



6 Hollycroft Avenue, London NW3 7QL

Certificate of Lawfulness Application

Glazed extension to Studio

November 2021

Introduction

The Certificate of Lawfulness proposal is to extend an existing lower ground floor studio into an adjacent lightwell by means of a single storey glazed structure with a retractable glazed roof.

The applicant is Georgia Slowe & Stuart McClymont

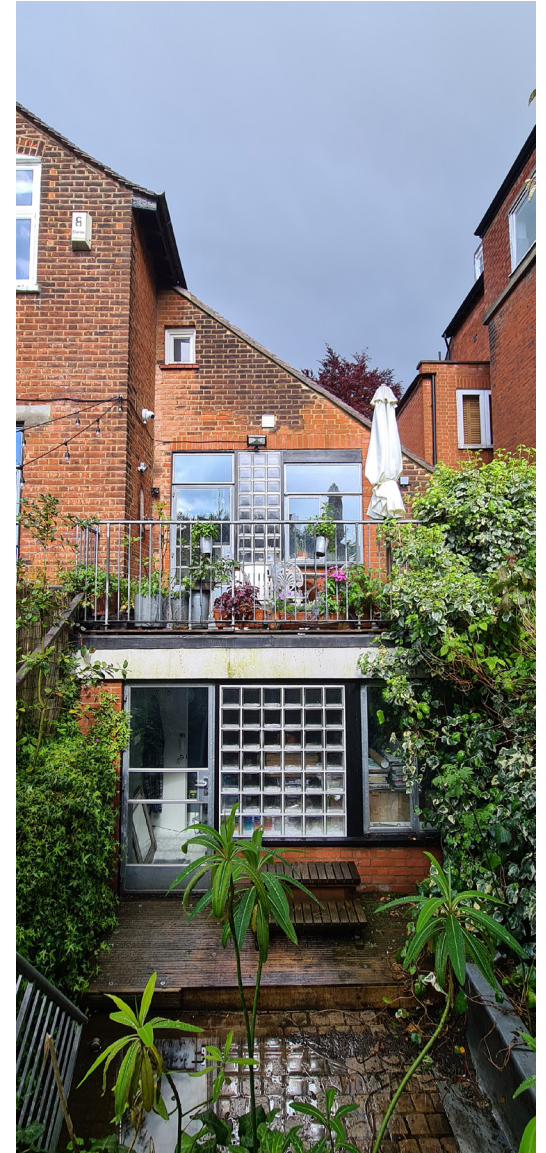
6 Hollycroft Avenue
London NW3 7QL

The agent is De Matos Ryan

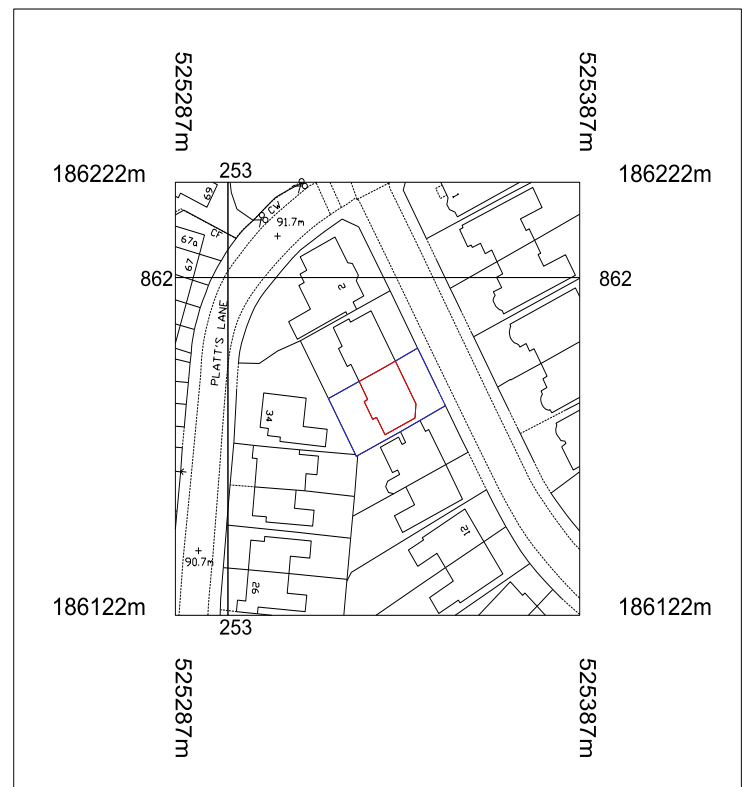
99-100 Turnmill Street
London EC1M 5QP
020 7336 0100

