

# FINKERNAGEL ROSS

Our ref: 17BOS-B-PL-LT180706  
Your ref: Certificate of Lawfulness Application

06th July 2018

Camden Council  
ATTN: Alyce Keen  
5 Pancras Road  
Kings Cross  
London, N1C 4AG

*by email*

Dear Alyce,

## **17 Boscastle Road, London, NW5 1EE**

### **Certificate of Proposed Lawful Development**

We have been instructed by the owners of 17 Boscastle Road, London, NW5 1EE to apply for a lawful development certificate to the existing three storey semi-detached house. This application is further to the approval of the previous certificate of lawful development application, which confirmed the lawfulness of the erection of an ancillary building to replace the existing ancillary building on 07 February 2017 (Reference 2017/0703/P).

### **Proposal**

17 Boscastle Road is a single-family dwelling house. There is an existing ancillary building within the curtilage of the property containing two garages and a garden shed. The footprint of this building is 46 square meters.

The client's brief is to demolish the existing ancillary building and replace it with a new building comprising a bike store, garden store, WC, and a room for family leisure, such as a gym and play space. The new building will be ancillary to the main house and will be accessed through their garden.

The footprint of the new building will be 54 square meters. This represents a very small increase in footprint of 8 square meters, particularly as the area of the entire curtilage of the property is 389 square meters. It is worth noting that the previous certificate of lawfulness development application was approved with a much greater proposed footprint of 82 square meters (Reference 2017/0703/P).

### **Permitted Development Rights**

Schedule 2, Part 1 (Development within the Curtilage of a Dwelling house), Class E of the Town and Country Planning (General Permitted Development) (Amendment) Order, permitted development rights covers:

*'Buildings etc incidental to the enjoyment of a dwellinghouse'*

### **Summary**

Having regard to the criteria as set out above, we are of the view that the proposals are permitted development under Class E because:

- in accordance with Condition E.1(b), the total area of ground covered by buildings would be less than 50% of the total area of the curtilage;
- in accordance with Condition E.1(c), the building is not situated on land forward of a wall forming the principal elevation of the original dwellinghouse;
- in accordance with Condition E.1(d), the building would not have more than a single storey;
- in accordance with Condition E.1(e), the building will not exceed 2.5 metres in height, being located within 2 metres of the boundary of the curtilage of the dwellinghouse;
- in accordance with Condition E.1(g), the building would not be situated within the curtilage of a listed building;
- in accordance with Condition E.1(h), the building would not include the construction or provision of a verandah, balcony or raised platform;
- in accordance with Condition E.2, the building does not lie within any of the designated areas outlined.

### **Demolition of existing ancillary building**

Planning permission for relevant demolition within a conservation area is required for buildings with a volume in excess of 115 cubic metres. The existing garage building has a volume of 109.4 cubic metres and as such falls below this threshold. Planning permission is therefore not required to demolish the garage building.

### **Documentation**

In support of the application we submit the following documentation:

- Covering Letter
- Application Fee
- Application Form
- CLOPUD Drawings (prepared by Finkernagel Ross)
  - o 17BOS-000-Existing Location Plan
  - o 17BOS-010-Existing Plan
  - o 17BOS-020-Existing Elevations
  - o 17BOS-100-Proposed Location Plan
  - o 17BOS-101-Proposed Plan
  - o 17BOS-200-Proposed Elevations

I trust this is sufficient but please do not hesitate to contact me if you require any further information.

Yours sincerely



**Ruth Chadney**  
Senior Architect