

251 Albert Road
London N22 7XL

SUPPORTING STATEMENT

LDC APPLICATION

The Town and Country Planning (General Permitted Development) (England)
Order 2015 (as amended) - Schedule 2, Part 1, Classes A, B, D, E, G

28TH October 2022

IQONICA

ARCHITECTURE & INTERIORS

MUSWELL HILL STUDIO

85 Great Portland Street
London W1W 7LT
HELLO@IQONICA.UK

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1. Planning Drawings.

This supporting statement is to be read in conjunction with the drawings, as listed below, and enclosed:

LARGER EXTENSION - LDC DOCUMENTS ISSUE

Description	Doc N.	Revision	Issue Date
Site Location and Ownership			
LOCATION PLAN LE	A-P-020	L	28/10/2022
EX-PR SITE PLAN LE	A-P-022	L	28/10/2022
Sections/ Elevations			
EX-PR GROUND FLOOR	A-P-100	L	28/10/2022
EX-PR FIRST FLOOR	A-P-101	L	28/10/2022
EX-PR SECOND FLOOR [LOFT]	A-P-102	L	28/10/2022
EX-PR ROOF PLAN	A-P-103	L	28/10/2022
EX-PR ELEVATION [STREET SIDE]	A-P-201	L	28/10/2022
EX-PR GARDEN ELEVATION	A-P-202	L	28/10/2022
EX-PR SIDE ALLEY ELEVATION	A-P-203	L	28/10/2022
EX-PR SECTION	A-P-301	L	28/10/2022

2. Introduction.

2.1. Site address.

251 ALBERT ROAD N22 7XL

London Borough of Haringey.



2.2. Summary of Proposed Works.

Enlargement, improvement or other alterations of a dwellinghouse:

- 2.2.1. Removal of existing 2 garden sheds and
- 2.2.2. Class A: Erection of a one storey rear extension protruding 6 metres beyond the rear wall of the original house. [NOTE: this has received Haringey's prior approval on 30/08/2022 Certificate: HGY/2022/1981].
- 2.2.3. Class B: Conversion of Loft into habitable space.
- 2.2.4. Class D: Erection of a Porch to the front elevation main door of the dwelling
- 2.2.5. Class E: erection of a Garden Outbuilding within the curtilage of the dwelling house.
- 2.2.6. Ancillary improvements associated with the above.

2.3. The property & background applications.

- 2.3.1. The property is an end of terrace house, it is **not Listed or in an Article 2(3) Area.**
- 2.3.2. The property had been granted Planning Approval in 2003 for provision of vehicular crossover to allow front yard parking within curtilage of dwellinghouse [Ref: HGY/2003/0722].

2.4. Prior Approval, LDC & compliance.

- 2.4.1. The proposed extension would project more than 3 metres but no more than 6 metres beyond the garden wall. Accordingly, the London Borough of Haringey Planning Authority has been notified and subsequently issued Prior Approval on 30th Aug 2022 Ref: **HGY/2022/1981**.
- 2.4.2. This application now seeks Haringey's certification that the remainder of the proposed works fall within the lawful rights set out by the The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, under various classes.
- 2.4.3. The below sets out the proposal's compliance with the allowances and limitations set out by the Order, as per classes identified below.

As general note common to all classes associated with the proposed works:

- 2.4.4. The use the dwellinghouse as a dwellinghouse **has not** been granted by virtue of Class M, N, P or Q of Part 3 of the aforementioned schedule (no previous changes of use);
- 2.4.5. As a result of the proposed works (rear extension/ outbuilding / porch), the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) **would not** exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse); Please refer to document **A-P-022**: planning areas.
- 2.4.6. The dwellinghouse is not on an article 2(3) land and is not listed.
- 2.4.7. Proposed materials would be of similar appearance to those of the existing dwellinghouse.

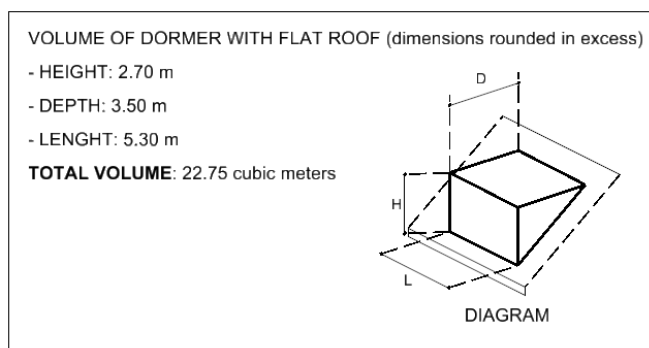
Class A works, Rear Extension:

