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Development Management
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Dear Sirs or Madam

23 STEELES ROAD, LONDON, NW3 4RE

APPLICATION FOR CERTIFICATE OF PROPOSED LAWFUL USE AND DEVELOPMENT

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED): SECTION 192

We act on behalf of Mr Shaw who is the owner of the above property and has instructed us to submit a Certificate of Proposed Lawful Development application (CLOPUD) in relation to the proposed rear extension of the above property.

In addition to this letter, which forms part of the planning application as the **planning statement**, we also enclose the following documentation:

- i. Planning application forms signed and dated;
- ii. Site Location Plan Drawing No. 114 (00)001 Rev P1;
- iii. Existing Ground Floor Plan Drawing No. 114-(00)100 Rev P1;
- iv. Existing First Floor Plan Drawing No. 114-(00)101 Rev P1;
- v. Existing Rear elevation Drawing No. 114-(00)250 Rev P1;
- vi. Proposed Ground Floor Plan Drawing No. 114-(01)100 Rev P1;
- vii. Proposed First Floor Plan Drawing No. 114-(01)101 Rev P1; and
- viii. Proposed Rear elevation Drawing No. 114-(01)250 Rev P1.

The Site and Planning History

The site forms a single family dwelling house (Use Class C3). The site is situated at the end terrace on the northern side of Steeles Road, which is located just off Haverstock Hill in Belsize Park. The building is a 3 storeys and was constructed in the mid 1800's. The rear ground floor element of the site benefits from a shallow bay window with existing veranda/balcony above.

There are no previous planning permissions of relevance.

Proposal

The applicant will be erecting a ground floor, one storey, rear extension of 3 meters' depth to provide improved living space to the dining room and kitchen area as well as replacing an existing rear window on with a new door for access to the rear garden. The rear extension is in accordance with the criteria to enable it to be considered permitted development. This Certificate of Lawfulness seeks to confirm the same.

Planning Analysis

The site is not located in an area upon which an Article 4 notice has been served, therefore the site benefits from full Permitted Development rights, save where further restrictions are obligatory due to the site's Conservation Area status. In accordance with Schedule 2 Article 3, Part 1 Class A of the General Permitted Development Order 2015 (Consolidated), we set out the reasons below, as to why the enlargement of this dwelling house benefits from Permitted Development rights. The accompanying plans submitted as part of this application demonstrate accordance with the below criteria:

- a) The use of the dwelling house is historic and pre-dates the Town and Country Planning Act 1947, therefore existing residential use is not a result of the benefit of a Permitted Development right for Class M, N, P or Q of Part 3 of the GPDO Schedule (changes of use);
- b) the total area of ground covered by the extension does not exceed 50% of the total area of the curtilage (excluding the existing house);
- c) the height of the extension does not exceed the height of the highest part of the roof of the existing dwelling house;
- d) the height of the extension eaves does not exceed the height of the eaves of the existing dwelling house;
- e) the extension does not extend beyond a wall which— (i) forms the principal elevation of the original dwelling house; or (ii) fronts a highway and forms a side elevation of the original dwelling house;
- f) the extension is single storey and does not extend beyond the rear wall of the original dwelling house by more 3 metres and does not exceed 4 metres in height;
- g) the extension is not within within 7 metres of any boundary of the curtilage of the dwelling house opposite the rear wall of the dwelling house;

It should be noted that there is an existing balcony and stairwell at the site which will remain in situ and it is not part of the proposed works.

Furthermore, none of the materials or design proposed consist of or include the cladding of any part of the exterior of the dwelling house with stone, artificial stone, pebble dash, render, timber, plastic or tiles.

Conclusion

On the basis of the above, the proposed extension benefits from the Permitted Development rights provided in Schedule 2 Article 3, Part 1 Class A of the General Permitted Development Order 2015 (Consolidated). We therefore request that a Certificate confirming the lawfulness of the proposed works is issued as your earliest opportunity.

Yours faithfully

William Kumar MRTPI
Five Development Consultancy LLP