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**APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR REPLACEMENT OF A GARAGE DOOR WITH A WINDOW TO MATCH EXISTING FENESTRATION AT 17 CRAUFURD RISE, MAIDENHEAD SL6 7LR**

Dear Planning,

Please find enclosed the following documents to support an Application for a Lawful Development Certificate for alterations to the fenestration at 17 Craufurd Rise, submitted via email.

- TPA Drawings 2833-LDC-101 (Existing/ Approved plans, elevations and Site location plan) 2833-LDC-102- (Proposed ground floor plan, front elevation and block plan- all other elevations will be unaffected)
- Application form for a Proposed Lawful Development Certificate
- Cover Letter (2833-02-03)
- Application fee of £129.00 will be paid on receipt of the planning reference number

On 16<sup>th</sup> October 2023, the applicant received planning consent (ref: 23/01628/FULL) for extensions to the property including conversion of the existing garage into a part store/ utility room. Recently, (1<sup>st</sup> March 2024) the applicants successfully discharged the pre-commencement (above slab level) planning condition and will therefore commence work on site from 4<sup>th</sup> March 2024.

The applicants now wish to use the 'store' as a study and therefore will replace the existing garage door with a window and brickwork to match the existing fenestration. The work falls under Class A of the Permitted Development Criteria, under the Town and Country Planning (General Permitted Development) (England) Order 2015 and will 'use materials in similar appearance used in the construction of the exterior of the existing dwellinghouse.'

The agent sought confirmation from the previous planning officer to confirm this was an appropriate route for the proposed minor alteration.

Please contact me at the office if you have any further queries.

Yours Sincerely,

*Natasha Gandhi*

Natasha Gandhi (RIBA)

Director

For TPArchitects