We believe that the proposed extension is permitted development on the basis of:

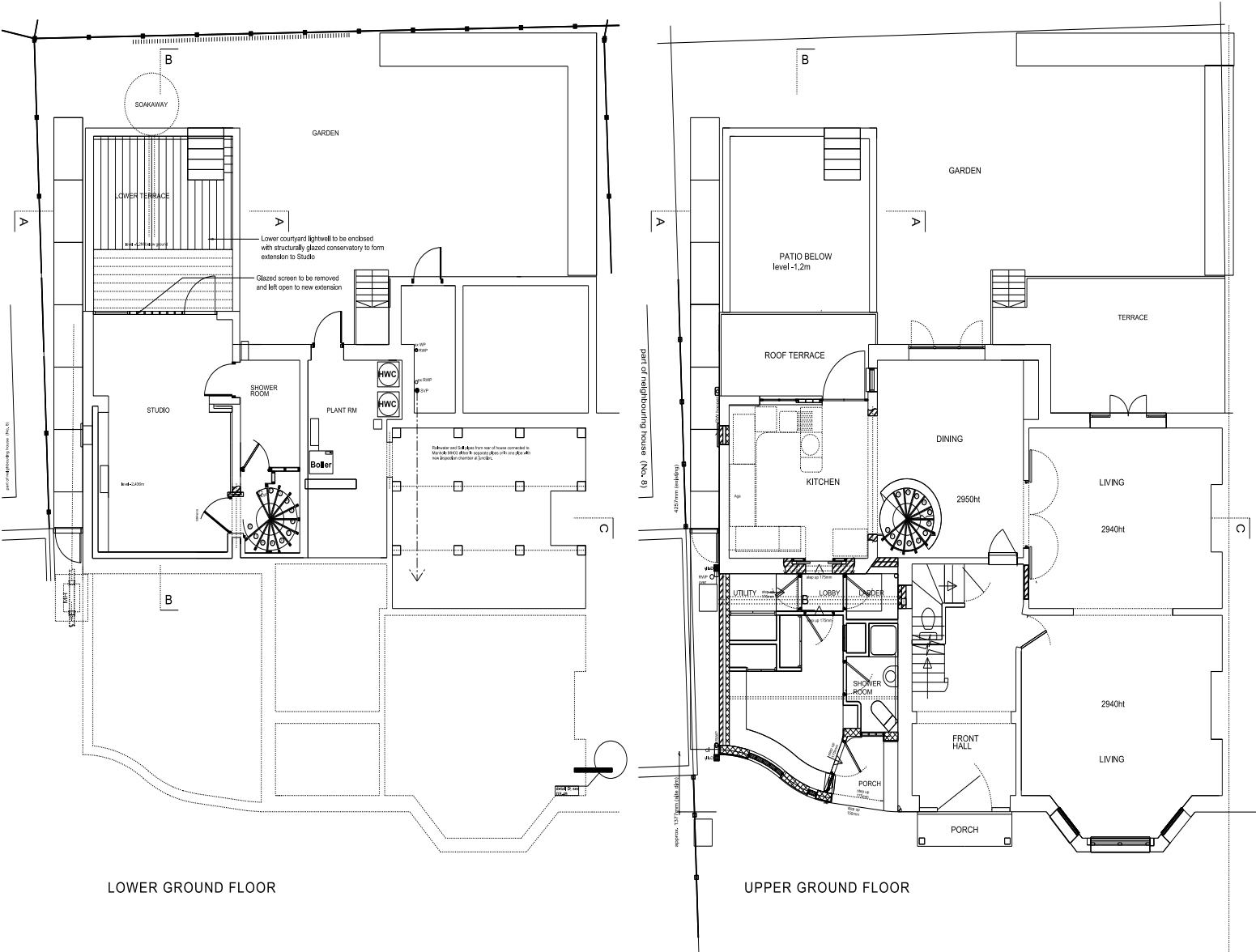
- The extension is less than half the area of land around the “original house”.
- The extension is no higher than the highest part of the existing roof; or higher at the eaves than the existing eaves.
- Although within two metres of the boundary, the height at the eaves does not exceed three metres.
- The extension is not built forward of the ‘principal elevation’ or, where it fronts a highway, the ‘side elevation’.
- The single-storey rear extensions does extend beyond the rear wall of the original house* by more than four metres.



