

ref: 51518/PLA

Camden Planning Department,
2nd Floor,
5 Pancras Square,
c/o Town Hall, Judd Street,
London WC1H 9JE

30th November 2015

Dear Sir / Madam,

**APPLICATION FOR PLANNING PERMISSION
24 AINGER ROAD, LONDON NW3 3AS**

We are pleased to submit an application for planning permission for the replacement of the existing rear glazed extension at ground floor level, and the alteration to the lower ground floor at the rear to create a large single opening from two smaller openings. In addition the door to the front of the apartment at lower ground level is to be widened to create a more accessible entrance.

The proposal is explained on the accompanying drawings. As the building is not listed and the site is not within a conservation area a design and access statement has not been submitted with the application. However a photograph of the rear of the property is shown on the following page. The Primrose Hill conservation area borders the application site to the rear, however the proposals to the lower ground floor and ground floor façade do not increase the size of the building and are minor to the extent that they will have no effect on the character and appearance of the conservation area.

Were the property a single dwelling house rather than apartments, the work proposed could be undertaken without the need for planning permission under the General Permitted Development Order 2015. It is only due to the legal status of the property in this regard that a planning application is required at all. We therefore expect that the proposals will be acceptable, and will improve the appearance of the building by replacing the rather tired brown timber windows with lighter, better proportioned and more elegant fenestration.

We have submitted the application and paid the require amount of £172 online via the planning portal with reference PP-04667759.

If you require any further information please do not hesitate to contact us on the number above.

Yours Faithfully,

Ben Stagg BA(Hons) Dip.Arch RIBA
Director
for and on behalf of stagg architects limited



Existing photograph of the rear of the property