

DATE: 30.11.2022

NOTO
ARCHITECTS

TO:

HARINGEY COUNCIL
PLANNING, REGENERATION AND ECONOMY
LEVEL 6, RIVER PARK HOUSE
WOOD GREEN
N22 8HQ

FROM:

NOTO ARCHITECTS
3-5 CROXTED MEWS
286a/288 CROXTED ROAD
LONDON
SE24 9DA

The following application has been submitted via the Planning Portal under application reference **PP-11730044**

Application for Lawful development: Proposed use
90 BLAKE ROAD, LONDON, N11 2AL

Construction of rear extension 3m deep and 3m eaves; proposed loft conversion involving a hip to gable roof extension and the addition of rooflights.

On behalf of our client, the owners of 90 BLAKE ROAD ("The Site" / "The Property"), please find enclosed documents to support that the works proposed to the above dwellinghouse are lawful.

This proposed development complies with that permitted under Class A of Part 1 (Schedule 2) of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2020 (hereafter referred to as the GPDO).

The works comprise:

- Single-storey rear extension of 3m depth, with an eaves height of 3m
- Loft conversion through a hip-to-gable roof extension.

The application has been submitted via the Planning Portal under application reference **PP-11730044**

Lawfulness of the Proposed Works

Class A allows for the 'enlargement, improvement or other alteration of a dwellinghouse'. Notwithstanding this, development permitted in relation to Class A is subject to the following relevant conditions and restrictions:

(f)subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and— (i)extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or (ii)exceed 4 metres in height.

Class B allows for the 'enlargement of a dwellinghouse consisting of an addition or alteration to its roof'.

Notwithstanding this, development permitted in relation to Class B is subject to the following relevant conditions and restrictions:

(d)the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than— (i)40 cubic metres in the case of a terrace house,

As such, the proposed works comply with Class A and Class B of Part 1 of the GPDO. We can confirm the property was constructed as a dwelling house and no change of use has occurred.

Yours sincerely,
A Theodorou ARB RIBA