- 2.4.8. The height of the part of the dwellinghouse enlarged, improved or altered **would not** exceed the height of the highest part of the roof of the existing dwellinghouse;
- 2.4.9. The height of the eaves of the part of the dwellinghouse enlarged, improved or altered **would not** exceed the height of the eaves of the existing dwellinghouse; The enlarged part of the dwellinghouse **would not** extend beyond a wall which

- forms the principal elevation of the original dwellinghouse; **nor** fronts a highway and **does not** form a side elevation of the original dwellinghouse;
- 2.4.10. The proposed enlargement would be **single storey** and **would not exceed 4 metres** in height, at its highest point.
- 2.4.11. The distance between the proposed enlargement and any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse **would be more than 7 metres** (: it's circa 15 metres);
- 2.4.12. The height of the eaves of the extension **would not exceed 3 metres**, as the proposed development would be within 2 metres of the boundary of the curtilage of the dwellinghouse;
- 2.4.13. The enlarged part of the dwellinghouse **would not** extend beyond a wall forming a side elevation.
- 2.4.14. The proposal **would not** include: the construction of verandahs/ balconies or raised platforms; the installation, alteration or replacement of a microwave antenna;
- 2.4.15. The materials used in any exterior work would be of a **similar appearance** to those used in the construction of the exterior of the existing dwellinghouse [bricks/ render];

Class B works. Loft Conversion:

- 2.4.16. No part of the dwelling as result of the works would exceed the highest part of the existing roof.
- 2.4.17. No part of the works would extend beyond the plane of the roof slope which forms the principal elevation of the dwellinghouse [with exceptions of rooflight permissible under class C: Proposed rooflight would not protrude more that 150 mm beyond the plane of the slope of the original roof / measured perpendicularly with the external surface of the original roof.
- 2.4.18. The cubic content of the resulting roof space would not exceed 40 cubic metres.



- 2.4.19. There will be no provision for verandahs, balconies or raised platforms.

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- 2.4.20. Eaves of the original roof would be maintained or reinstated &
- 2.4.21. the edge of the enlargement closest to the eaves of the original roof will be set back no less than 200 mm is, so far as practicable, measured along the roof slope from the outside edge of the eaves &
- 2.4.22. No part of the roof enlargement would extend beyond the rear/ outside face of the existing dwellinghouse.
- 2.4.23. Any side windows at loft level would be non opening/ obscure glazed or higher than 1.7 from the finished floor of the room in which the window is installed.

Class D works, Porch:

- 2.4.24. The proposed porch area would not exceed 3 square metres footprint &
- 2.4.25. any part of its structure would exceed 3 metres in height above Ground level &
- 2.4.26. no part of it would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway.

Class E works, Outbuilding:

- 2.4.27. The proposed outbuilding would be for use incidental to the enjoyment of the dwellinghouse (no living accommodation).
- 2.4.28. Would be single storey and would not be situated on land forward a wall part of the principal elevation.
- 2.4.29. Would be erected within 2 metres of the boundary of the curtilage but its height would not exceed 2, 5 metres.
- 2.4.30. There would be no verandahs, balconies or raised platforms.
- 2.4.31. Note: the outbuilding would not be used as *container* for domestic heating purposes for the storage of liquids, therefore the 3,500 litres limitations does not apply.
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251 Albert Road

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3.1. Photographs of the existing and image of the proposal.



Top Left: Garden Elevation ;
Right: Street Elevation;

Below: preliminary artistic Impression of the proposal seen from the rear garden (main features: materials to match the existing, shallow pitched roof to safeguard the neighbouring properties; skylights).



4. Description of the Proposed Development.

The works proposed in this application for a Certificate of Lawfulness (LDC) include a substantial renovation of the dwelling, the formation of an entrance porch, a rear extension, a loft conversion and the erection of an outbuilding at the far end of the curtilage. The improvements aim at improving the overall conditions of the property to better suit this family living style and desired use of their house. The services and thermal envelope of the house would be entirely modernised and brought up to current standards and safety. The space quality aspirations are high.

4.1. Character.

The proposed works would not alter the overall character of the dwelling which will remain **one family home**.

4.2. Site Access..

The building is a private dwelling. The existing basis of accessibility will not change as a result of the proposed works: the access will remain directly off Albert Road.

