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Dear Sir/Madam,

Re: 2 Tobin Close, London NW3 3DY

On behalf of my client Ms Francesca Roach, 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.

Written Description of the Proposed Development

The existing building is a two storey, mid-terrace property with white painted brick walls on the ground floor level and rendered painted white walls on the first floor level and a double pitched roof.

The application site is located within a planned residential estate, dating from 1970'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 2 Tobin Close, London NW3 3DY, 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 1 bedroom 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 a new bedrooms and a study and with good level of light. The total height of the additional storey, at approximately 2.6 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 wall and roof finish 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



Kasia Whitfield