

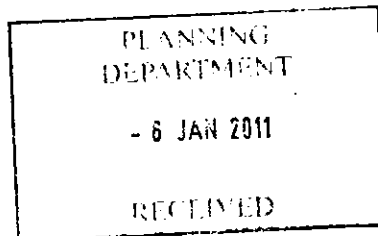
CLIENT DESIGN SERVICES Ltd.

Architects/Project Manager.

15/1

4th January 2011

Planning Department,
Welwyn and Hatfield Council,
Council Offices,
Campus East,
Welling Garden City,
Herts,
AL8 6AE



Dear Sirs/Ms

45 Kentish Lane, Brookmans Park.

With regard to the refusal for Certificate of Lawful Use for the above, we enclose herewith a revised application. In considering the application, please take into account the following:

- The total ground area of the property will be less than 50% of the site area.
- The extensions do not exceed the highest part of the house.
- The height of the new eaves do not exceed the height of the eaves to the existing house.
- The width of the side extensions do not exceed half the width of the house.
- The proposed extensions do not project beyond the front of the house.
- The ground floor extensions do not exceed 4m high.
- All new materials will match the extension.
- The total roof extensions are 44.2m³ therefore does not exceed 50m³.

The roof extension volumes are made up as follows:
Roof over the existing garage reduced to 9m³. The roof over the utility room was taken as a sloping roof in your calculations whereas it is a flat roof. I am not convinced that this roof should be part of the calculations.
The volume of the rear dormer window is 10m³.
The volume of the roof over the two storey rear extension is 25.2m². Please note that the roof extension to the study has been omitted.

If you do not agree with the calculations, please contact me before a decision is made.

Yours Sincerely

[Redacted signature]

P. Toouli RIBA. MAPM. HNC
On behalf of Client Design services Limited.

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