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Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London WC1H 8ND

Our ref: MM/513/17

12th April 2017

Dear Sir/Madam

Town & Country Planning (General Permitted Development)(England) Order 2015 - Erection Of A Single Storey Rear Extension At 4 Frognal Close, London NW3 6YB

Please find with this letter a completed application form for a Lawful Development Certificate in respect of the above proposal. The Planning Portal reference is PP-05991442.

With this application the following documents have been submitted:

Application form (completed)

Drawings and photographs as shown in the table below

Drawing No	Description
L(PL)4FRG-102	Location Plan
L(PL)4FRG-100	Floor Plans As Existing
L(PL)4FRG-102	Elevations And Sections As Existing
L(PL)4FRG-501A	Floor Plans As Proposed
L(PL)4FRG-502B	Elevations and Sections As Proposed
No4 FROG.04	Rear Elevation (Photo)
No.4 FROG.05	Rear Elevation (Photo)

This application follows on from the approval for a permitted development scheme which was granted on 22nd March 2016 (Council ref: 2016/1516/P) for a single storey rear extension. A copy of the decision notice and plans are attached as Appendix 1A and 1B to this letter. A similar proposal is now submitted, based on a single storey

extension, but with the inclusion of other minor features and changes such as the creation of new door and window openings, the replacement of window frames, the installation of roof lights and the installation of solar panels on the roof. The siting and dimensions of the single storey extension remains exactly the same as before and no further enlargement of the original single storey dwellinghouse is proposed.

A full schedule of the works proposed is set out below with reference made to the relevant parts of the Permitted Development Order.

I trust that I have provided sufficient information but please let me know if you need more.

Yours faithfully

Michael Maan

**SCHEDULE OF PROPOSED WORKS UNDER PERMITTED
DEVELOPMENT AT 4 FROGNAL CLOSE NW3 6YB**

PROPOSAL	PERMITTED DEVELOPMENT COMMENTS
<u>1.New Rear Extension</u>	Rear Extension to be built in accordance with the approval granted on 22 nd March 2016 (Council ref: 2016/1516/P).
<u>2.Front Elevation</u>	
<p>Replacement of window frames to the five existing window openings at ground floor level and the three existing window openings at first floor level.</p> <p>New window frames similar to those approved under cover of 2016/1516/P - High performance slim profile aluminium powder coated casement frames with Pilkington “Suncool” double glazing.</p>	<p>Development in accordance with Class A, Part 1, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended).</p> <p>In particular the improvements do not extend beyond the wall forming the principal elevation of the dwellinghouse.</p>
<p>The creation of a new window opening in the front elevation at first floor level. [New opening to be on the right hand side of the front elevation].</p> <p>New window frame similar to that approved under cover of 2016/1515/P - High performance slim profile aluminium powder coated casement frames with Pilkington “Suncool” double glazing.</p>	<p>Development in accordance with Class A, Part 1, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended).</p> <p>In particular the alteration does not involve development beyond the wall forming the principal elevation of the dwellinghouse.</p>
<u>3. Side Elevation</u>	
<p>Existing door and small window openings to single storey side annexe to be blocked up. Materials used to block up openings to match existing.</p> <p>Window opening at ground floor level to main building to be changed to a new door opening. New door to be high performance slim profile aluminium powder coated casement frames with Pilkington “Suncool” double glazing.</p> <p>Window opening (left hand side) at first floor level to be blocked up. Materials</p>	<p>All development in accordance with with Class A, Part 1, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended).</p> <p>In particular none of the development involves extending beyond the side elevation of the dwellinghouse.</p>

<p>used to block up openings to match existing.</p> <p>Window frame to window opening (right hand side) at first floor level to be replaced. High performance slim profile aluminium powder coated casement frames with Pilkington “Suncool” double glazing.</p>	
<p><u>3.Rear Elevation</u></p>	
<p>New ground floor rear extension as described under (1) above.</p>	
<p>Enlargement of the three existing window openings at first floor level. New window frames at first floor level. The windows will be fixed such that it will not be possible to gain access onto the roof of the new rear extension.</p> <p>The materials for the new windows will be high performance slim profile aluminium powder coated casement frames with Pilkington “Suncool” double glazing.</p>	<p>All development in accordance with with Class A, Part 1, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended).</p> <p>In particular no access is to be provided onto the roof of the new rear extension.</p>
<p><u>4.Roof</u></p>	
<p>Existing water tank to be removed.</p> <p>Two new roof lights to be installed on;</p> <p style="padding-left: 40px;">(i) Roof of single storey side annexe to front of building.</p> <p style="padding-left: 40px;">(ii) Main roof of dwellinghouse.</p> <p>Installation of solar panels.</p>	<p>Development in accordance with with Class C, Part 1, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended).</p> <p>In particular the roof lights will no protrude more than 0.15 metres beyond the plane of the roof and no part will be higher than the parapet which is the highest part of the roof.</p> <p>Development in accordance with with Class A, Part 14, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended).</p>

	<p>In particular the panels will not be higher than 0.2 metres beyond the plane of the roof and will not be higher than the parapet which is the highest part of the roof. Furthermore the solar panels will not be visible from any vantage point as they would be hidden behind the existing parapet wall.</p>
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