173B Langham Road
Tottenham
London
N15 3LP

27th July 2016

Dear Wendy Robinson,

RE: 173 B Langham Road, N15 3LP – Full Planning Application

Following the pre-application advice received on 25/07/2016, please find a full planning application pursuant to the demolition of existing rear extensions and outbuildings, to be replaced with new single storey extension within the same footprint as existing, at No. 173B Langham Road.

We have amended the design in line with the pre-application advice. The proposed rear extension does not project further than the existing single storey extension so that it will not negatively impact the adjoining property, No. 173A Langham Road. As the eaves of the proposed extension will be considerably lower than the existing condition on this (West) elevation, it is considered that the proposal will be an improvement to the outlook and daylight to No. 173A.

With regard to the potential impact to No. 171A Langham Road, the eaves of the proposal have been lowered by 300mm in order to mitigate any additional loss of light to the adjoining property. The eaves were not lowered to 2.5m as suggested in the pre-application report. The existing East elevation submitted as part of this application shows that the majority of the existing elevation is between 2.85m and 3.55m high. The existing extension that is significantly lower (2.15m) is mainly within the footprint that is not to be used by the proposed extension. Therefore it is considered that the proposal will have a positive impact on the amenity of No. 171A also, providing a far less dominant boundary condition.

Overall the proposed design will be constructed of high quality materials that will better reflect the surrounding area. The demolition of the outbuildings to the rear and reinstatement of the garden will also positively impact the amenity of the property as well as its neighbours.

The information submitted as part of this application is as follows;

- Application form
- CIL Liability form
- LNG-050_Location Plan
- LNG-100_Existing Plans
- LNG-110_Proposed Plans
- LNG-150_Existing Elevations
- LNG-151_Proposed Elevations
- LNG-400_Existing Overshadowing Studies
- LNG-401_Proposed Overshadowing Studies
- LNG-410_Existing Overshadowing Axonometric Views
- LNG-411_Proposed Overshadowing Axonometric Views

I trust you will find the application in order. Please do not hesitate to contact me should you have any queries or require further information.

We look forward to hearing from you.

Kind Regards,

Tia Randall