

**Hereward & Co, solicitors**  
**Planning Matters**

3<sup>rd</sup> February 2021

Dear Ms Beaumont and Mr Cheung,

**42 Well Walk, NW3**

**Supporting Statement - CLOPUD application for 3 single-storey rear extensions**

In preparing this new CLOPUD application for 42 Well Walk, in addition to reviewing the GPDO and Technical Guidance of September 2019 we have also (for ease of reference) checked these latest CLOPUD proposals against Camden Council's own published guidance for remaining within Permitted Development rights (which is on the Council's [Extensions and conservatories and planning permission - Camden Council](#)).

Please find below, for your ease of reference, our assessment (of the extensions the subject of this CLOPUD application) against those Camden criteria.

Should you have any query or consider that the current proposals do not fall within Permitted Development rights, would you please contact Mr Morehen or myself. Hopefully Zoom/Teams meeting would resolve any issue.

The proposed extension is shown on the lower ground and ground floor drawings of the rear of the property, see: -

Existing drawing number **01106-P- 200 A** (floor-plan)

Proposed drawing number **01106-P-245** (floor-plan)

Proposed drawing number **01106-P-355** (elevation).

Running through the criteria at [Extensions and conservatories and planning permission - Camden Council](#) -

**"Houses**

You must apply for [householder planning permission](#) to add an extension or conservatory if:

- the total area of ground covered by the extension or conservatory will be greater than 50% of the total land around the original house; **NO**
- it will be added to the front elevation or on a side elevation that faces the road; **NO**
- within a [conservation area](#) , it will be added to the side of a house or to the rear and be more than one storey high or it would include the cladding of any part of the

exterior of a house with stone, artificial stone, pebble dash, render, timber, plastic or tiles; **NO**

- it will be added to the side of a house and be either more than 4m in height, comprise multiple storeys or have a width that is greater than half the width of the original house; **NO**
- it will be more than one storey and be either more than 3m deep or within 7m of a boundary wall situated opposite the rear wall of the original house; **NO**
- it will be single-storey and more than 4m high; **NO**
- it will be higher than the height of the highest part of the roof of the original house; **NO**
- its eaves will be higher than the eaves of the original house or more than 3m in height when the extension is within 2m of the boundary of the land around the house; **NO**
- it will be more than 4m deep\* on a detached house or more than 3m deep\* on a non-detached house; **NO**
- any new window located in a wall or roof slope forming a side elevation would be clear-glazed; and openable if the opening part is less than 1.7m above the floor level of the room to which it is installed; **NO**
- the materials would differ in appearance to those of the existing house (other than for a conservatory); **NO**
- it would include the installation of a balcony, veranda or raised platform; **NO**
- it would include the installation, alteration or replacement of a microwave antenna, chimney, flue or soil and vent pipe; **NO**
- permitted development rights have been removed for your house via a condition on a preceding planning permission. **NO** ”

We look forward to hearing from you.

Yours sincerely,

Christine Hereward



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