



29th November 2022

Delivered by email

London Borough of Haringey
Planning, Regeneration & Economy
Level 6 River Park House
Wood Green
N22 8HQ

Dear Sir / Madam,

**SUBMISSION OF FULL PLANNING APPLICATION FOR REDEVELOPMENT PROPOSALS AT NO.3
CURZON ROAD, LONDON, N10 2RB**

We write on behalf of our client, Mayfair Trading Company Limited, to apply for full planning permission for the following development at the above site:

'Conversion to 3 self-contained flats and erection of 3 storey extension at rear with associated works.'

The Site

The site comprises a large semi-detached property which sits at the southern end of Curzon Road on the western side. The property is two storeys with an attic floor and is arranged as two flats (Nos. '3' and '3A') each with a separate entrance from Curzon Road. This section of Curzon Road is characterised by a number of semi-detached pairs. However, No.1, which lies immediately to the south, comprises a substantial detached property, which is arranged as two flats.

The site benefits from being in close proximity to the amenities (restaurants, bars, shops) of Muswell Hill which is a few minutes' walk to the southwest. Furthermore, Alexandra Palace and Park, which provides amenity space and cultural activities, lies a 5 minute walk to the east.

As noted, the site is located a short walk (approx. 5 minutes) to Muswell Hill which benefits from numerous and regular bus routes (e.g., No.43, 102, 134, 234, 299 & 634) into central London and north London. Bounds Green Underground Station (Piccadilly Line) and Bowes Park Overground Station are located to the northeast

The Proposal

The proposal seeks to provide a ground floor rear extension as well as a part three storey rear extension at the southern boundary. This would respond to the form of the existing three storey rear extension at No.5 Curzon Road, resulting in greater design conformity and symmetry.

The existing property is arranged as two flats, comprising 1x1 bedroom unit and 1x2 bedroom unit. The proposals seek to provide 3 dwellings in total (a net gain of 1 unit) comprising a 1x1 bedroom unit; a 1x2 bedroom unit and 1x3 bedroom 'family' dwelling. The proposal would also enhance the property throughout and provide cycle parking in line with policy requirements.

Planning Application Submission Format

The planning application has been submitted via the planning portal (reference: PP-11726016) and the planning application fee of £1,386.00 has been paid directly by the applicant. The following information is submitted in support of the Planning Application:

- Online Planning Application Form (H Planning Ltd)
- Certificate and Notices as required (H Planning Ltd)
- Completed Community Infrastructure Levy (CIL) Form (H Planning Ltd)
- Supporting Planning Statement & Appendices (H Planning Ltd)
- Supporting Heritage Statement (H Planning Ltd)
- Daylight and Sunlight Report (Daylight Sunlight Consulting Ltd)
- Design and Access Statement (DAS) (TGN Architects Ltd)
- Existing Plans, Sections and Elevations (TGN Architects Ltd)
- Proposed Plans, Sections and Elevations (TGN Architects Ltd)
- Redline Planning Application Site Plan 1:1250 scale (TGN Architects Ltd)
- Redline Planning Application Block Plan 1:200 scale (TGN Architects Ltd)

We trust that the above information is sufficient for you to register and determine the planning application. If you have any queries, please do not hesitate to contact me at these offices.

Yours Faithfully,



Matt Humphreys, MRTPI
Director

matt@hplanning.london