



CONSULTANTS

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London Borough Camden
Town Planning Department
5 Pancras Sq,
London N1C 4AG
30th March 2022

Our Ref: 463/PD/1

Dear Sirs,

RE: 28 Parliament Hill London NW3 2TN

We enclose an application for Lawful Development for the above.

We enclose the site plan as existing and proposed D02 and D03.

The application is two fold.

Firstly for a garden studio in the rear garden see drawing D20.

Secondly for the widening of the existing garage belonging to number 28 Parliament Hill but accessed from Nassington Road see drawings D24 and 25.

We believe that the proposals conform to the Permitted development Order of 2015 Section 2 Part E.

- a) The proposal is for a Sculpture Studio for the Partner and owner and is incidental to the use of the dwelling house both live in the house.
- b) The proposals are not more than 50% of the garden area.
- c) The proposals are not forward of the principal elevation of the dwelling house
- d) The proposals are only single storey
- e)f) The heights are not over 2.5m at the eaves or 3M at the highest point of the lean too.
- g) The building is within the curtilage of the existing boundaries of the property.
- h) There is no veranda or raised platform over 300mm.

We enclose drawings

D1 Location Plan

D2 Site Plan Existing

D3 Site Plan as Proposed

D20 Plan and Elevations of the Garden Studio

D24 Plans and Elevation of Garage as Existing.

D24 Plans and Elevation of Garage as Proposed.

Photos of the Garden from above and photos of the Garage Existing and planting in Nassington Road.

Partners:

Andrew David Neale Bsc(Hons)RIBA
Nicholas Roy Norden Dip Arch .Arch Assoc



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The proposed studio would be subordinate to the existing dwelling house in terms of bulk mass, height and footprint. It will be constructed from lightweight materials typical of a garden structure. Positioned to the rear of the property it would not be obtrusive to the surrounding properties or the conservation area being sunk behind the boundary fences in accordance with A1. There is a small tree in the rear garden of number 30 which is an overgrown Laurel. The foundations will be floated to preserve any roots .

If you have any further queries or require further information please contact the writer.

Yours

Nicholas Norden

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Photo of rear of Garages in Nassington Road

Door and RH Garage belong to No 28.



Photo of Garage 28 Entrance on Nassington

Road and adjacent Planting

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Overhead view of Garden and Garages

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View looking Down the Garden towards the Garages



Overhead View of Garages

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Overhead View Of Garden

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Side Elevation of
Garage and Garden wall rear fence to number 28 and left hand windows and window boxes to No 28.