



11 Colina Road | N15 3JA

Certificate of Lawfulness for a Proposed Use

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		Londong Borough of Haringey

Note: The images in this document are representational and are NOT to scale. For Scaled Drawings please refer to the separate numbered drawings. Images in this document are intended to provide supplementary information only.



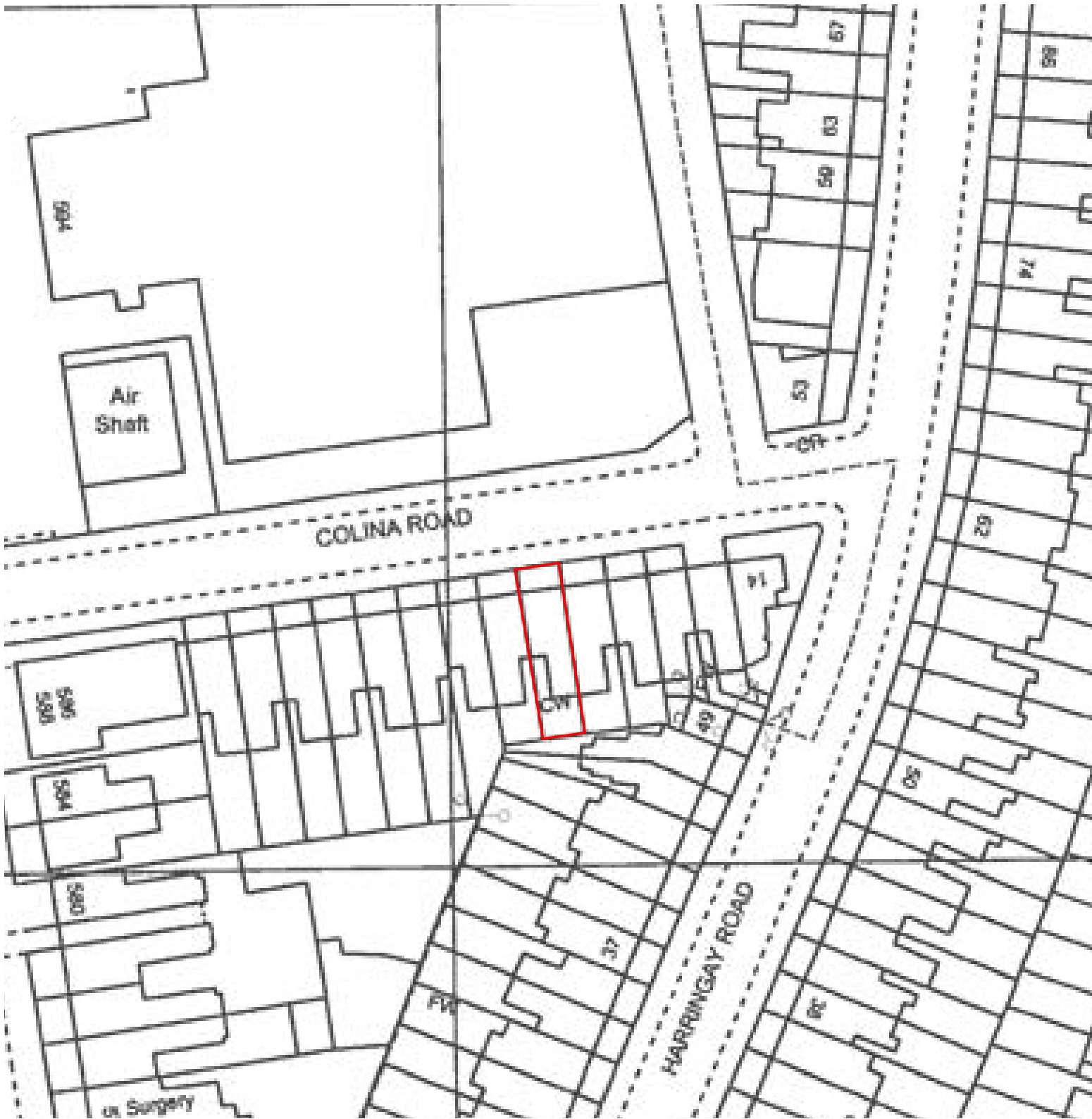
1.1 Introduction

The applicant is seeking to renovate and upgrade their existing property, creating 2 additional bedrooms and a shower room and toilet in the loft of the property.

We are proposing to obtain approval for the proposed attic extension under an application for a Certificate of Lawfulness for a Proposed Use, creating a volume less than 40m3 allowed under Permitted Development Rights.

This report will outline the original, existing and proposed designs, demonstrating compliance with the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

1.2 Location Plan



Scale 1:1250 @A3



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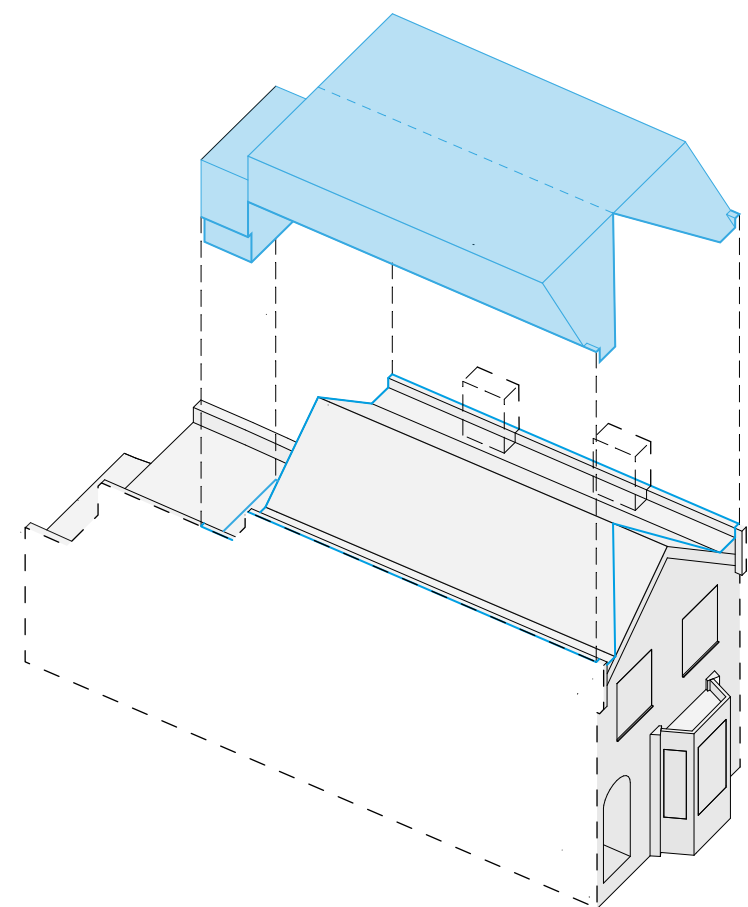
2.0 | Roof Massing

