



10 Colina Road, N15 3JA | Loft Conversion Certificate of Lawfulness for a Proposed Use

1.0 Introduction	3	Client
2.0 Massing	4	L. Aleksandroff & J. Sanchez
3.0 Volume Calculation	5	Date
4.0 Compliance Statement	6	April 2023
5.0 Drawings	7	Agent
		Crawford Partnership Architects David Mullaly dmullaly@crawfordpartnership.co.uk
		Planning Authority
		London 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.

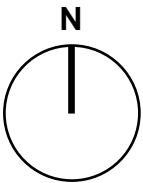
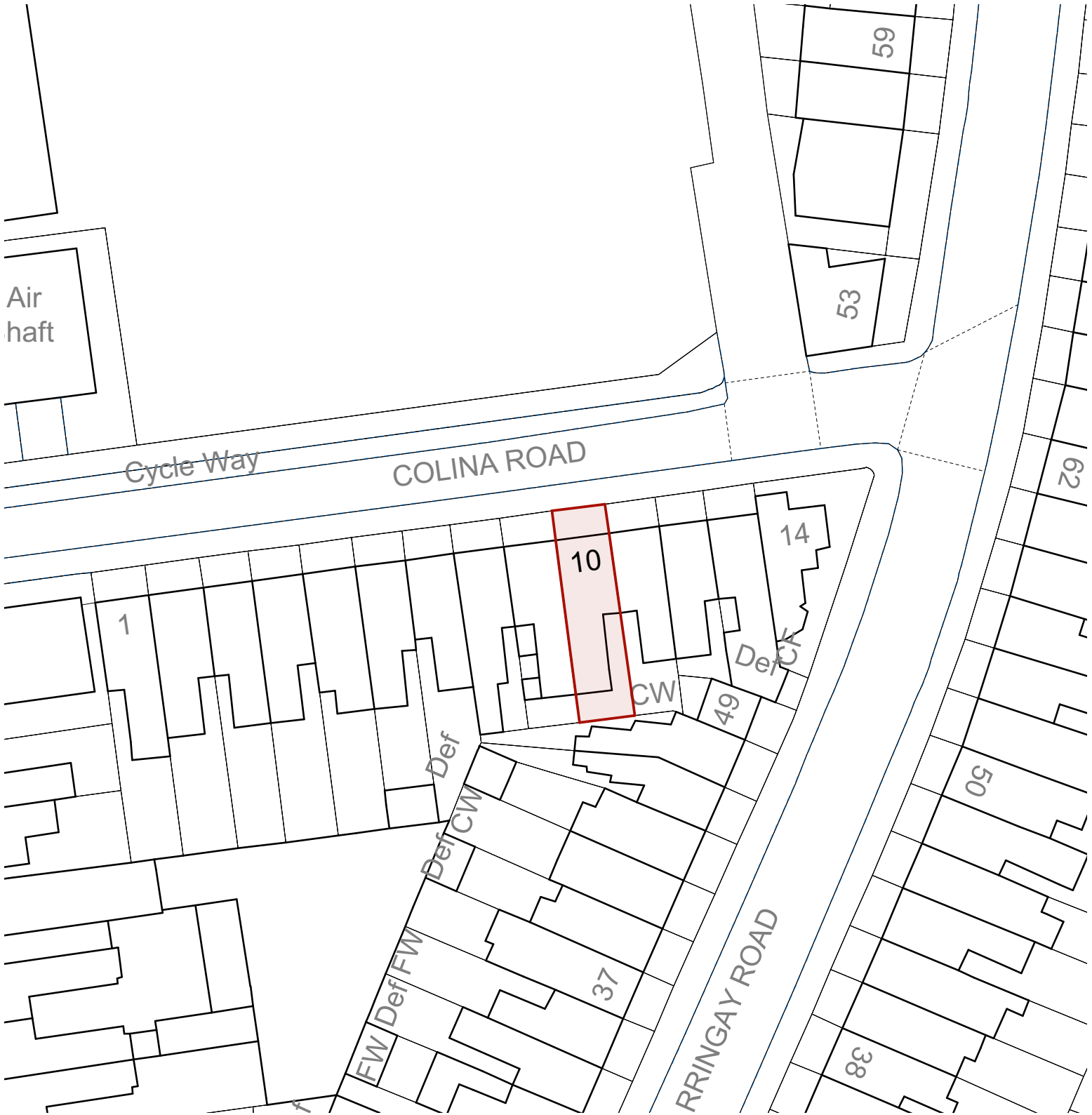
1.1 Introduction

The applicant is seeking to renovate and upgrade their existing property, creating an additional bedroom with en-suite and separate bathroom 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 1:500 @A3



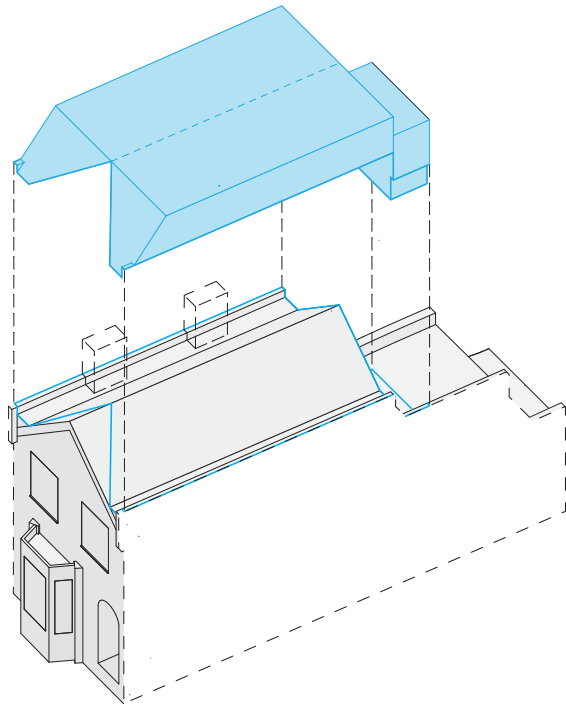
2.1 Roof Massing

The proposed massing at roof level incorporates 2 new dormer windows that span the length of the gable end pitch roof from front to rear on the east to west roof pitches.

