



Andooi
Chemin du Haut de St. Pierre
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0845 3884158

22nd January 2020

Dear Sir/Madam,

Application for Certificate of Lawful Development (Proposed) for 2 Glenbrook Road NW6 1TW

Please find attached the above application. The property is a mid-terrace house outside the Borough's conservation areas.

The proposal is for the erection of a roof extension to the main and rear addition roof replacing the existing rear roof extension.

There is an existing extension to the roof for which there appear to be no planning records. It is built with a rear façade of brick rising directly above the rear wall of the house and, as such, would not conform to current Permitted Development rules as set out in the GPDO (2015 as amended).

The proposals here show the existing extension replaced with a new extension that includes the main rear roof and a section over the rear outrigger roof conforming to the requirements of Class B of the GPDO. The drawings enclosed indicate the assumed line of the original roof and the dimensions used in the volume calculation below.

Very similar proposals were recently granted Certification at 63 Broomsleigh St (2018/2460/P). This is a house of an almost identical design in close proximity to the application site.

We believe the extension qualifies as Permitted Development under the terms of the GPDO (2015) being less than 40 cubic meters (see below), below the highest point of the original roof, set in from the eaves by 200mm and proposed to be finished in materials similar to the existing house. All development is within the curtilage of the property.



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Main Loft	(4.825	x	3.785	x	2.402) /2 =	21.933	m3
Rear Section		2.8	x	2.5	x	2.45	=	17.150	m3
Linking Section		2.8	x	0.169	x	1.046	=	0.495	m3
Total extension								39.578	m3

Please contact us if you require any further information or clarification.

Yours faithfully,

David Anderson