2.1 Roof Massing

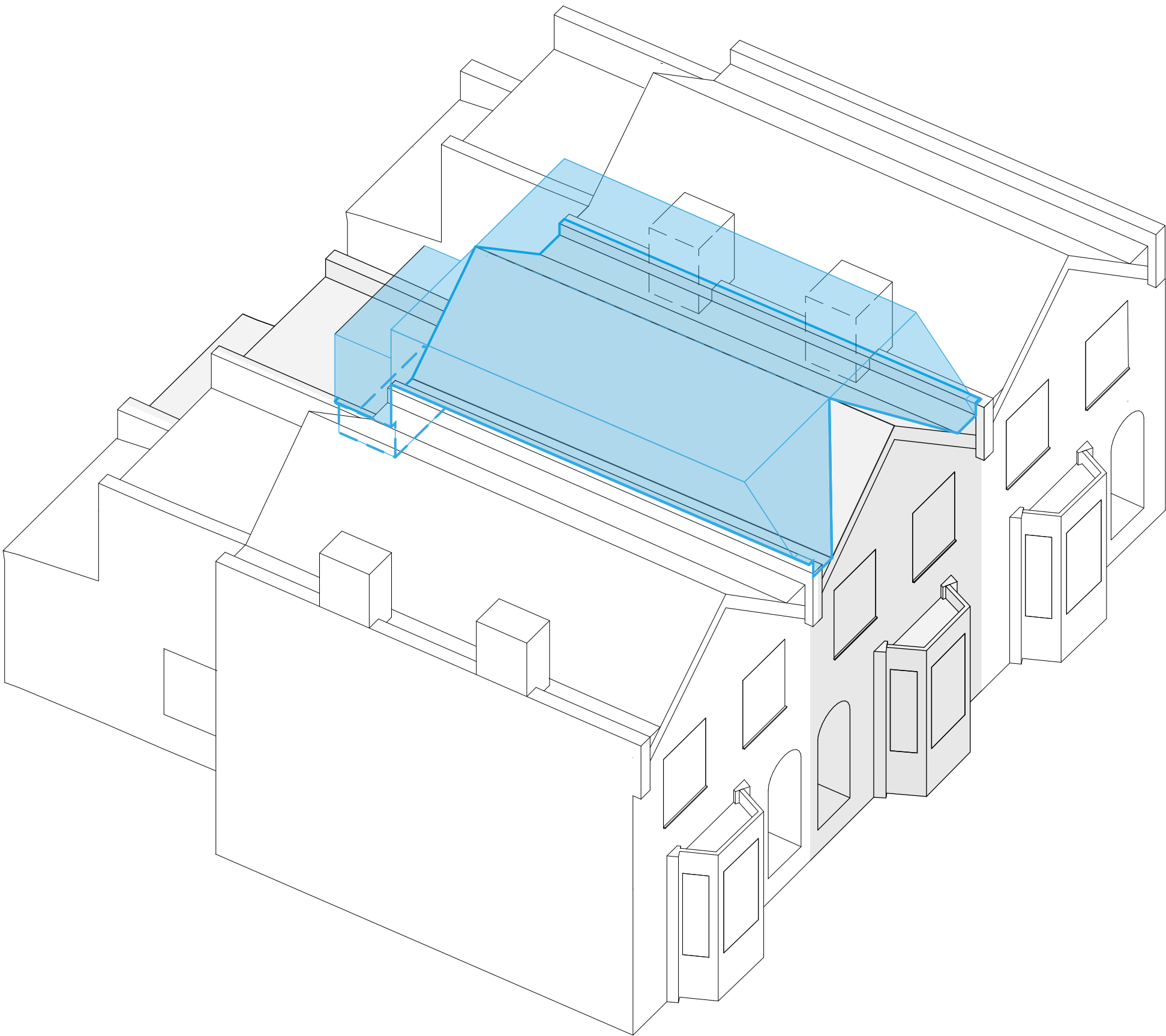
The proposed massing of the roof is made up of 2 dormers, that span the length of the gable end pitch roof, and a small flat roofed shower room, above the flat roof section at the back of the existing house.

Fronting Colina road, the dormers slope backwards, reducing the impact of the modifications from the street. Ensuring that the new additions do not look bulky and preserving the existing front facing gable end.

