

**EVIDENCE TO VERIFY APPLICATION FOR  
CERTIFICATE OF LAWFULNESS AT**

*135 Earls Hall Road, London SE9 1PJ*

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

1. Existing house is not a listed building and is not in a conservation area.
2. The total ground covered by buildings within the curtilage of the dwelling-house does not exceed 50% of the total area of the curtilage.
3. The dwelling house is not on article 1(5) land.
4. The materials used in the exterior work are of a similar appearance to those used in the construction of the exterior of the existing dwelling house and finishing same as adjoining property.
5. Erection of rear extension = the proposed extension does not extend beyond the rear wall of the original building by more than 3.0m.
6. The Extension does not exceed 4.0m in height.

The proposals are therefore considered allowable as Class A Permitted Development within the terms of “The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008