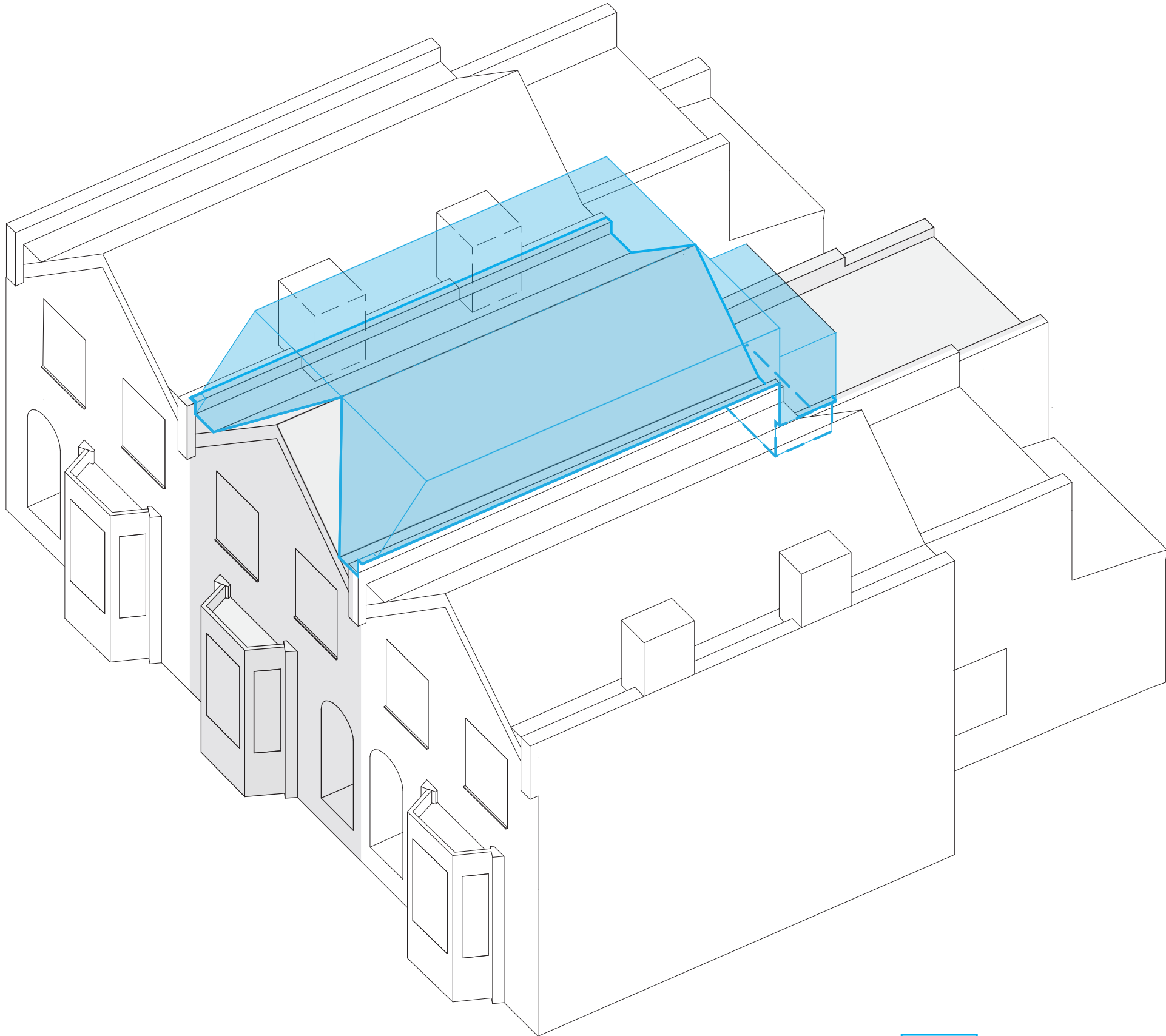
Fronting Colina road, the additions slope backwards, away from the hipped gable front end, maintaining this feature and reducing the impact of the modifications from the street.

A small flat roof toilet is also incorporated above the flat roof section of the rear outrigger, as part of the 40m3 addition allowed under permitted development.