2.2 Existing + Proposed

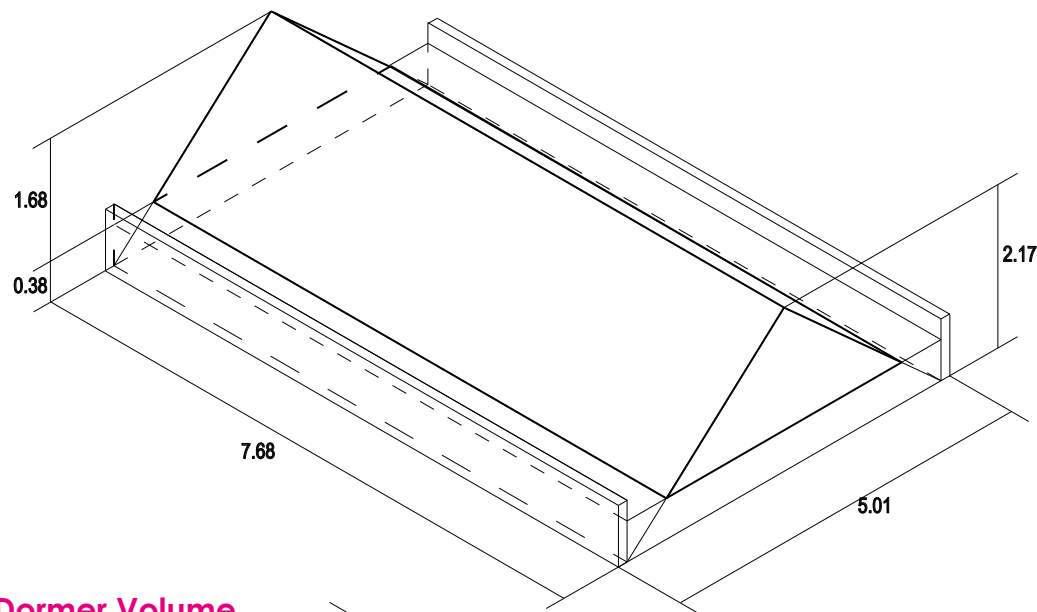


2.3 Proposed

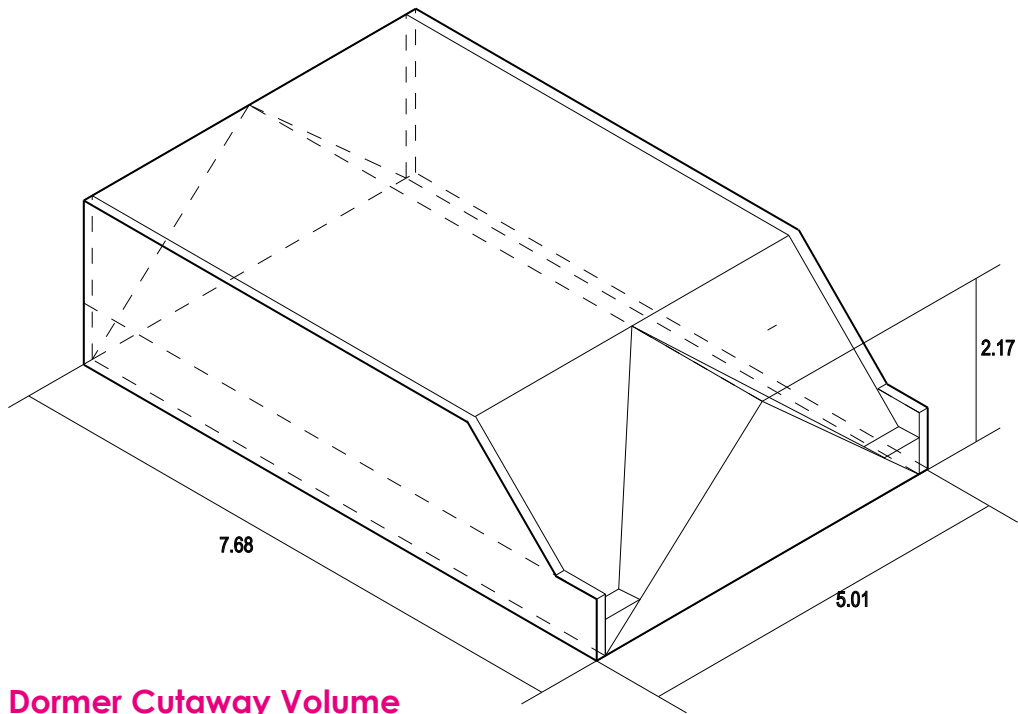


3.0 | Proposed Volume Calculation

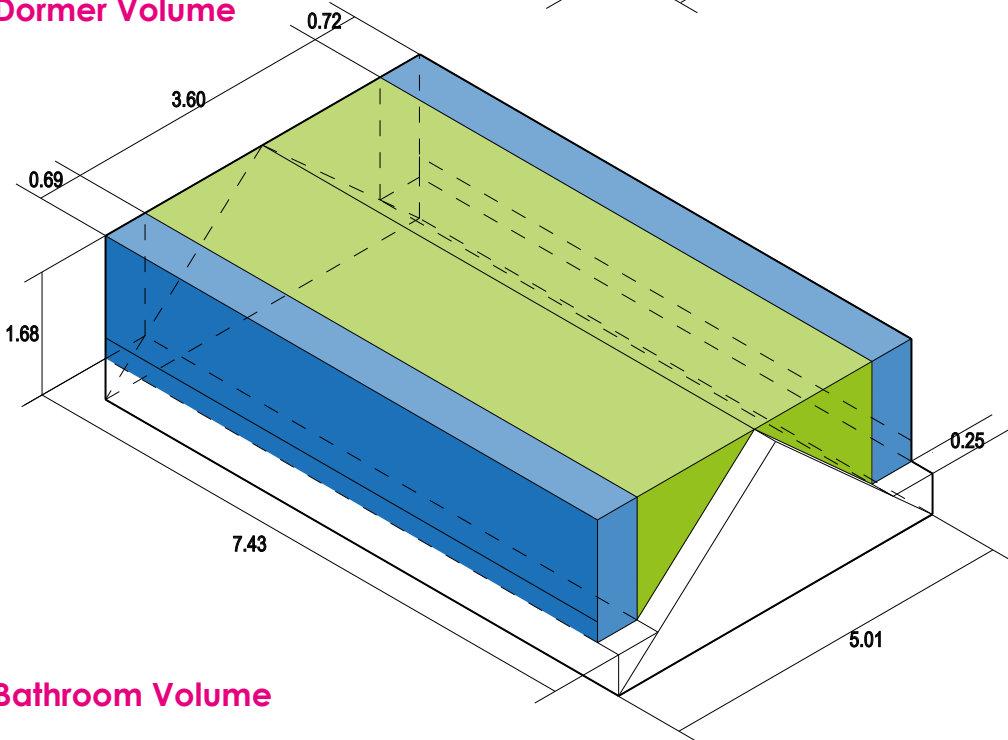
3.1 Existing Roof Massing



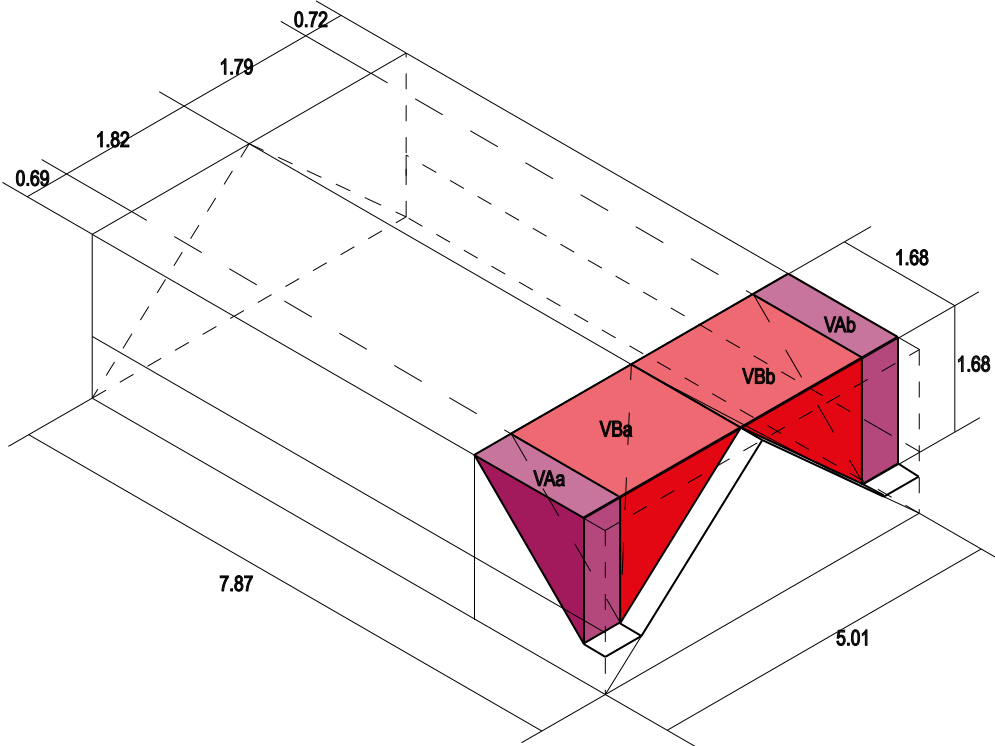
3.2 Proposed Roof Massing



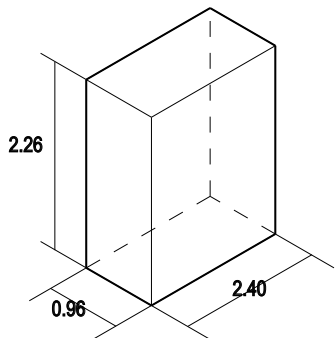
3.3 Dormer Volume



3.4 Dormer Cutaway Volume



3.5 Bathroom Volume



3.6 Calculation

Volume

$V1a = 1.68 \times 0.69 \times 7.43 = 8.613$
 $V1b = 1.68 \times 0.72 \times 7.43 = 8.987$
 $V2a = (1.68 \times 1.82) / 2 \times 7.43 = 11.359$
 $V2b = (1.68 \times 1.79) / 2 \times 7.43 = 11.172$

