

Planning Department
London Borough of Camden
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London WC1H 9JE

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14 December 2022

BAYNESANDMITCHELLARCHITECTS

Dear Sir or Madam,

20 WELL ROAD LONDON NW3 1LH

We are instructed by the owner of the above property to make a householder planning application and listed building consent application for a replacement side extension on the East side of the house.

The approved works granted permission under applications 2018/2456/P and 2018/2984/L are currently underway.

The approved works include permission to construct a basement storey beneath the whole footprint of the house. The basement is not part of the contract currently underway. It will be constructed as a future phase.

The scheme for which we are now seeking approval includes for the demolition of the existing side extension which was approved in 1987 and constructed around 1988. We propose a new timber framed, single storey extension which largely occupies the site of the existing extension, but it is significantly narrower than the as yet unbuilt kitchen extension approved under 2018/2456/P and 2018/2984/L.

We have attached to this application a set of existing plans and elevations as well as proposed plans, elevations and sections. The proposed elevations show the outline of the existing extension and of the extension approved in the previously granted application, for comparison.

A design & access statement and heritage statement is included also.

Please let me know if you have any questions.

Yours faithfully,

Jack Harding
on behalf of Baynes and Mitchell Architects Ltd