- 4.2.1. The proposal would have no permanent implications to public car parkings (these are already restricted along Albert Road; several residents have private driveways).
- 4.2.2. The site workers' access to the building will all occur either through the site alleyway or the ground floor areas.
- 4.2.3. The proposal will only have an incidental impact on neighbouring properties, for the duration of the works. Party Wall matters are being dealt with.
- 4.2.4. The existing and dated rear garden sheds would be removed and replaced by a thermally efficient single storey extension protruding a maximum of 6 metres from the rear wall of the house into the garden.
- 4.2.5. The height of the extension, at its highest point would measure less than 4 metres (circa 3.850 m);

- 4.2.6. The height measured at the extension's eaves, within 2 metres of the boundaries with the adjacent properties, would not be higher than 3 metres (: circa 2950 mm).
- 4.2.7. The extension finishes would tie-in with materials similar in appearance to those of the original dwelling.

4.3. Garden & Planning Areas.

The **proposed works** [extension circa 36 sqm + outbuilding circa 22 sqm, the porch 2 sqm (albeit should not be strictly speaking part of these calculation); the removal of the circa 5.25 square metres storage rooms and excluding the existing dwelling gross area] **would be substantially below the 50% threshold of the overall curtilage area** ($\frac{1}{2}$ of 161.94 square metres = 81 sqm).

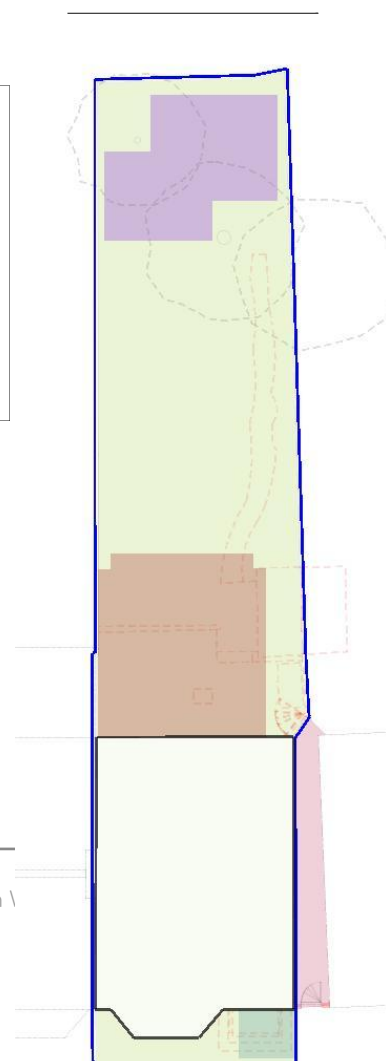
Note measurements have further improved during design development, from the previous ones submitted in Aug 2022 for Prior Approval); Note the side alley, as it's shared, has now also been removed from the calculations). The existing patio would be replaced with a new one, set out in accordance with the new extension and in accordance to Class F, Part 1 (: i.e.: provision is made for areas larger than 5 sqm for rain water to directly run-off from the hard surface to a permeable / drained within the curtilage of the dwellinghouse).

	A) CURTILAGE OF THE DWELLINGHOUSE: 231.13 Sq. m
	B) ORIGINAL DWELLING: 59.88 Sq. m
	C) SHARED ALLEY 9.31 Sq. m
	D) PLOT MINUS ORIGINAL DWELLING & ALLEY $231.13 - 59.88 - 9.31 = 161.94$
	E) PORCH: 2.96 Sq. m
	F) EXTENSION: 32.36 Sq. m
	G) OUTBUILDING: 21.27 Sq. m
$D+E+F < 161.94/2 =$	
$56.59 < 80.97 \quad \checkmark$	

Revised and improved Planning Areas calculations

4.4. Trees:

No established trees would be affected by the proposed development and there is an aspiration to improve the



landscaped areas generally.

4.5. Drainage.

It is possible that the drains serve a few adjacent terrace houses. Further investigations would be submitted to ascertain the ownership of the drains and the statutory authorisation would be sought in advance of erecting the extension. It is anticipated that non-private manhole/s would be relocated to be maintained outside the private walls and facilitate access and maintenance by the suppliers.

4.6. Neighbouring Properties

- 4.6.1. The proposed extension has been submitted for prior approval and no objections have been raised. We will not reproduce the same information provided at that planning stage and it is available for consultation. We would simply summarise that work has been undertaken taking into careful consideration the neighbouring properties, in order not to adversely impact their amenities in terms of overlooking/ shadowing/ daylight sunlight/ views/ views of the sky/ quality of their amenities, and so forth.

4.7. Summary

- ✓ The property is not listed and not in any designated area.
- ✓ We submit that the proposed works have been designed taking into careful consideration the neighbouring properties to safeguard the enjoyment of their amenities.
- ✓ We submit that the proposed works have been designed within and comply with all the permitted development allowances and limitations.

IQONICA
London 28th October 2022