$V_{Total} = V1a + V1b + V2a + V2b$
 $= 40.131m^3$

Cut Away

$VA = L \times H \times W$
 $V_{Aa} = 1.68 \times 1.68 \times 0.69 = 0.97$
 $V_{Ab} = 1.68 \times 1.68 \times 0.72 = 1.01$

$VB = L \times W \times (H/3)$
 $V_{Ba} = 1.68 \times 1.82 \times (1.68/3) = 1.71$
 $V_{Bb} = 1.68 \times 1.79 \times (1.68/3) = 1.68$

$V_{Total} = 0.97 + 1.01 + 1.71 + 1.68$
 $= 5.370$

Total Volume

$40.131m^3 - 5.370m^3 = 34.761m^3$

Bathroom

$2.40 \times 0.96 \times 2.26 = 5.21m^3$

$34.761m^3 + 5.21m^3 = 39.971m^3$

Therefore, Total proposed volume =
39.97m³

$40.00m^3 \text{ (max)} - 34.761m^3 = 5.24m^3$

Additional volume utilised by
Bathroom at rear

Scale 1:100 @A3



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4.0 | Compliance Statement

4.1 Permitted Development Compliance

This submission is in compliance with the “Permitted Development rights for householders - Technical Guidance” as set out by the Ministry of Housing, Communities & Local Government (Sept 2019)

The proposal has been prepared in line with the “Class B - additions etc to the roof” criteria.

A roof conversion to this dwelling is considered to be permitted development, not requiring an application for planning permission subject to the following conditions.

- Volume of 40 cubic metres additional roof space for terraced houses.
- No extension beyond the plane of the existing roof slope that fronts the highway.
- No extension to be higher than the highest part of the roof.
- Materials to be similar to those used on the existing house.
- No verandas, balconies or raised platforms.
- Side facing windows to be obscured glazing, with any openings to be 1.7m above floor level.
- Roof extensions not to be permitted development in designated areas.
- Roof extensions, apart from hip to gable, to be set back, as far as practical, at least 200mm from original eaves.
- The roof enlargement cannot overhang the outer face of the wall of the original house.

5.0 | Elevations

5.10 Front Elevation

5.11 Existing

- Traditional vernacular
- Gable end pitched roof orientated towards street.
- Parapet party wall, protrudes from front wall near to roof
- White painted brickwork with some black painted details

5.12 Proposed

- Pitched roof from top of front wall sloping back to existing roof ridge with the existing gable end protruding from added pitched roof. Preserves view of front facade from street. Addition is subservient to existing building.
- Skylights facing street, on either side of gable end.
- Window added to gable end
- Parapet walls built up to roof existing roof ridge height.



Scale 1:100 @A3



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5.0 | Elevations

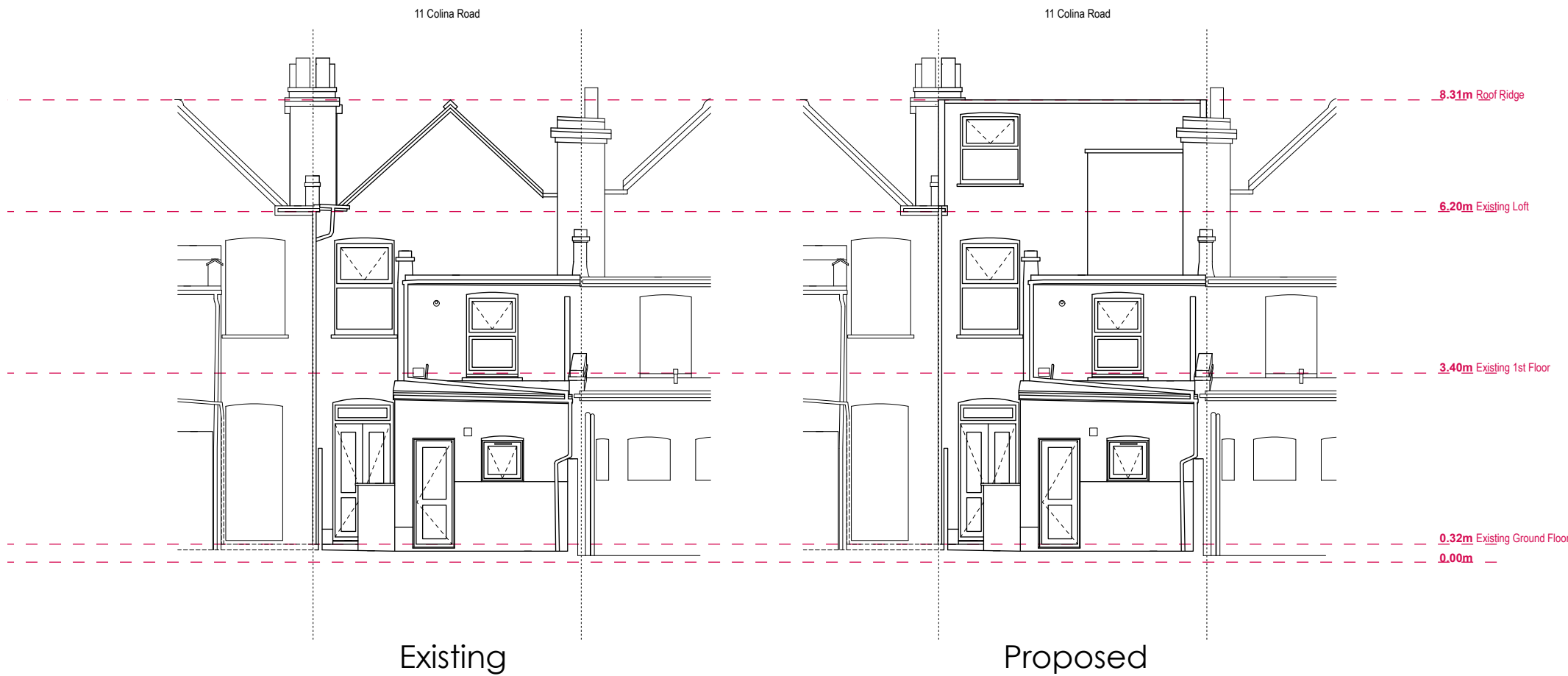
5.2 Rear Elevation

5.21 Existing

- protruding flat roofed shorter block protrudes from back of house

5.22 Proposed

- Brick work continued up to roof ridge height so rear wall is continuous and appears unified.
- Rear flat roof in keeping with existing flat rooves.
- Addition of new block for WC sitting on to of existing
- Shorter than existing rear chimney, minimising visual impact from rear
- rear window in same style as existing added to loft extension, in line with existing

