

Evidence to verify the application for 37 West End Lane, London NW6 4NY

Summary

We are proposing Internal alterations to the existing property that is in accordance with the permitted development rights stated in The Town and Country Planning (General Permitted Development) (England) Order 2015.

We are proposing to change the garage door with a new window and use the existing garage space as Study / Storage which can be accessed through a new opening within the dwelling.

We are proposing a new window to the rear elevation on the ground floor.

- All of the new materials being proposed are to match existing.
- The new Study / Storage will NOT be used as a commercial storage space.
- Dimensions of the building do not extend beyond the external dimensions of the existing building at any given point.
- The height of the part of the dwelling house being altered would NOT exceed the height of the highest part of the roof of the existing dwelling house.
- The cumulative floor space of the existing building changing use equals less than 150 sqm.
- The property is NOT a listed building.
- The property is a single family residence.
- There are no highway trees located in the proposed area.
- The building is not in a site of scientific interest.
- The building is not in a safety Hazard Zone.
- There are no impacts of the development on the transport or highways.
- There are no proposed parking spaces.
- There are no contamination risks in relation to the building.
- The building is not situated in a flooding risk area.
- The proposed works **DO NOT** require full planning consent as the existing garage forms part of the dwelling and is currently used for residential use.