

**WAY Architecture YellLtd.**  
Second Floor Studio  
28 Poland Street  
London W1F 8QP

17<sup>th</sup> May 2021

To Planning Department, Camden.

Dear Planning Officer,

I am contacting you regarding an application for a Certificate of Lawfulness for 3 velux windows at 17D, North Villas, NW1 9RL.

The property is a private residence, within a conservation area and it is not in a listed building.

The items that need to be regularized are:

- 1 Velux window at the front elevation of the property that gives light to a bedroom (pre-existing when the flat was bought in 2000).
- 1 Velux window at the rear elevation of the property, that gives light to a bathroom (created in 2016 by the current owners of the flat)
- 1 Velux window at the rear elevation of the property, that gives light to the stairs (created in 2016 by the current owners of the flat)

Please refer to the background information below:

1. The Velux window (720x1120mm) at the front elevation:

The property was acquired in 2000 and the Velux window at the front elevation was already installed. Please refer to page 2 of the attached Home Buyer Survey and Valuation made in 2000, for evidence of the above (it is highlighted in yellow). Please note that this Velux window had to be replaced 'like for like' in 2008, to remediate a leaking problem.

Unfortunately, this Velux window was not shown in the title plan of the property and we now would need to rectify this discrepancy.

2. 2n. Velux window at the rear elevation: 1n. Velux window (500x800mm) above the stairs and 1n. Velux window (880x1130mm) in the bathroom.

The 2n. Velux windows at the rear elevation were installed in 2016, by the current owners. Their purpose was to illuminate and ventilate the bathroom that was going to be created under the existing eaves and also to illuminate and ventilate the existing stairs. In the occasion, unfortunately, they were not advised by their contractors that planning application was required. Therefore we now would like to correct this.

Please refer to documents below to prove the date of the works to the rear Velux:

{invoice purcell 1.pdf} - contractor's quotation that shows the quote to install the Velux window above the stairs;  
{invoice purcell 2.pdf} - contractor's quotation that shows the quote to install the Velux window in the bathroom;  
{totals 150616.Pdf} - for schedule of payments made to contractor in March 2016.

Please refer to the following drawings and pictures for reference:

The drawing enclosed in this application shows the position of the 3n. Velux windows in plan.  
*Please refer to 17NV\_floorplan.pdf*

Please also refer to the pictures attached, for internal image of each of the Velux windows and views from the street:

{01-pic\_pre\_extg\_front\_velux.jpg}  
{02-pic\_2016\_velux\_stairs.jpg}  
{03-pict\_2016\_velux\_bathroom.jpg}

The picture {04-pic\_google earth\_02.jpg} shows the street from above.

1. Please refer to information below regarding the building context:

Many of the neighbouring buildings have Velux windows in the front elevation and also in the rear elevation. The 3n. Velux windows cannot be seen from the street. We strongly believe that this intervention is not in any form detrimental to the architectural value of the buildings and the character of the street elevation.

Please refer to {2021\_street\_view.jpg} to see the street view.

I hope the above is enough to clarify and please do not hesitate to contact me if you require any further information.

Kind regards,

Priscilla Pinotti  
WAY Architecture Yell