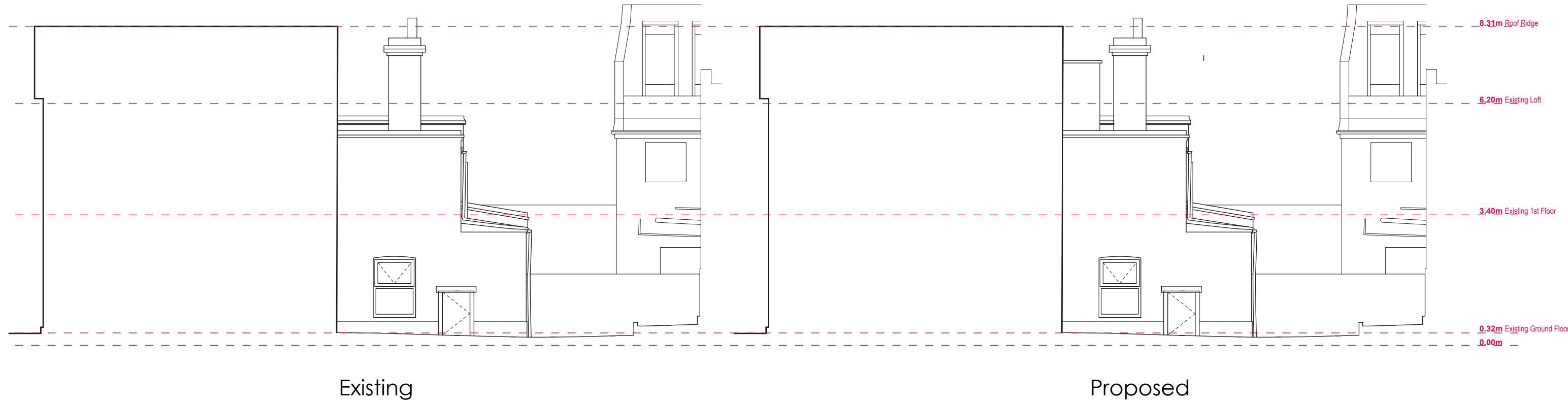


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5.3 West Elevation

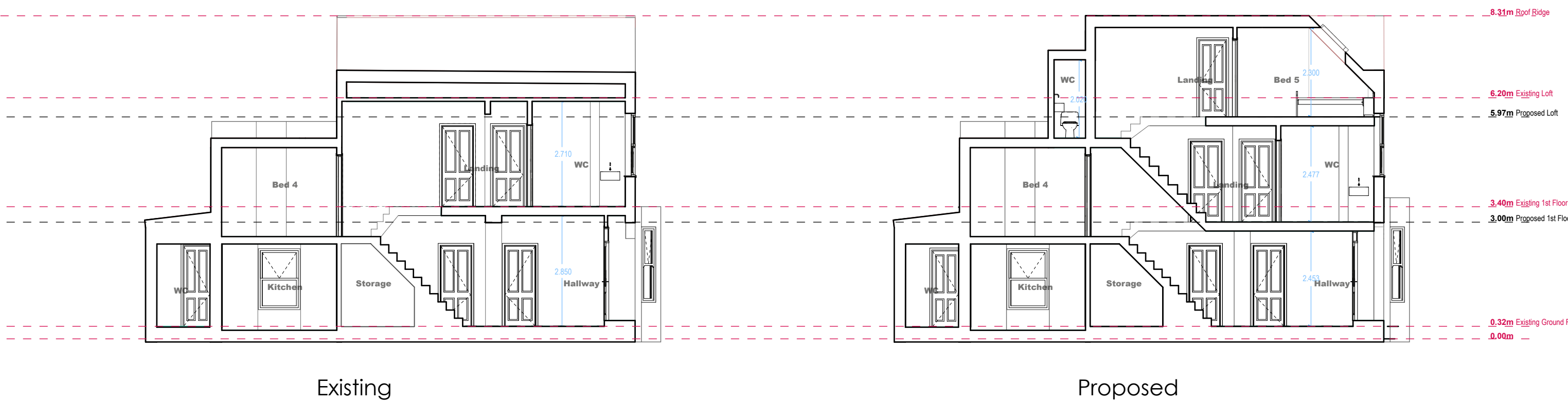


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6.1 Section AA



6.11 Existing

6.12 Proposed

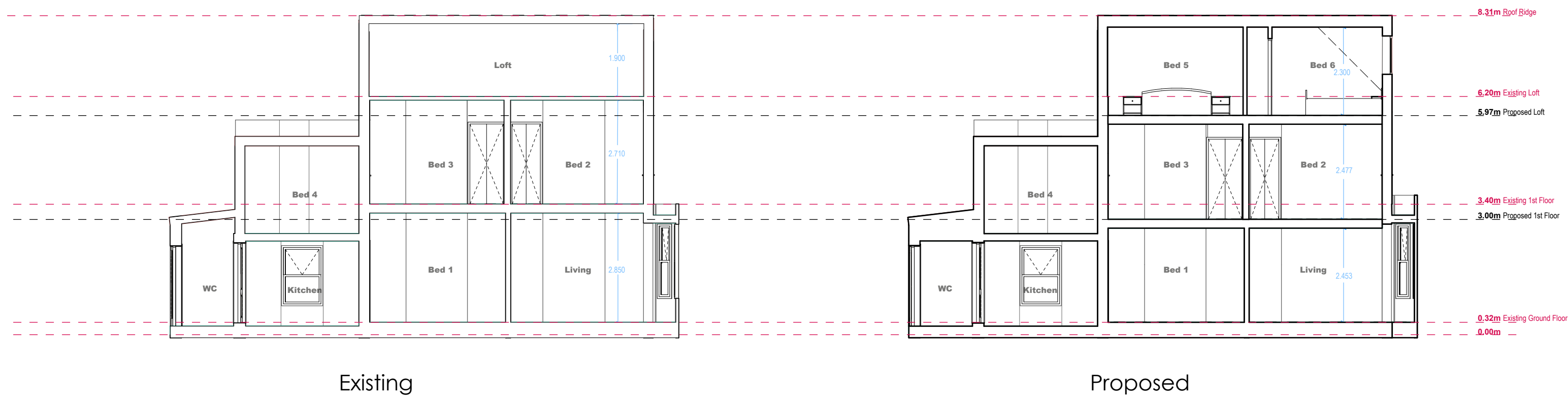
- 1st and 2nd(loft) floor heights dropped to make 2.3m of headroom in the loft.
- New rear bathroom accessed from half level, the same as existing Bed 4
- New pitched roof set back from front wall, futher concealing from street