2.2 Existing + Proposed



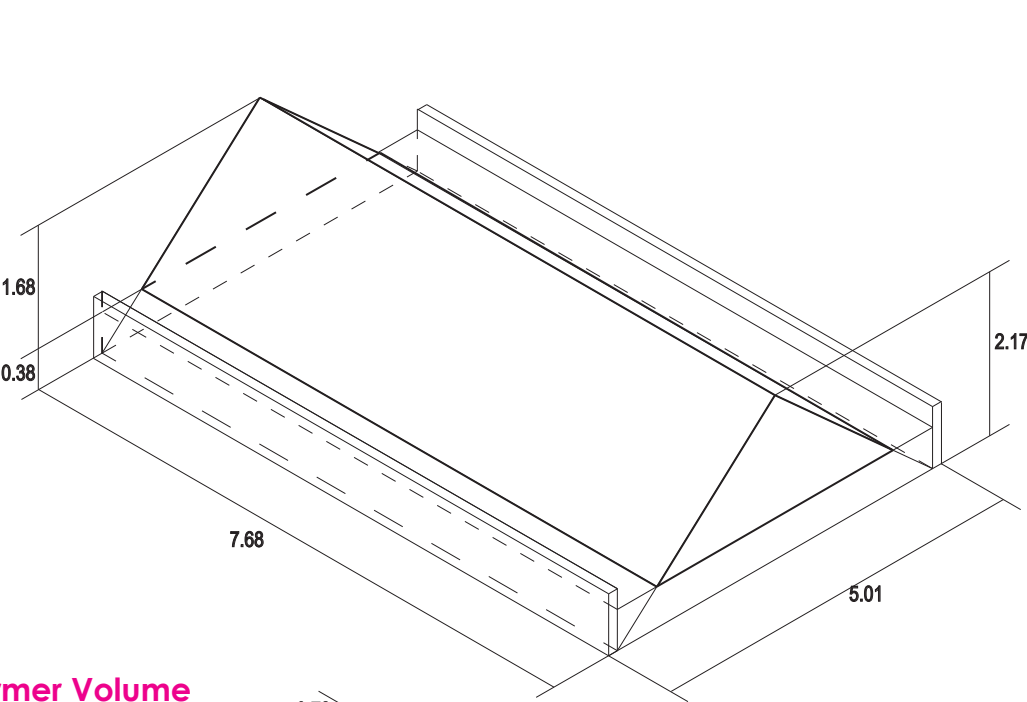
2.3 Proposed Massing



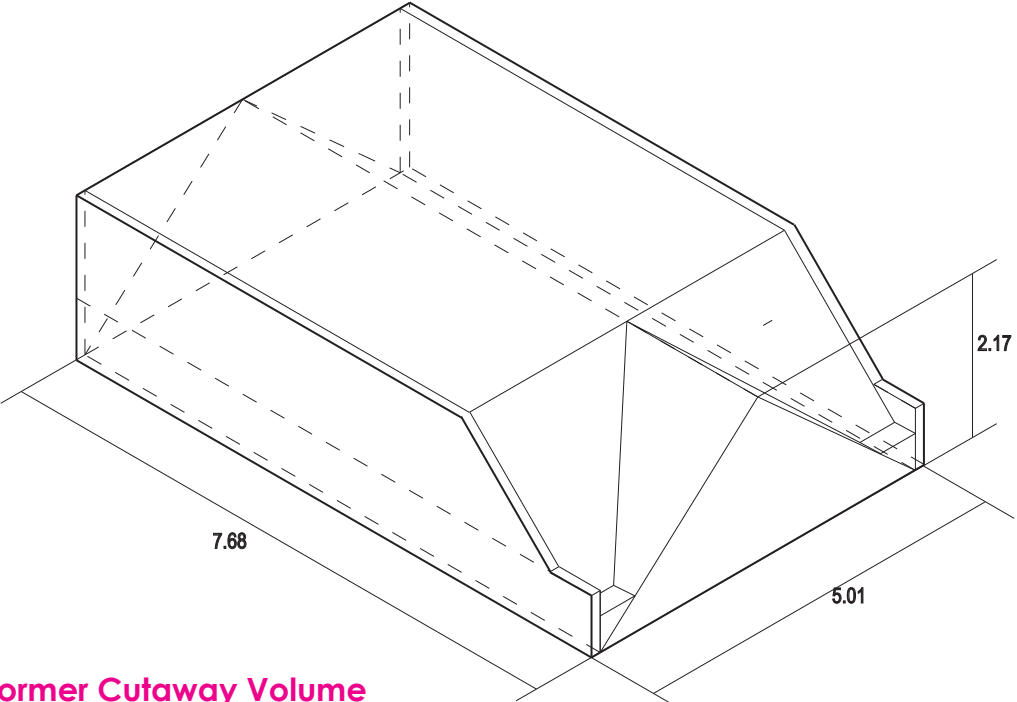
Proposed Roof Addition

3.0 | Volume Calculation

3.1 Existing Roof Massing



3.2 Proposed Roof Massing



3.6 Calculation

Volume

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

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

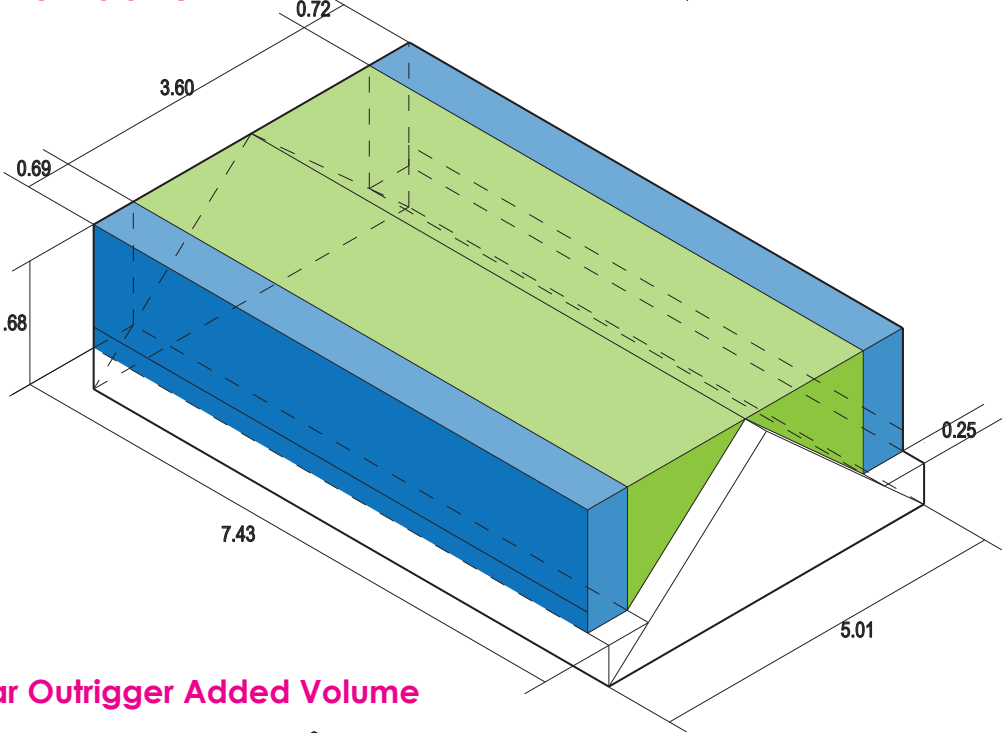
Cut Away

$VA = L \times H \times W$
 $VAa = 1.68 \times 1.68 \times 0.69 = 0.97$
 $VAb = 1.68 \times 1.68 \times 0.72 = 1.01$

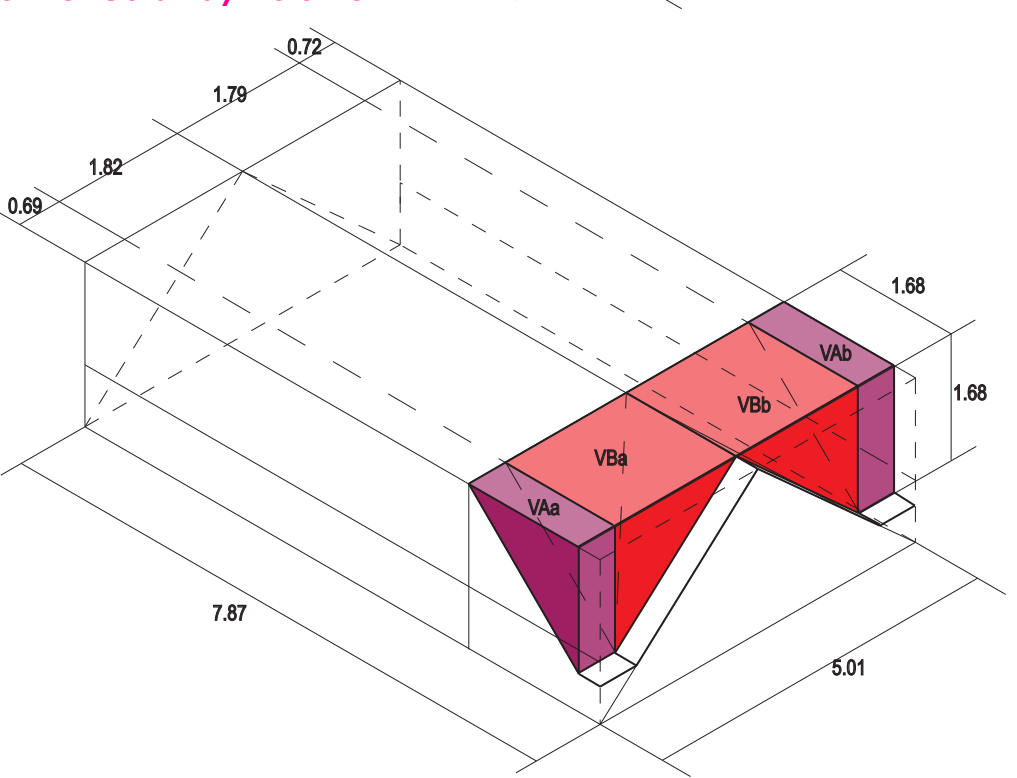
$VB = L \times W \times (H/3)$
 $VBa = 1.68 \times 1.82 \times (1.68/3) = 1.71$
 $VBb = 1.68 \times 1.79 \times (1.68/3) = 1.68$

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

3.3 Dormer Volume



3.4 Dormer Cutaway Volume



Total Volume

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

Bathroom

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

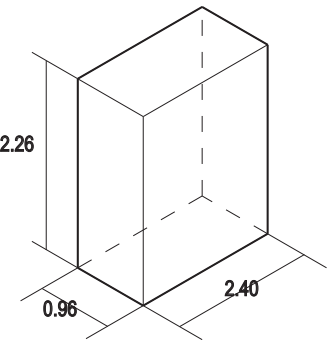
$34.761m^3 + 5.21m^3 = 39.971m^3$

Therefore, Total proposed volume =
39.97m³

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

Additional volume utilised by
Bathroom at rear

3.5 Rear Outrigger Added Volume



Scale 1:100 @A3



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.

5.1 Front Elevation

5.1.1 Existing

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

5.1.2 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 existing roof ridge height.



