



Architecture + Design

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**To:**

London Borough of Camden  
2nd Floor,  
5 Pancras Square  
c/o Town Hall,  
Judd Street  
London  
WC1H 9JE

PLANNING STATEMENT – FRONT PORCH EXTENSION

**Address: 4 ELLERDALE CLOSE, LONDON, NW3 6BE**

The property is situated in the private cul-de-sac of Ellerdale Close and within 5 minutes walking distance from Hampstead train, station and shopping center.

Assessment

- 4 Ellerdale Close is a private detached residential property within the Fitzjohns Netherhall conservation area and it is not a listed building.
- It is a masonry property with clay roof, painted timber windows and shutters.
- The ground floor has an existing front garage that sits over one and half storeys high and protrudes from the front façade.
- The first floor has a small balcony over the front door.

The site

The site is 'sunken' compared to surrounding dwellings, due to a natural hill and fall in levels.

This is a certificate of lawfulness application for the

- Proposed front porch extension

The proposal does not require planning permission, as it is within Permitted Development requirements. The proposed porch is to be no more than 3m<sup>2</sup>(3m wide and 1m deep) and no more than 3m from the external ground level. Proposed materials to match existing, with red brick, painted white timber fenestration and leaded flat roof.

This application includes the following:

>**Site Location Plan:** P1011-EX00-SITE PLAN

>**Existing plans, elevations & section:** P1011-EX801-EXISTING

>**Proposed plans, elevations & section:** P1011-PL801A-PROPOSED

>**CIL form**

Access Statement:

Current access to the building remains as existing.

Please consider the proposal favourably,

PEEK Architecture and Design Ltd.