Scale 1:100 @A3



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6.2 Section BB

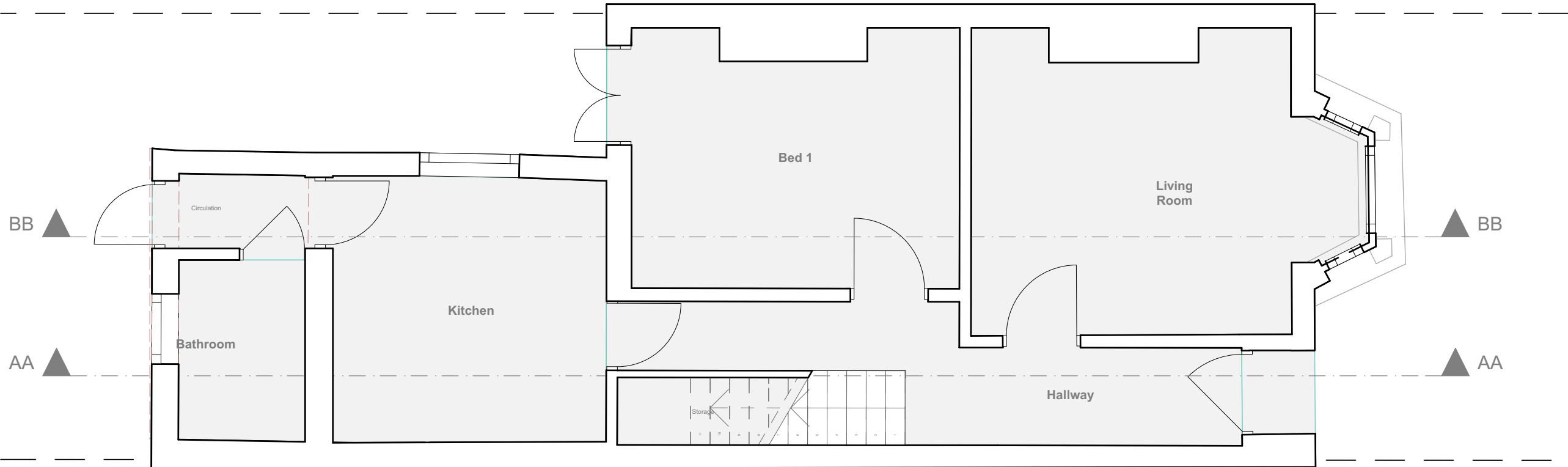


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7.1 Ground Floor



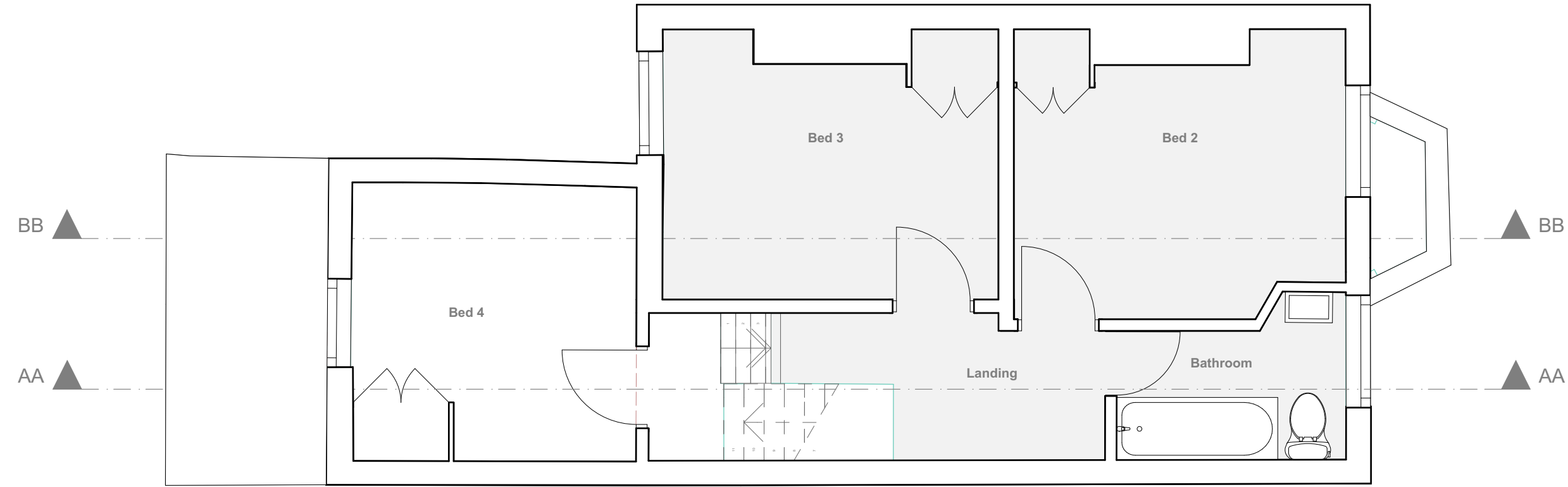
Existing
(Unchanged)

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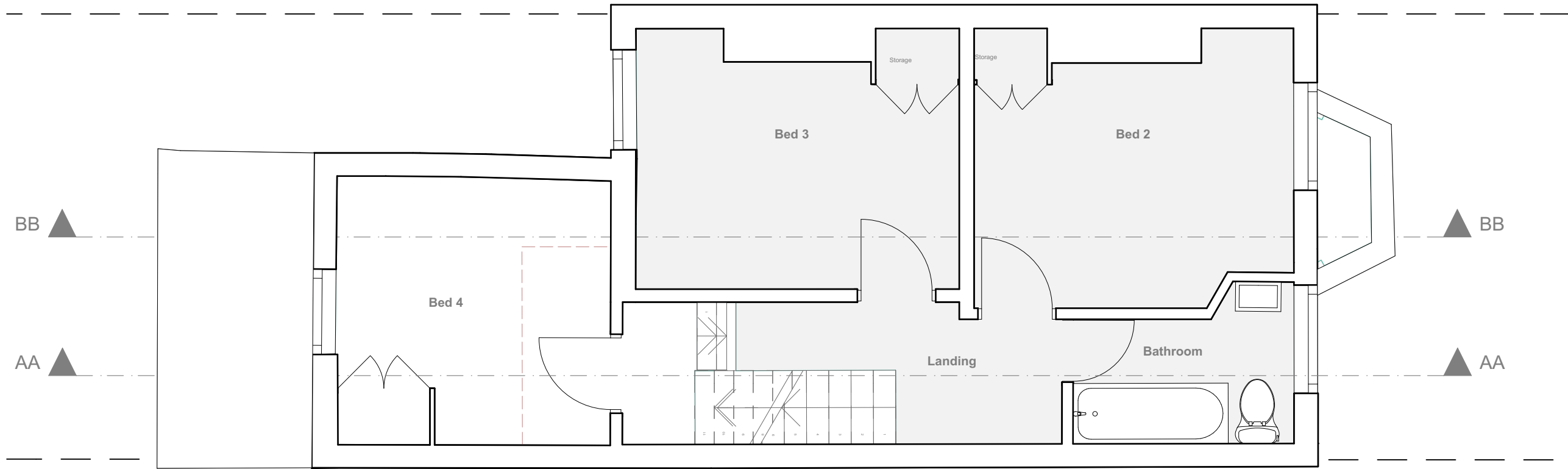


