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Certificate of Lawful Development Application

No.15 Torriano Avenue, London, NW5 2SN

Introduction

Cousins & Cousins has been instructed by our client to prepare a Certificate of Lawful Development Application for a proposed three-storey rear extension to their four-storey semi-detached property. The property has the address 15 Torriano Avenue, London, NW5 2SN. The application site only concerns works to 15 Torriano Avenue.

Site Description & Context

15 Torriano Avenue is a Locally Listed, semi-detached property situated within the London Borough of Camden. It is not within a conservation area.

There are two existing Article 4 Directions stipulated on the property, which namely restricts permitted development rights covering basement developments and change of property class use. The proposed works included in this application are not applicable to the named restrictions.

The house has four floors (lower ground, upper ground, first, second). The elevations are predominately comprised of stock brick with stucco over. No alterations are proposed to the principal elevation. There is an original closet wing to the rear of the building.

No. 15 shares a party wall with No. 13 and is the property at the end of a row of four Victorian villas which are the remnants of a longer terrace. The property is set within large front and rear gardens, with the rear garden being approximately 29m in length. A fence and party wall to the rear of the garden separates No.15 from the other neighbouring property, Torriano Primary School. A Community Centre building forms a Party Wall which adjoins the garden to the entire south-west (rear) boundary and approximately 9.5m of the north-west boundary. Torriano Avenue bounds the property to the north-east and is a busy one-way road running north west off the A503, Camden Road.

No.9, No.11, No.13 and No.15 Torriano Avenue form part of the row of Locally Listed Victorian villas. No's 9 and 11 are also semi-detached and have implemented enlargements to their roofs. No.13 has implemented a two-storey rear extension.

Description of Proposed Works

In accordance with The Town and Country Planning (General Permitted Development) Order 2015, and respective Schedules 2, Part 1, Class A the proposed works comprise:

Rear Extension

1. A three-storey enlargement to the rear of the house.

In accordance with the conditions applicable under Class A.1, the proposed enlargement will not;

- exceed 50% of the total area of the curtilage;
- exceed the height of the highest part of the roof of the existing dwellinghouse;
- have a height of eaves which exceeds the height of the eaves of the existing dwellinghouse;
- extend beyond a wall which forms the principal elevation of the original dwellinghouse or front a highway and form a side elevation of the original dwellinghouse;
- extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;
- be within 2 metres of the boundary of the curtilage of the dwellinghouse. This is demonstrated in figure 1 of this report;
- extend beyond a wall forming a side elevation of the original dwellinghouse;
- include the construction of any elements under A.1 (k)(i), (k)(ii), (k)(iii) or (k)(iv).

The conditions stipulated by condition A.3 (a) will be met by using materials similar to those used in the construction of the exterior of the existing dwellinghouse. The proposal involves cladding the rear extension in a tile which is similar in appearance to the existing roof tiles and which has a relationship with the existing brickwork.

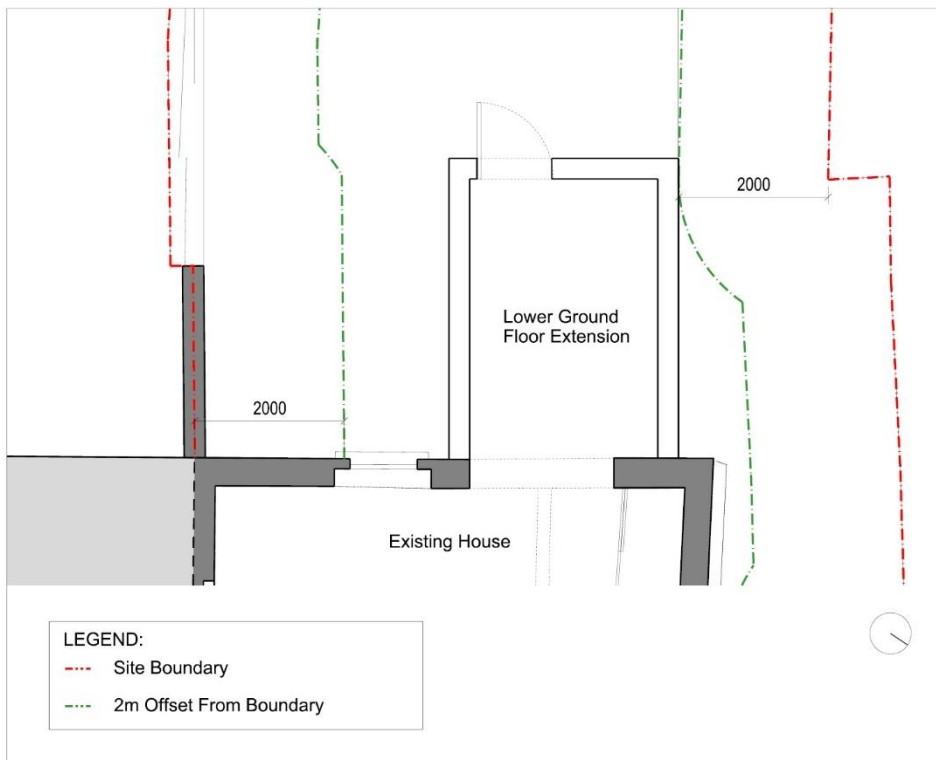
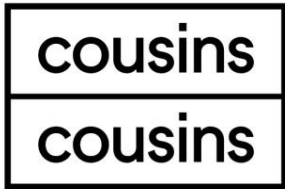


Figure 1. Lower Ground Floor Plan Diagram. Demonstrating that the extension does not come within the 2 meter offset of the site boundary. The side walls of the Upper Ground Floor and First Floor extension aligns with the side walls of the Lower Ground Floor extension.



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Summary

The proposed alterations are in accordance with The Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 1.