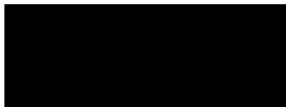


Kasia Whitfield

Design Consultant
Mgr Inz Arch (PL), MFPWS



23rd August 2021

Dear Sir/Madam,

Re: 7 Conybeare, London NW3 3SD

On behalf of my client Mr Michael Citron, I enclose an application for prior approval of a proposed enlargement of a dwelling-house, by construction of an additional storey.
This application is submitted under Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development).

Section AA.3. of the Order sets out the procedure for applications for Prior Approval. It states that the application must be accompanied by-

- (a) a written description of the proposed development, including details of any works proposed;*
- (b) a plan which is drawn to an identified scale and shows the direction North, indicating the site and showing the proposed development; and*
- (c) a plan which is drawn to an identified scale and shows*
 - (i) the existing and proposed elevations of the dwelling-house, and*
 - (ii) the position and dimensions of the proposed windows.*

This letter includes a written description of the development. Enclosed with the application are a location plan, existing plans of the top floor and the roof showing the direction north, existing elevations and section and proposed plans and elevation showing the dimensions of the proposed development, positions and dimensions of the proposed windows. **I also enclose a Daylight & Sunlight Report to support the application.**

Written Description of the Proposed Development

The existing building is a two storey, end of terrace property with white painted brick elevations, white timber panelling between the windows and a flat roof.

The application site is located within a planned residential estate (Chalcot Estate), dating from 1960's. The surrounding area is residential in character. The application is not situated within a conservation area and the building is not listed.

It is proposed to construct an additional storey on the existing residential property at 7 Conybeare, London NW3 3SD, in line with the standards set out within Class AA, Schedule 2, Part 1 of the GPDO. The proposed additional storey would be constructed on the principal part of the existing house.

The additional storey would accommodate an artist studio and a bathroom.

In line with the requirements, no windows will be located on the side elevations of the additional storey. Additional windows will be located in the front and rear elevations in order to provide the new rooms with good level of light. The total height of the additional storey, at approximately 2.8 metres, falls well within the parameters set by the Guidance.

As shown on the accompanying drawings, the materials for the additional storey have been carefully selected in order to match the materials of the existing house. The brickwork and render have been designed to match the existing materials.

The additional storey, once constructed will appear as a natural extension to the existing building and not as a separate element.

Regards

A handwritten signature in black ink, reading "K. Whitfield". The signature is written in a cursive, flowing style with a large initial 'K'.

Kasia Whitfield