

**20 ST. PAUL'S CRESCENT, LONDON NW1 9XL.
ERECTION OF NEW SINGLE STOREY REAR EXTENSION.****Description of existing site and buildings**

The application site is the rear of 20 St. Paul's Crescent, NW1 9XL, which consists of a three storey mid-terrace early Victorian house. The property is constructed from yellow London Stock brickwork and painted rendered walls, with timber sash windows (please refer to photograph below).



Existing Rear elevation

The Proposal (please refer to drawings 0341-300, 301 & 305).

A Certificate of Lawfulness is sought for a single storey rear extension, which will form an appropriate architectural addition to the property and help to meet the needs of the owners. To this end, the following design considerations have been included within the scheme:

- In order to comply with Permitted Development, the extension extends 3m from the existing rear wall of the property. Please refer to plan extracts below, showing the current plan overlaid on the historic site plan. This indicates that the existing single storey, rear, lean to (forming current kitchen) existed before 1st July 1948 and should be included as part of the original building.



Historic site plan, NTS (not to scale)
1893-1896



Current plan overlaid on historic site plan, NTS

- The height of the extension at the boundary with the existing property (and throughout) has been restricted to 3m.
- Finishes/ materials have been selected to compliment the existing property, with the extension walls constructed from brickwork to match existing.