5.1.1 Existing



5.1.2 Proposed

5.2 Rear Elevation

5.2.1 Existing

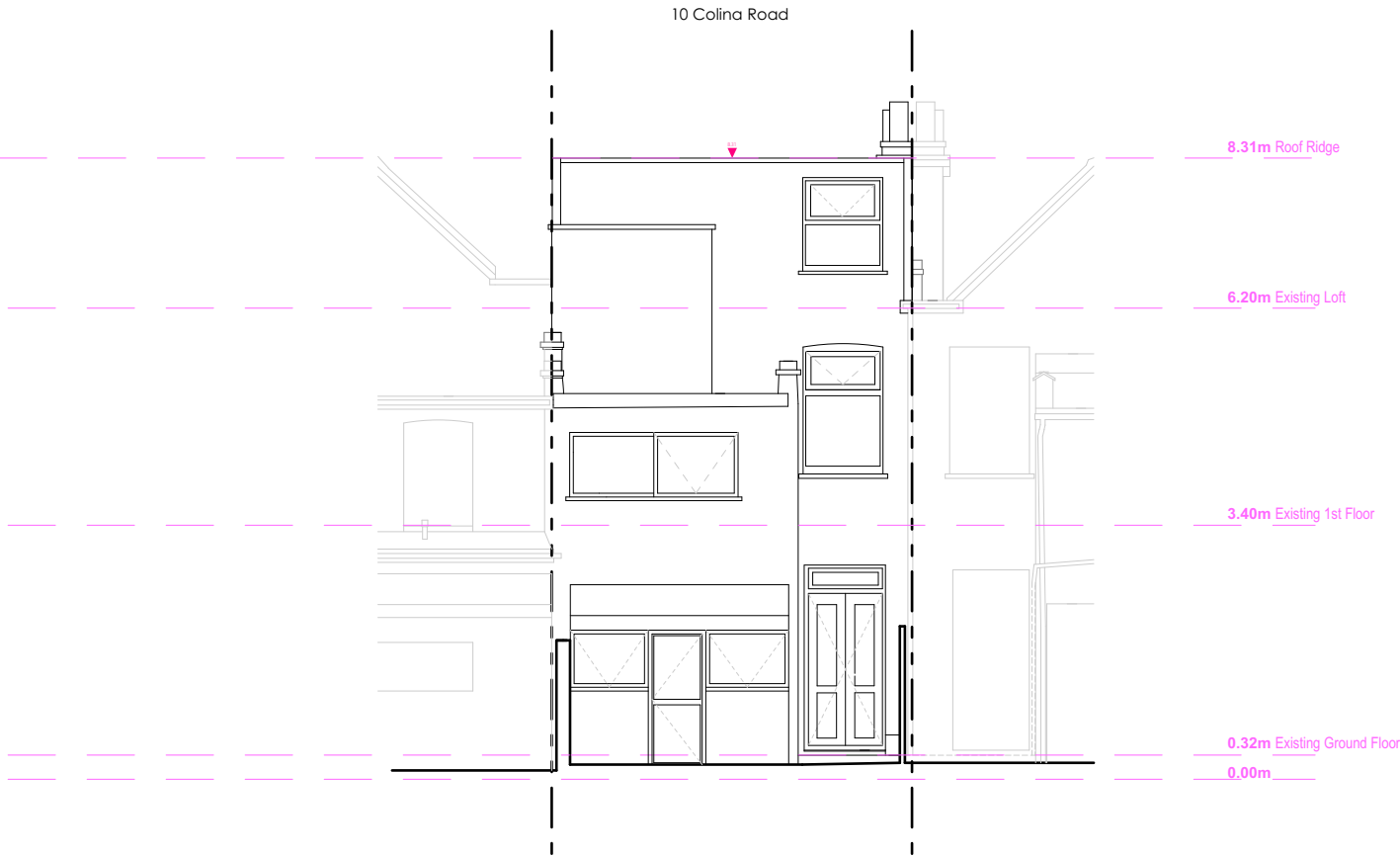
- Flat roof outrigger protrudes from back of terrace.

5.2.2 Proposed

- Brick work continued up to roof ridge height so rear wall is continuous and appears unified.
- New outrigger features flat roof in keeping with existing roofs at rear.
- New rear window in the same style as existing.

