



kAD Architects
Unit 3, 368 Caledonian Road
London
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29 February 2024

Planning and Building Control
London Borough of Southwark

via planning portal

Dear Sir/Madam

6 Rose Stapleton Terrace, 16 Pages Walk, London SE1 4SB

Application for a Certificate of Lawful Development for a proposed alteration: replacement of 2no. first floor roof terrace doors on the rear elevation with 1no. door repurposed from existing ground floor opening

Planning Portal Ref: PP-12833394

This is a Planning Statement prepared on behalf of Mr Kostas Varotsis in support of an application for a Certificate of Lawful Development for a proposed alteration to 6 Rose Stapleton Terrace, 16 Pages Walk, London SE1 4SB to confirm that the proposed works are considered to be permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended).

Planning permission was granted in July 2023 for the construction of brick-clad single-storey rear extension with 2no. rooflights with a roof terrace above the proposed rear extension (app. ref: 23/AP/1506). Works have commenced.

Currently there are 2no. aluminium-framed French doors at first floor level to allow access from the master bedroom to the roof terrace.



The applicant wishes to replace the existing door with the re-installation of 1no. aluminium-framed bi-fold door repurposed from the existing door opening at ground level on the rear elevation.

The new door will match in material and appearance with the existing doors – which were installed at the same time of the application site construction.

Where there were 2no. openings of 1.135m wide, there will now be 1no. opening of 2.255m.

The door opening height remains the same as existing.

Where existing openings need to be infilled to suit new structural opening, facing brickwork at match existing will be used.

The proposed works do not involve any enlargement and the materials proposed for exterior use is identical to existing.



Fig 1: Existing rear elevation



Fig 2: Existing ground floor aluminium-framed bi-folds door to be repurposed and installed at first floor level

We believe the proposed works comply with all of the relevant criteria of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended), Schedule 2, Part 1, Class A, and should be considered permitted development.

In support of the application, please find enclosed the following:

Application Fee of £193.00

kAD PWR 00 000 PL LOC P0

kAD PWR 00 110 P0

kAD PWR 01 110 P0

240229 kAD PWR PLANNING STATEMENT S192

Site location Plan

First floor plan, section, rear elevation – Existing

First floor plan, section, rear elevation – Proposed

Planning Statement



We believe this is a non-material amendment and we very much look forward to a swift and positive outcome. Should you require any additional information, please do not hesitate to contact us at your earliest convenience.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Nan Atichatpong', with a long horizontal flourish extending to the right.

Nan Atichatpong

For and on behalf of kAD Architects

Enc

Cc: Mr Kostas Varotsis
Mr Pedro Rangel