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7.2 First Floor



Existing

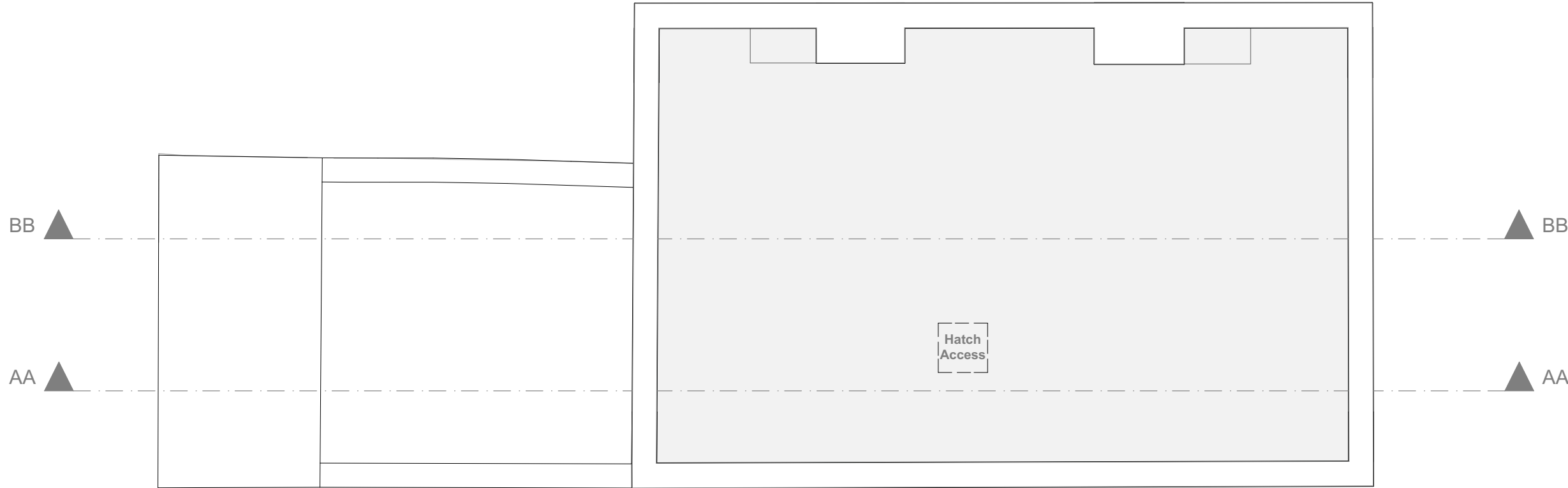


Proposed

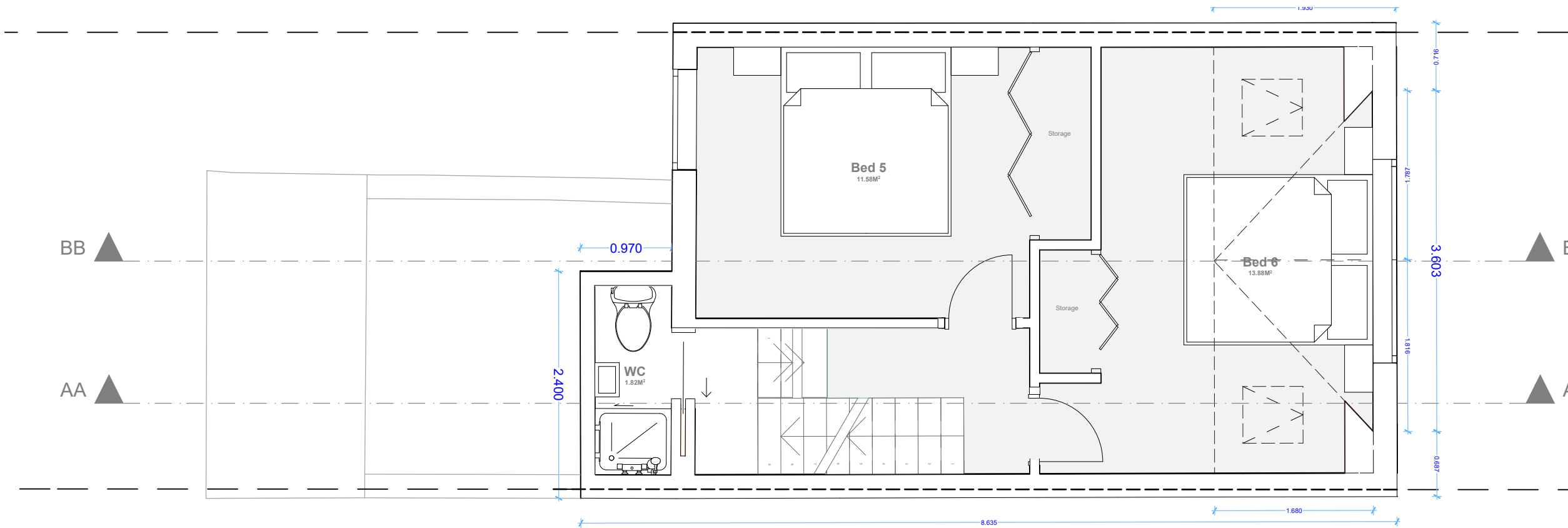
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Existing



