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London Borough of Camden
Planning Department
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17th December 2021
1722/2581/JV

75 LAWN ROAD, NW3 2XB – APPLICATION FOR CERTIFICATE OF PROPOSED LAWFUL DEVELOPMENT

Dear Sir/Madam,

Please find enclosed an application for a *Certificate of Proposed Lawful Development* for alterations at No. 75 Lawn Road, NW3 2XB. The property is in use as a single-family dwelling house (C3 Use Class) and therefore enjoys Permitted Development rights under the Town and Country Planning (General Permitted Development) (England) Order 2015 and subsequent amendments. Whilst the property falls within the *Parkhill Conservation Area*, permitted development rights along Lawn Road are not restricted by any relevant Article IV Direction. The building is not listed.

The current proposal is for the replacement of the front door and adjoining side windows on the property's front facing elevation. In detail, this includes:

- replacement of the existing partially-glazed front door with a new painted timber door, with stained glass detailing; and
- replacement of the existing adjoining painted timber framed windows with new timber framed, stained glass windows to match those existing on the side elevation.

The application consists of the following documents:

- Application form
- Drawings:
 - 1722-10_050 - Site and Location Plan
 - 1722-10_317 - Front Elevation as Existing & Proposed
- Photographic Survey

It is considered that the proposals are permitted under Schedule 2 of the Order:

Part 1: Class A – *'enlargement, improvement or other alteration of a dwelling-house'*, allows the replacement or insertion of windows, with no restrictions on the number, position, or size. The replacement of two windows and one door on the street elevation, in materials and architectural detailing of a similar appearance to those used in the construction of the exterior of the existing dwelling-house, does not require planning permission.

We hope that sufficient information has been provided, but in case further clarification is required please do not hesitate to contact us.

Yours Sincerely,

A handwritten signature in black ink, appearing to be 'J.V.', written in a cursive style.

Johanna Veenendaal

Project Architect

For and on behalf of Nash Baker Architects