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Your ref:

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Date: 12th October 2015

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Development Management
Regeneration & Planning,
London Borough of Camden,
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VIA THE PLANNING PORTAL

Dear Sir or Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
SITE AT 29 ST PAUL'S MEWS, LONDON NW1 9TZ
APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE
PLANNING PORTAL REF: 4574993

I refer to the above site, and to the application for a Lawful Development Certificate (LDC) in respect of the proposed construction of a basement storey beneath the property.

In addition to the application forms, the following documentation is submitted:-

- The existing & proposed drawing set, numbered 29SPM/8/01, 02, 03 & 04, including a site plan and a site location plan;
- The application fee payment of £86.00 which is being paid under separate cover.

The proposal is for the construction of a basement storey under the full ground floor footprint of 29 St Paul's Mews which is an unextended, terraced dwellinghouse located within the Camden Square Conservation Area. The proposed basement would be fully enclosed, and would involve no change to the external appearance of the building.

It is considered that the proposed basement constitutes permitted development under Class A of Part 1 to Schedule 2 of the 2015 GPDO because no conflict arises with sections (a) to (k) of section A.1 of Class A, as follows:-

- (a) The lawful status of this C3 dwellinghouse does not derive from a change of use under Class M, N, P or Q of Part 3 of the Schedule;
- (b) As a result of the proposed works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse)

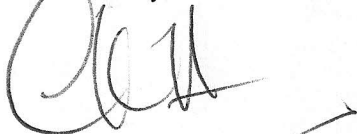
- would not exceed 50% of the total area of the curtilage excluding the ground area of the original dwellinghouse. The proposal involves no increase in site coverage;
- (c) The height of the enlarged part of the dwellinghouse would not exceed the height of the highest part of the roof of the existing dwellinghouse;
 - (d) The height of the eaves of the enlarged part of the dwellinghouse would not exceed the height of the eaves of the existing dwellinghouse;
 - (e) The enlarged part of the dwellinghouse would not extend beyond a wall which (i) forms the principal elevation of the dwellinghouse, or (ii) fronts a highway and forms a side elevation of the original dwellinghouse;
 - (f) The enlarged part of the dwellinghouse would have a single storey (i.e. a single basement storey), and would not extend beyond the rear wall of the dwellinghouse by more than 3 metres. The proposed basement would not, in fact, extend beyond the rear elevation of the property. Case law has confirmed that the 'enlarged part of the dwellinghouse' in respect of proposals for basement development refers to the number of basement storeys which in this case is one;
 - (g) N/A;
 - (h) The enlarged part of the dwellinghouse would not have more than one storey;
 - (i) The enlarged part of the dwellinghouse would not be within 2 metres of the boundary of the curtilage of the dwellinghouse and have an eaves height in excess of 3 metres;
 - (j) The enlarged part of the dwellinghouse would not extend beyond a wall forming a side elevation to the original dwellinghouse;
 - (k) N/A.

In addition, the restrictions arising under section A.2 of Class A for dwellinghouses located on article 2(3) land do not apply to the proposed basement development because (a) no cladding of any part of the exterior of the dwellinghouse is proposed, (b) the enlarged part 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.

None of the conditions imposed under section A.3 of Class A is applicable to the proposed development.

I look forward to the early and favourable determination of this LDC application. In the meantime, if you require any further information, please do not hesitate to contact me.

Yours faithfully,



CHRISTOPHER M. WICKHAM