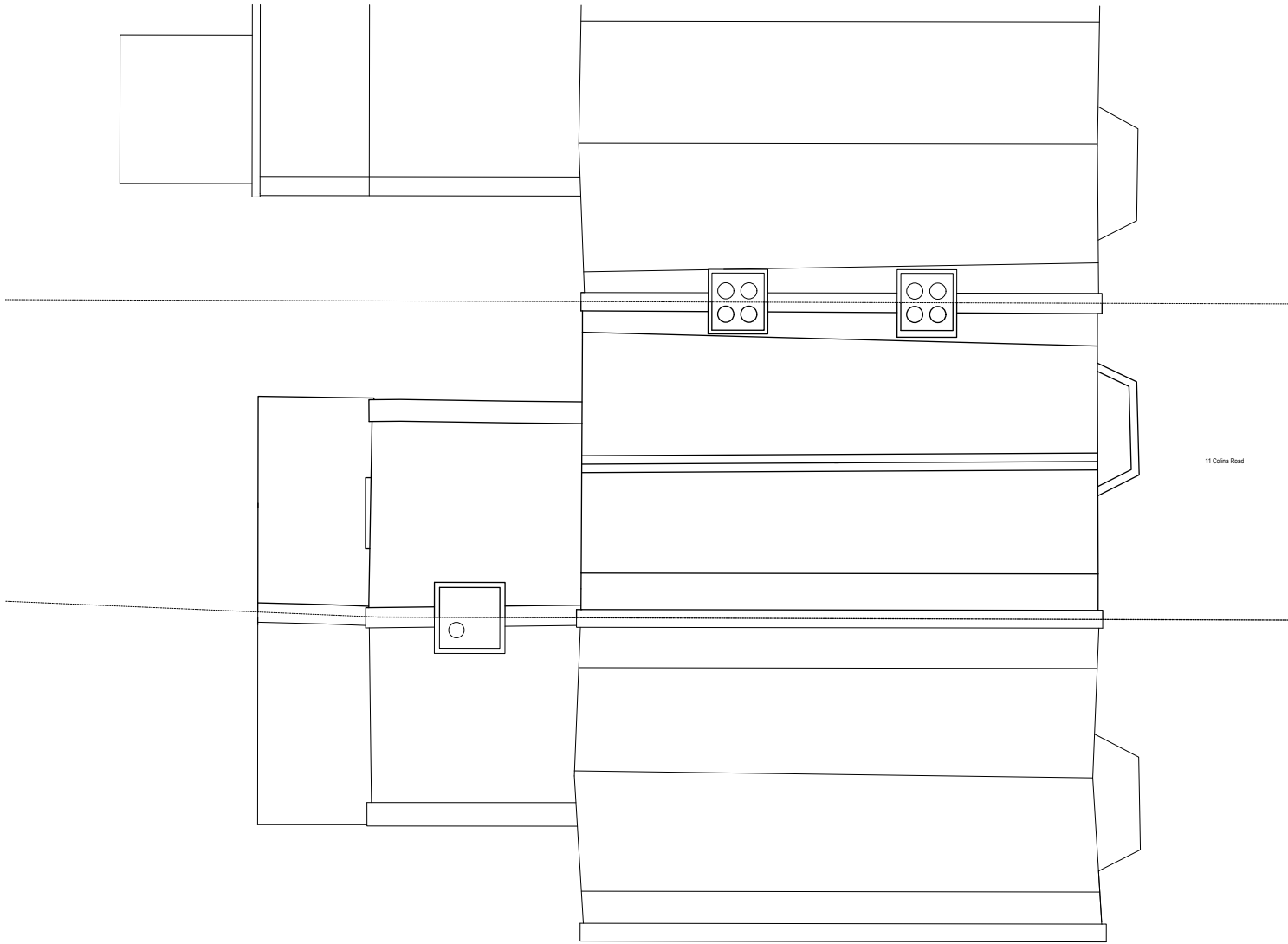
Proposed

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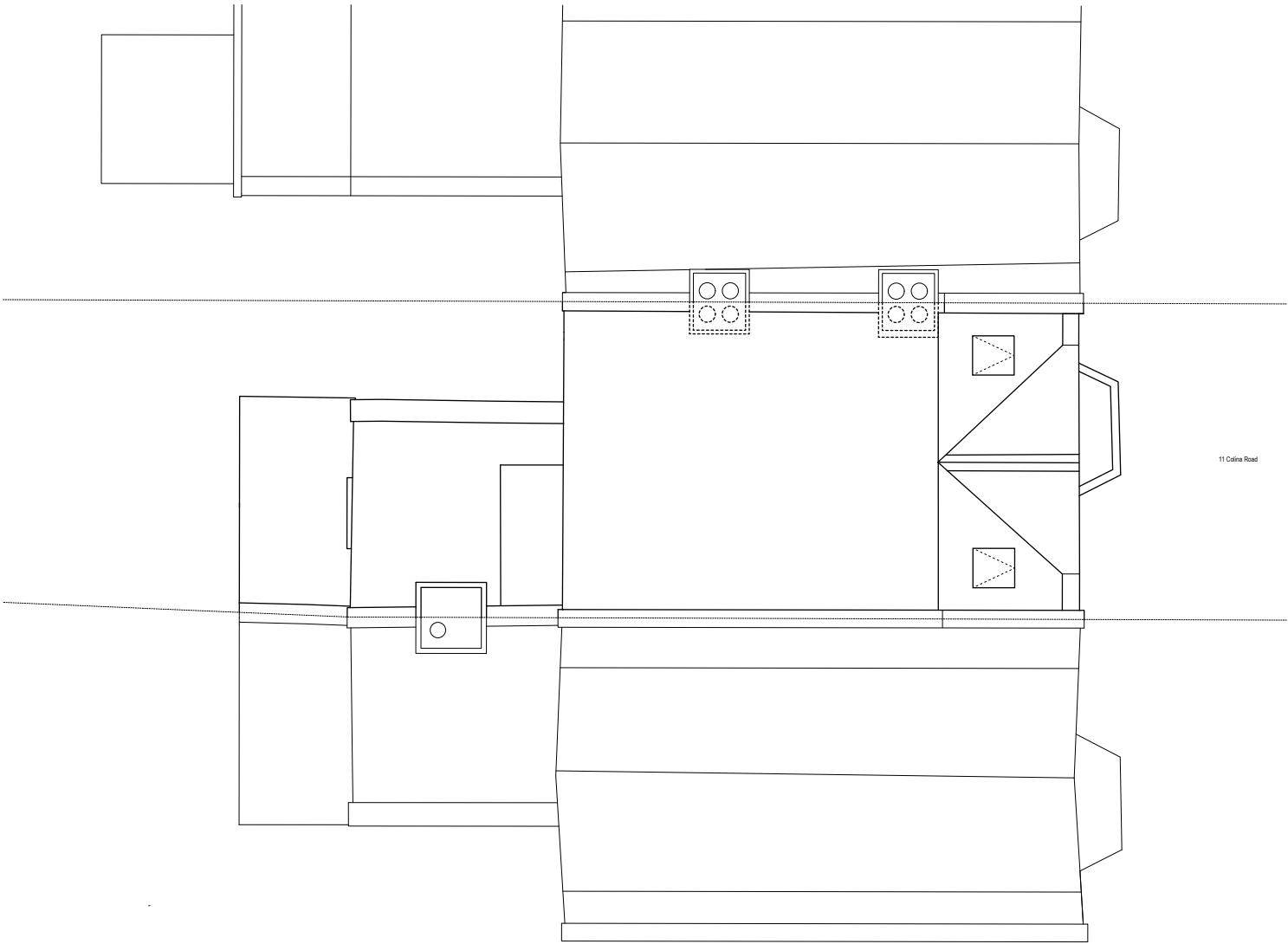


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7.4 Roof Plan



Existing



Proposed

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