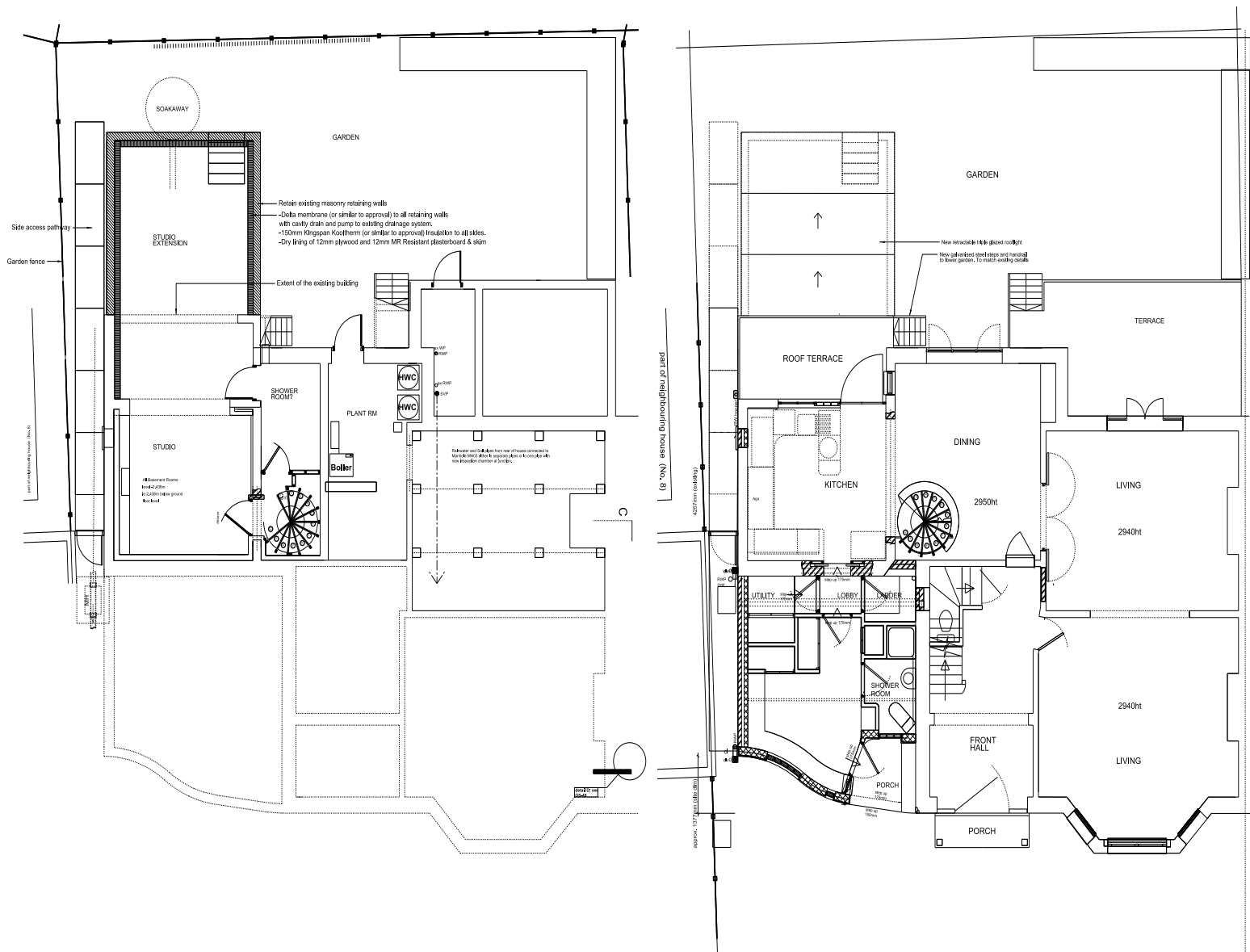
Location Plan



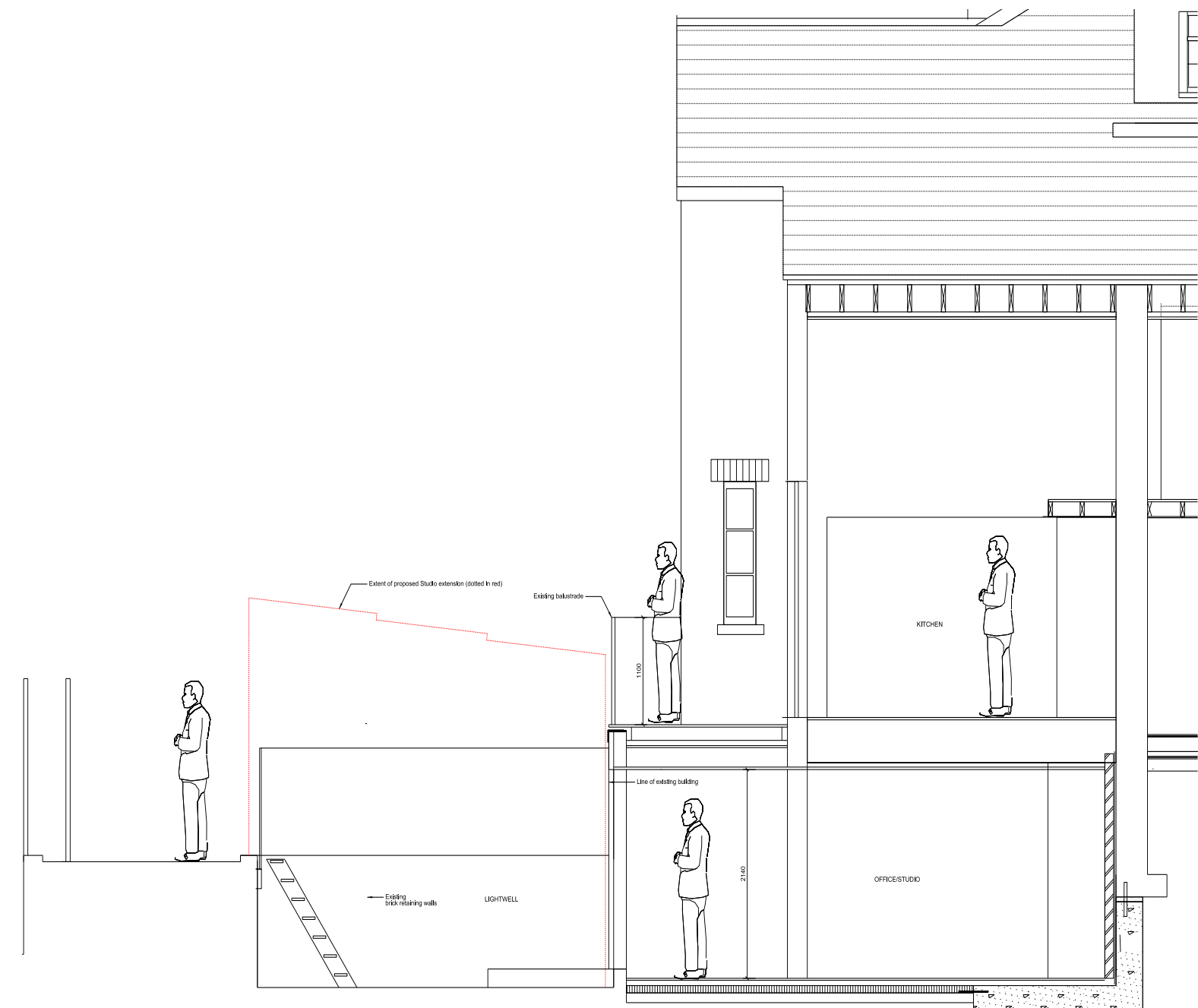
Existing Plans