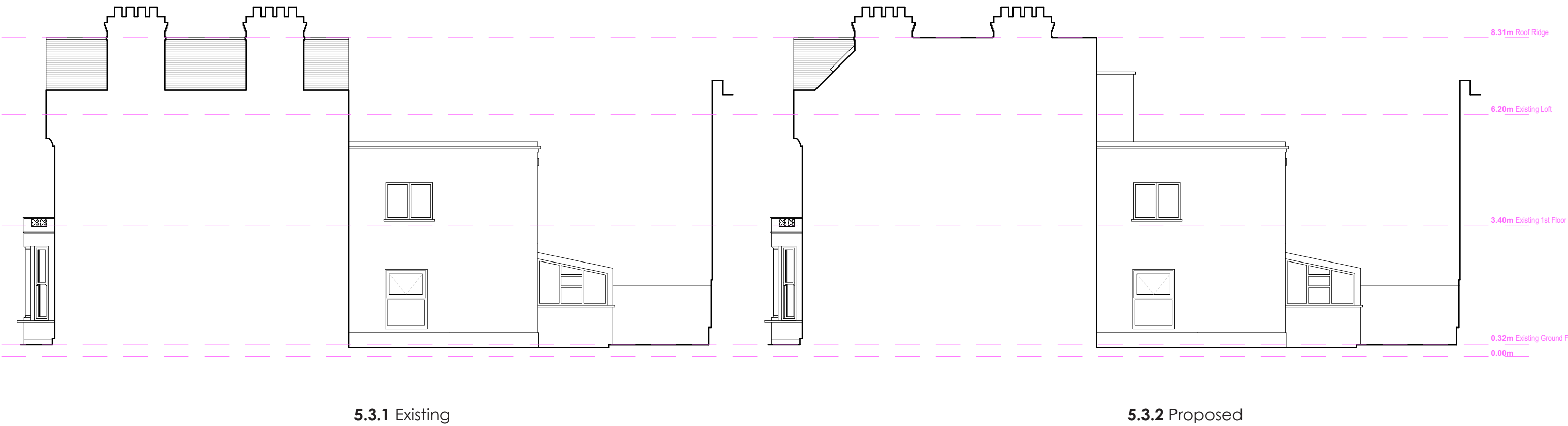


5.2.1 Existing

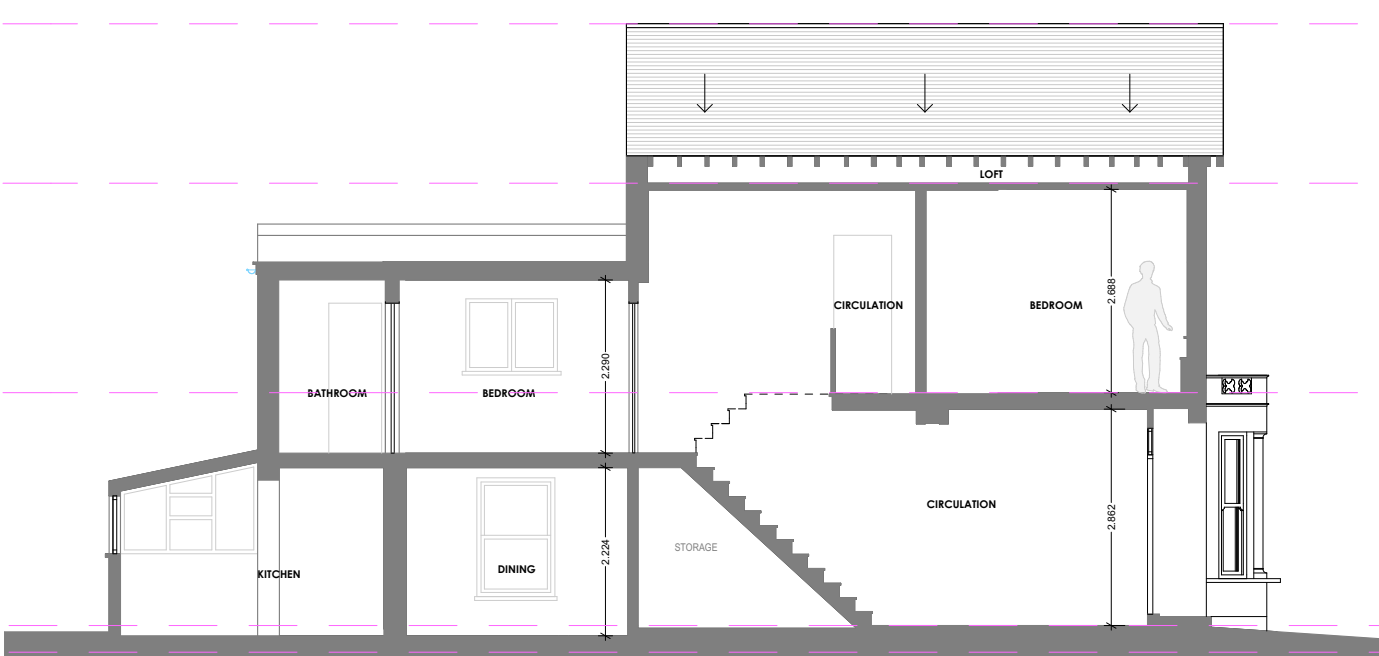


5.2.2 Proposed

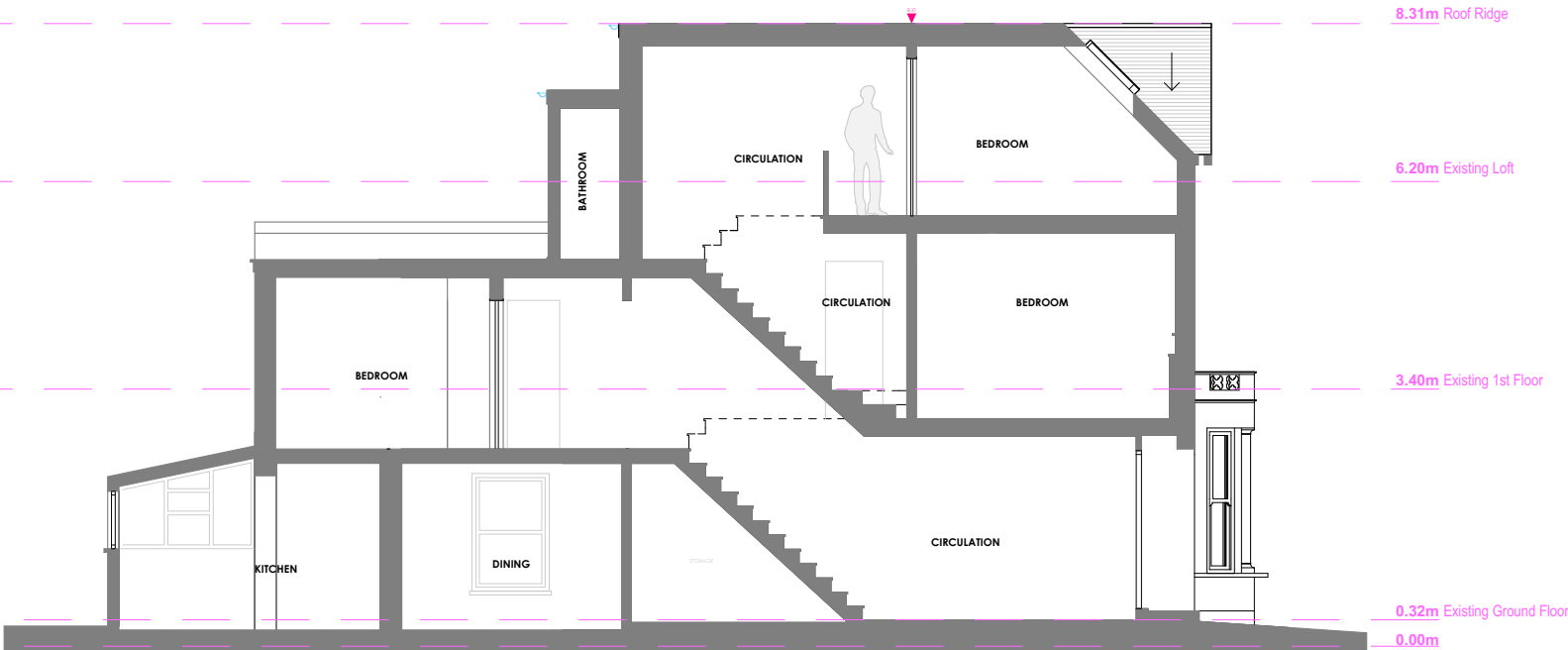
5.3 West Elevation



5.4 Section AA

