

Dear Ms Craig

We are the owners of 43 Queens Grove, London and are writing to reiterate our earlier concerns about the proposals for the erection of a huge outbuilding in the rear garden of 44 Queens Grove, London, NW8 6HH (LPA ref: 2017/2838/P).

We have reviewed the new Certificate of Lawfulness application and consider that the proposal still does not comply with the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 on the basis of the following:

- Class E, Section (b) only permits development if the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse). We have been advised that the previous extensions, extensive paving / terraces and existing garden shed total 55% percent of the area of the curtilage. This figure exceeds the 50% limit, meaning that the development is not permitted and planning permission is required.
- Class E, Section (f) only permits development if the height of the eaves of the building does not exceed 2,500mm. However, in this case, the eaves height at one side of the building exceeds this limit, measuring around 2,540mm high. As such, the development is not 'permitted development' and planning permission is required.

We trust you will agree that the proposal does not meet the relevant GDPO criteria for these two reasons and we hope that you will refuse the Certificate.

Please could you inform us of the decision and consult us should any planning application be submitted.

Yours sincerely

Ehsan Mani and Frances Mani.