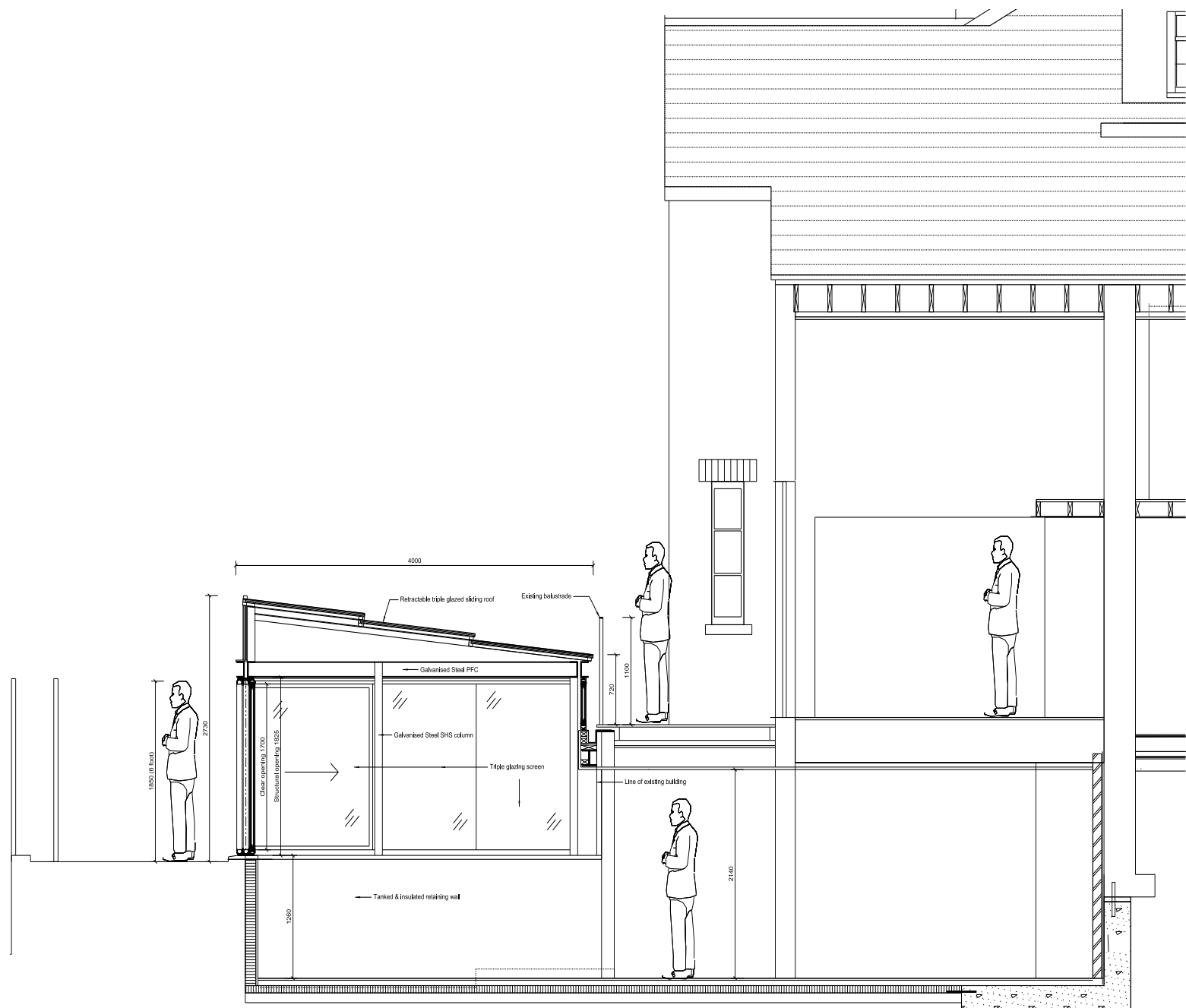
Proposed Plans



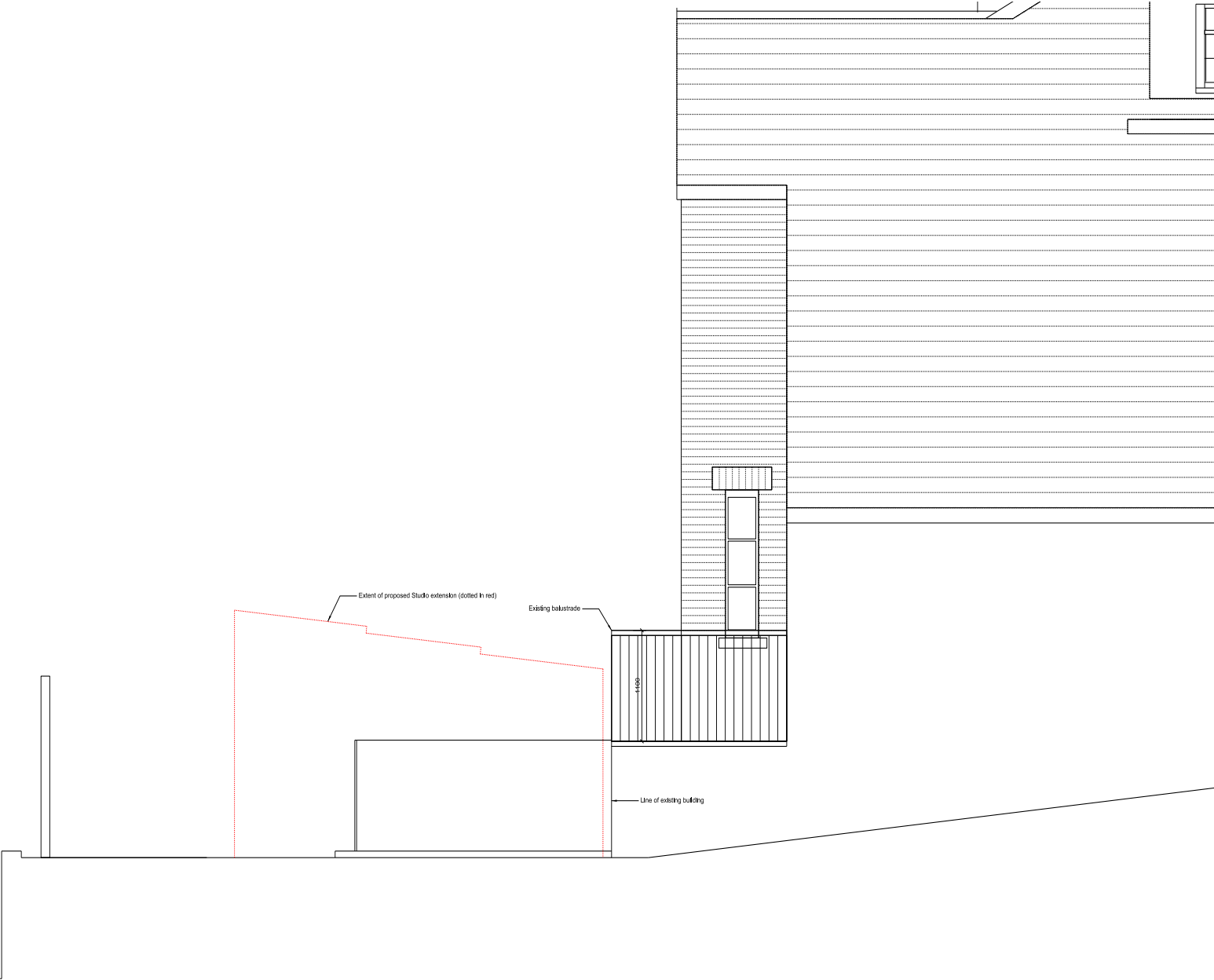
Existing Section BB