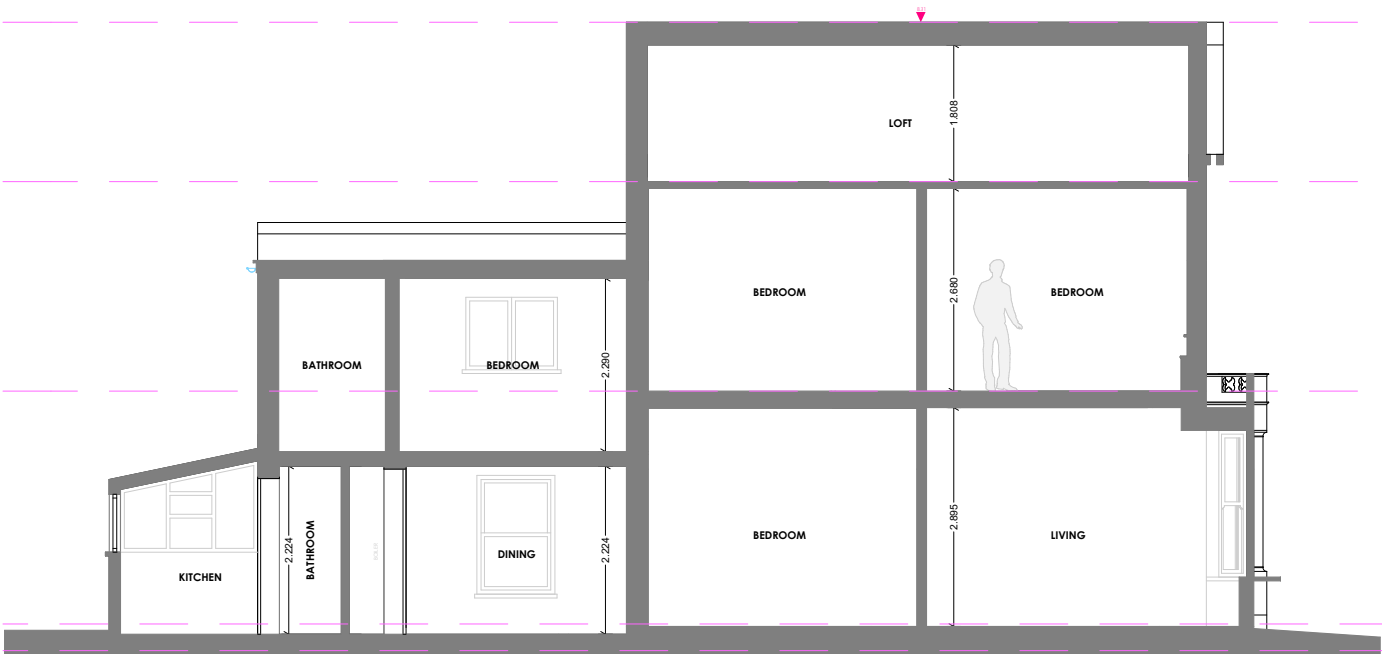


5.4.1 Existing



5.4.2 Proposed

5.5 Section BB



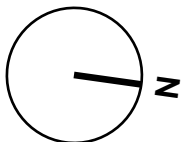
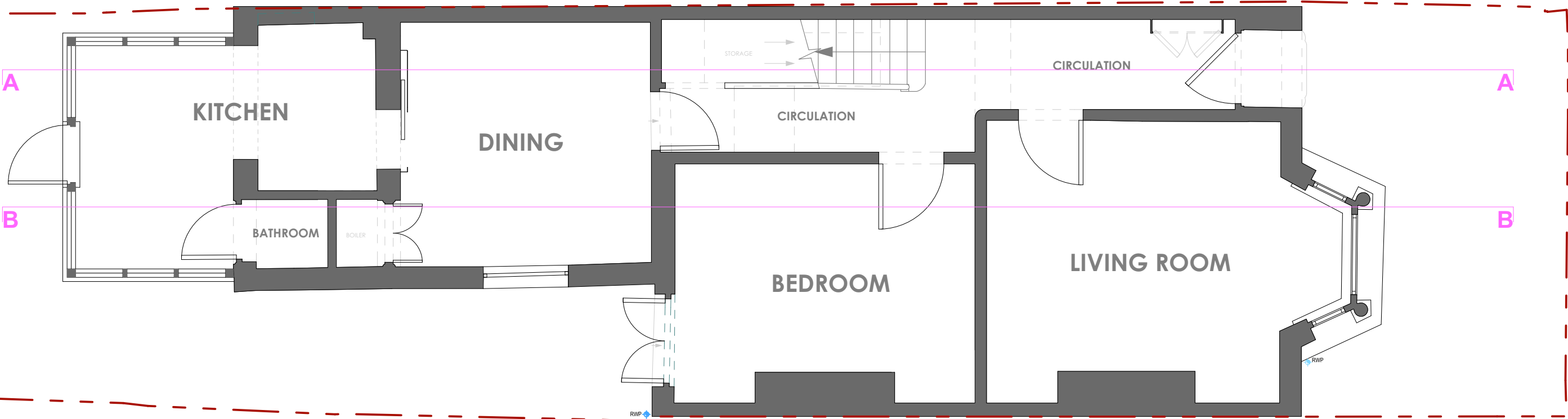
5.5.1 Existing



