property is located within a Conservation Area we can also confirm the following

A.2 (a) No cladding is proposed.

(b) the enlarged part of the dwellinghouse would **not** extend beyond a wall forming a side elevation of the original dwellinghouse; and,

(c) the enlarged part of the dwellinghouse would **not** have more than a single storey.

We can also confirm that in accordance with part **A.3 (a)** the materials used **would** be of a similar appearance to those used in the construction of the exterior of the existing dwelling house. The proposed materials are painted rendered blockwork and black Crittall window frames styled to match that of the existing house. Permission is not required for the removal of the existing rear bay window.

We trust that you have sufficient information to enable you to determine this LDC and we look forward to confirmation of registration in due course. Should you have any questions during the determination period, please do not hesitate to contact me or my colleague Daniel Di-Lieto at this office.

Yours faithfully

[Redacted Signature]
Associate Director