

**EVIDENCE TO VERIFY APPLICATION FOR CERTIFICATE OF LAWFUL  
DEVELOPMENT AT**

**60 Dersingham Avenue, London E12 5QE**

The proposals comply with the Lawful development guidance as set out on the planning portal website. The relevant guidance for this proposal is set out below:

- 1) Existing Building is not a listed building
- 2) Outside conservation area
- 3) The proposed materials are of similar appearance to those of the existing dwelling house.
- 4) The proposal does not affect street traffic flow or parking.