5.5.2 Proposed

5.6 Ground Floor

5.6.1 Existing + Proposed (Unchanged)

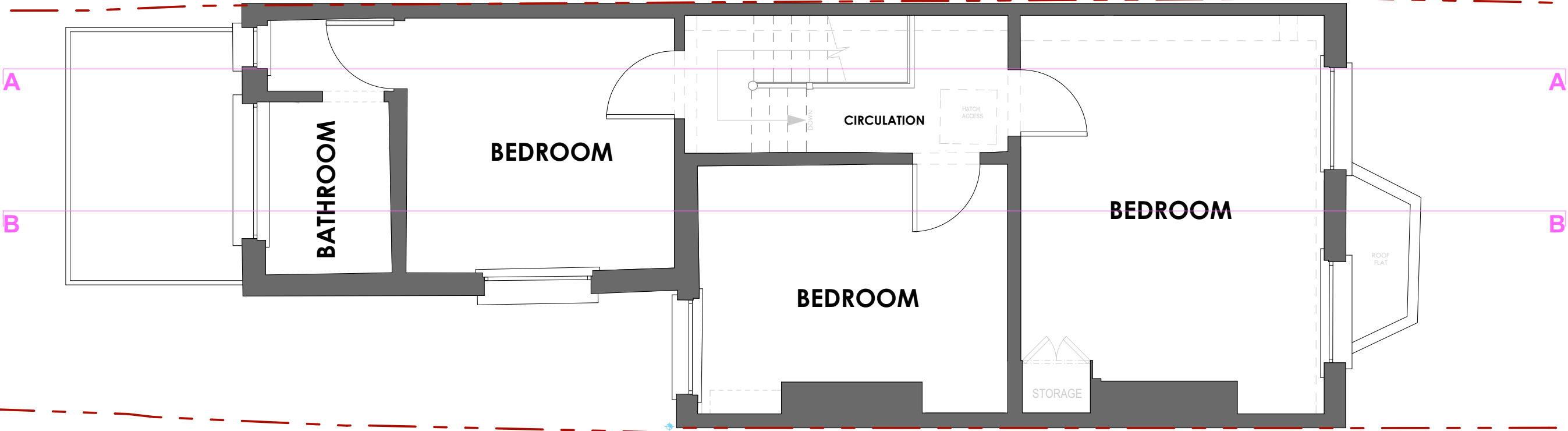


Scale 1:50 @A3

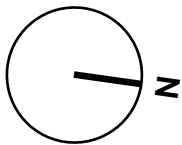
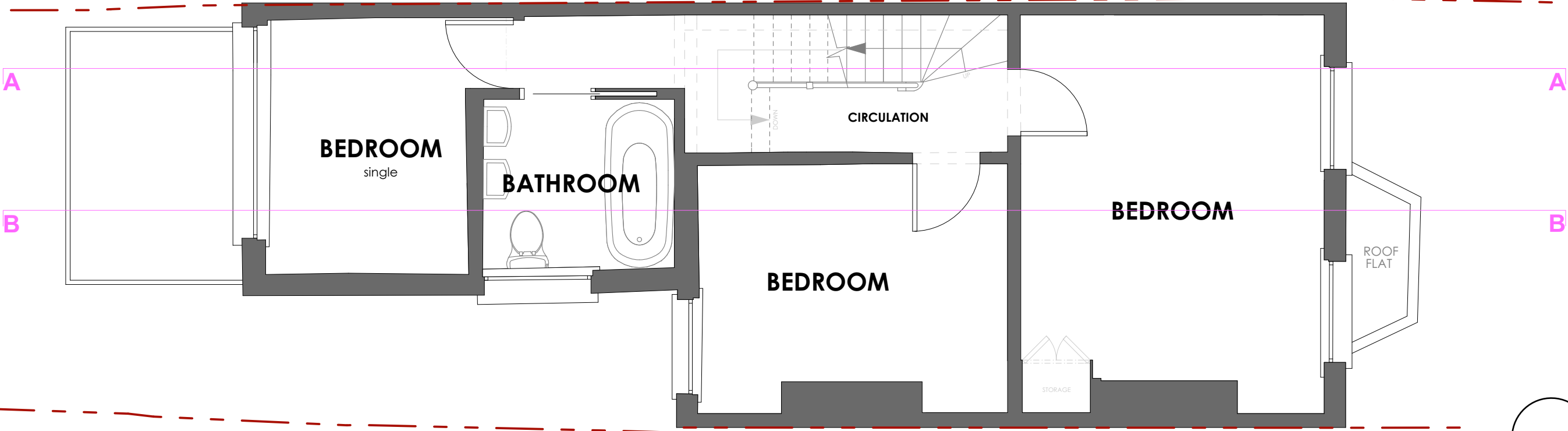


5.7 First Floor

5.7.1 Existing



5.7.2 Proposed

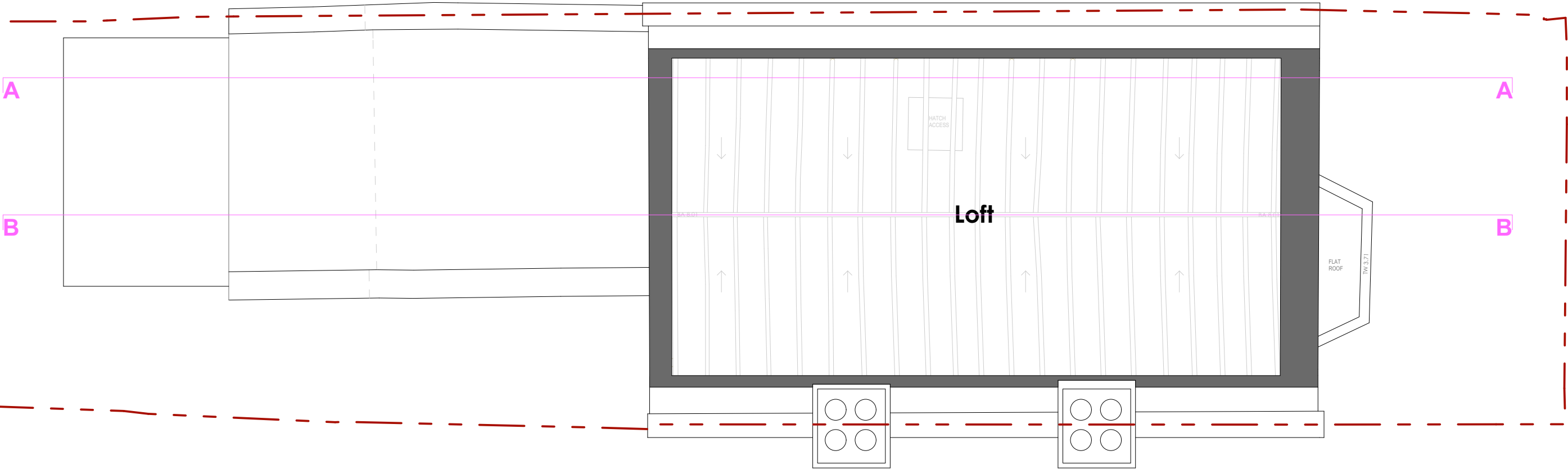


Scale 1:50 @A3

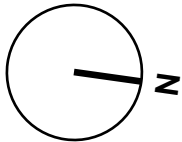
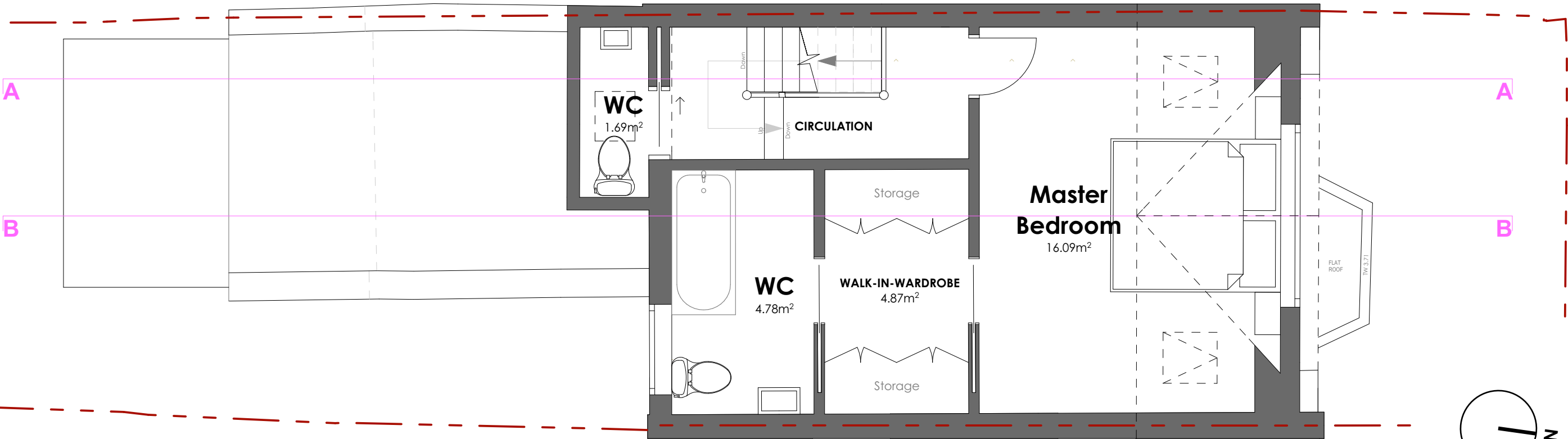