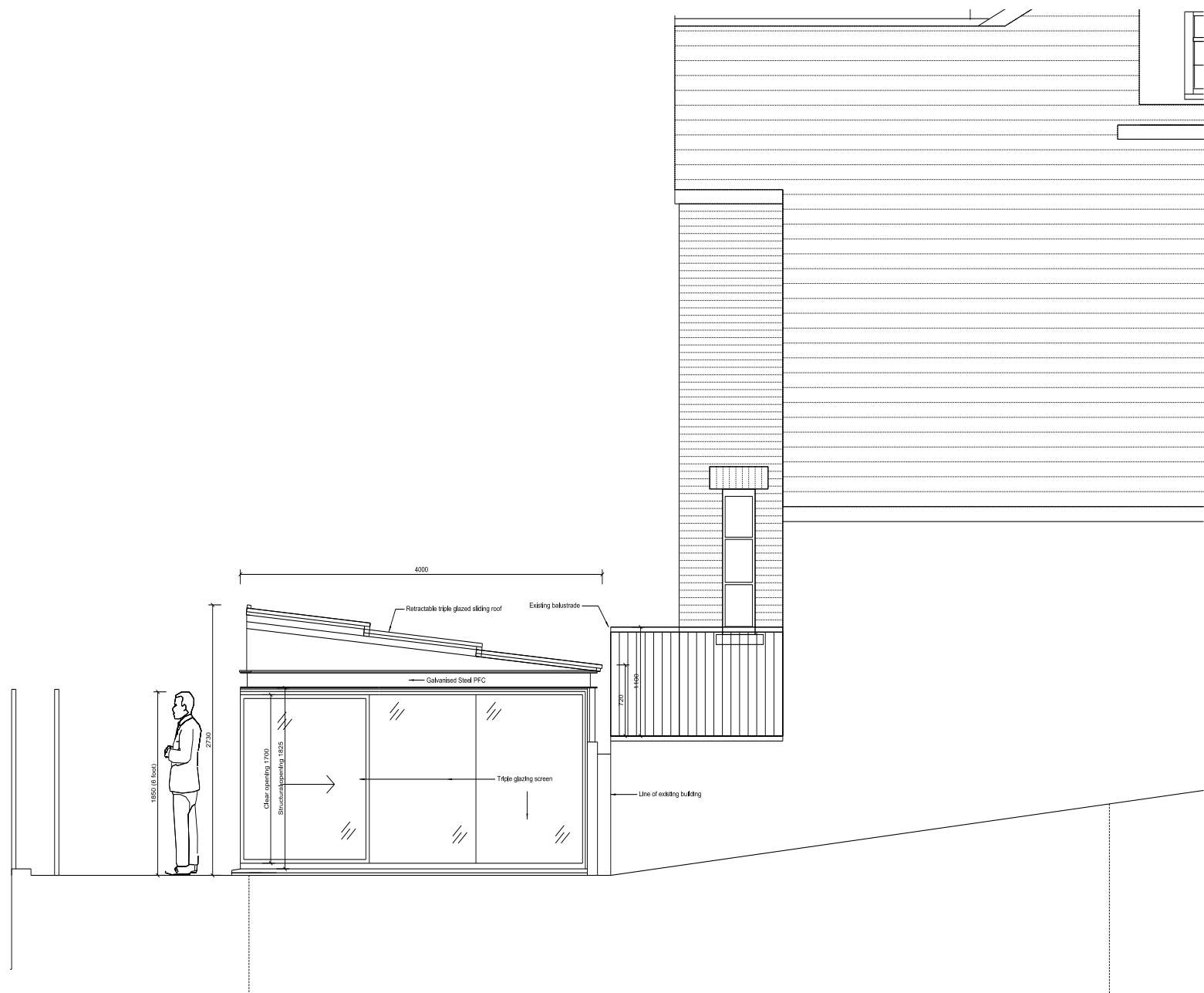
Proposed Section BB



Existing Side Elevation



Proposed Side Elevation



Existing Section AA



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Proposed Section AA



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Existing Rear Elevation



Proposed Rear Elevation



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