5.8 Second Floor

5.8.1 Existing



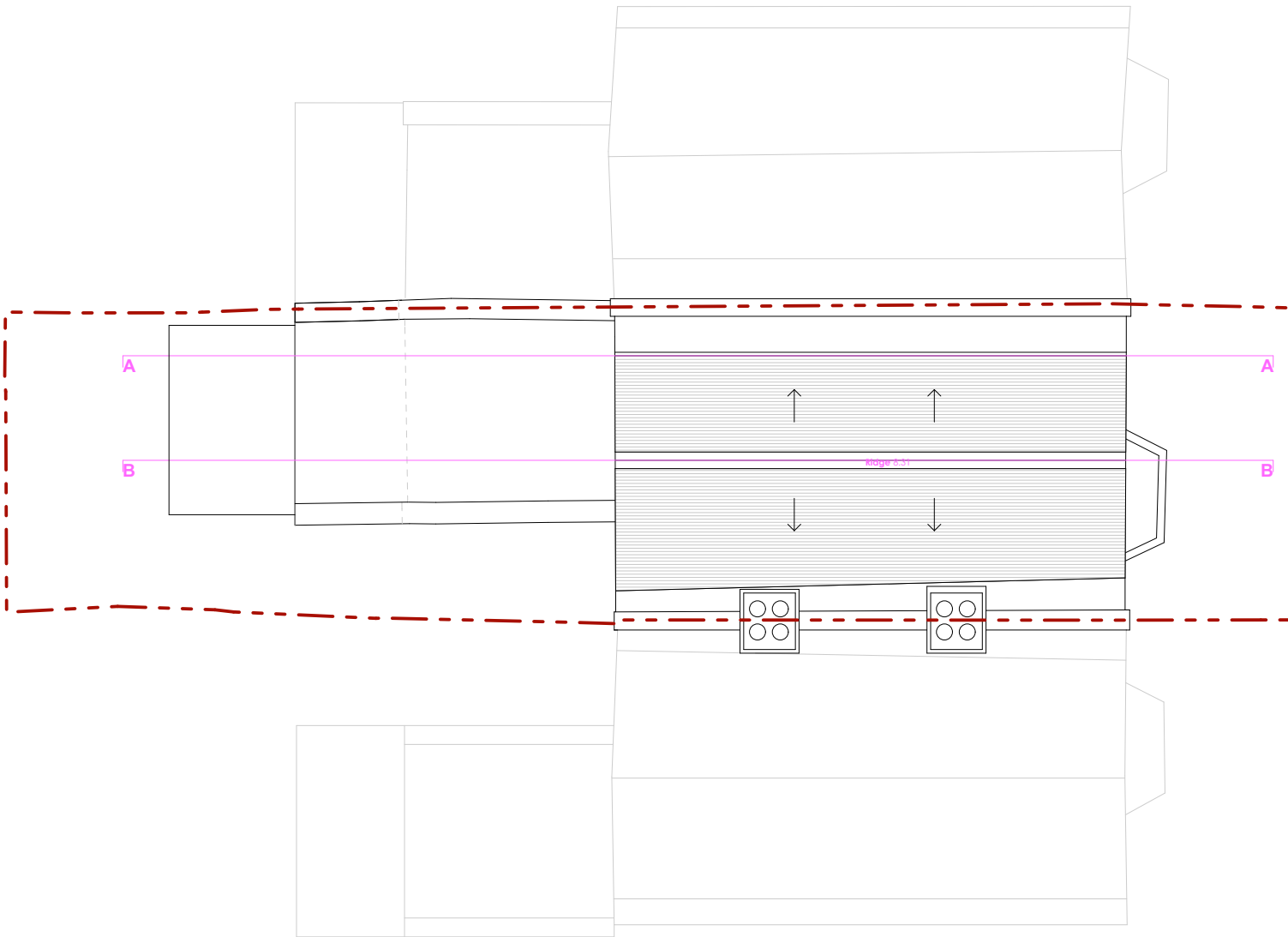
5.8.2 Proposed



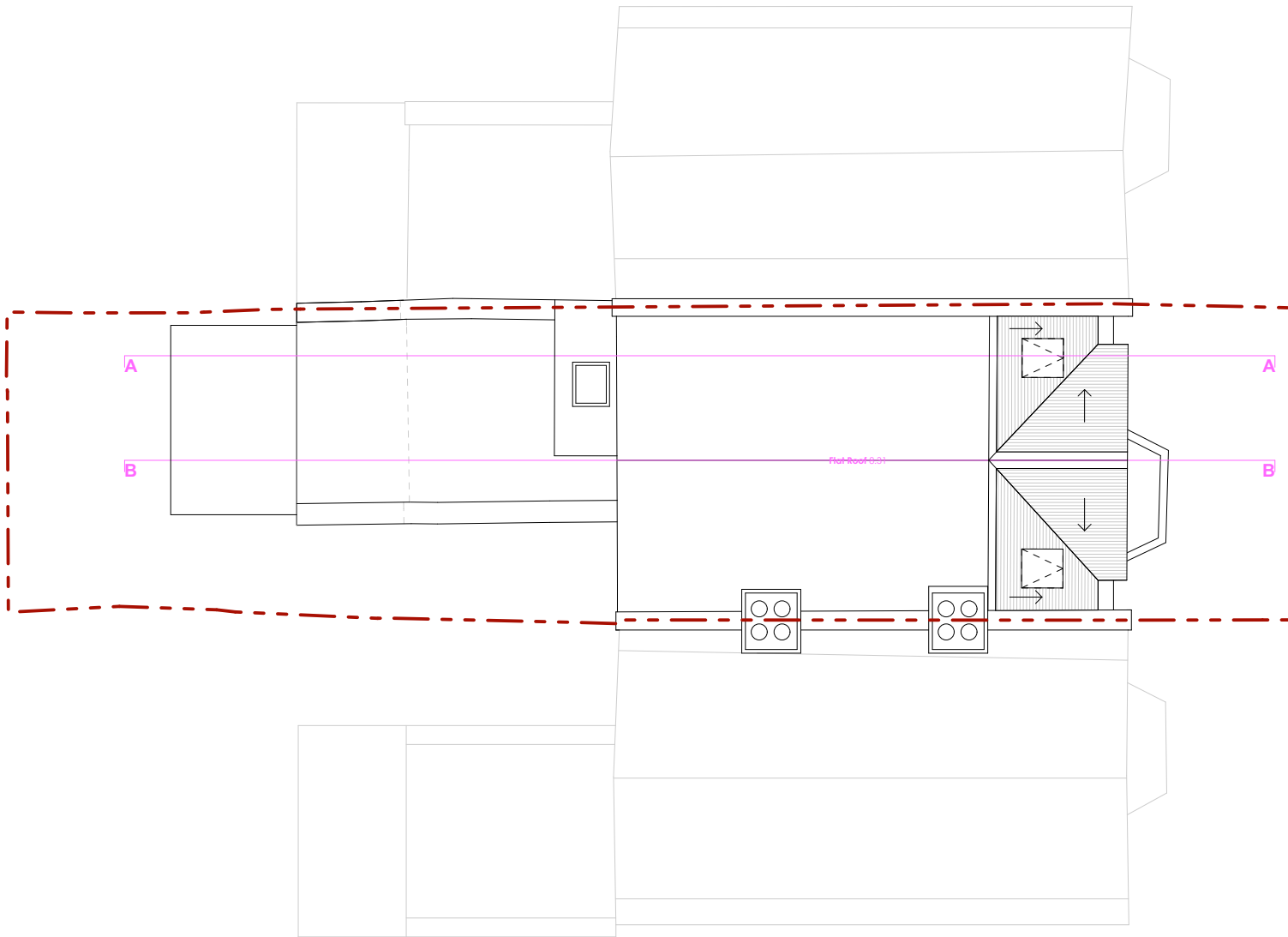
Scale 1:50 @A3



5.9 Roof Plan



5.9.1 Existing



5.9.2 Proposed



RIBA 
Chartered Practice



a. 1a Muswell Hill
London N10 3TH
t. (+44) 02084442070
w. www.crawfordpartnership.co.uk

MMXXIII



RIBA 
Chartered Practice



a. 1a Muswell Hill
London N10 3TH
t. (+44) 02084442070
w. www.crawfordpartnership.co.uk