

Aubrey Technical Services

Architectural Design Consultants

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68b Carysfort Road London N8 8RB

Project:

Proposed Rear Roof Extension and Roof Terrace



Photo 01 – Google aerial view with Nos 62-68B Carysfort Road centre of picture

DESIGN and ACCESS STATEMENT

To support FULL PLANNING APPLICATION

April 2023

68b Craysfort Road

Is a duplex flat with entrance on the ground floor and comprising the first and second floor of the former end terraced house. The property is not within a Conservation Area.

Partial Planning History:

01/09/72 Conversion into 2 self-contained flats – Granted.

03/09/04 Erection of rear dormer window and rooflights to front elevation – Granted.

15/12/22: PRE/2022/0290:

- Teams Meeting with Daniel Kwasi Boama to discuss the following drawings and Design Statement submitted with our Pre App:
 - 68b Carysfort Road_Attic Extension_Photos + Design and Access Statement
 - 68b Carysfort Road_0677_01_Roof Plan and Elevations as Existing
 - 68b Carysfort Road_0677_02_Site Block Plan as Existing
 - 68b Carysfort Road_0677_11_Roof Plan and Elevations as Proposed
 - 68b Carysfort Road_0677_12_Site Block Plan as Proposed
 - 68b Carysfort Road_0677_LP_Location Plan
- Daniels conclusion was that the proposal matched the neighbouring property was in line with Policy and hence was acceptable. He stated a Full Planning application would be required as a Householder application was not appropriate due to the property being a flat.

Relevant Local Planning History:

No 62 Craysfort Road:

05/10/06 Erection of rear dormer window and back addition dormer window with balustrade – Certificate of Lawfulness - Granted.

23/07/08 Retention of roof terrace. – Certificate of Lawfulness - Granted.

No 66 Craysfort Road:

9/10/09 Loft conversion entailing insertion of 2 velux windows to front roofslope, erection of rear dormer window and creation of roof terrace to rear with masonry upstand and painted steel handrail – Granted.

Conclusion:

We believe the proposal should be acceptable as it essentially the same scheme as that presented for the Pre-App in December last year.

Continuation...

Photographs:



Photo 02 – Google 3D view with No 68B in the foreground and the roof extensions of Nos 66, 64 & 62 clearly seen



Photo 03 – Google 3D view with No 68B on the centre left of the picture and the roof extensions of Nos 66, 64 & 62 clearly seen

Continuation...



Photo 04 – Google street view with No 68B (first and second floor duplex flat) on the centre left of the picture

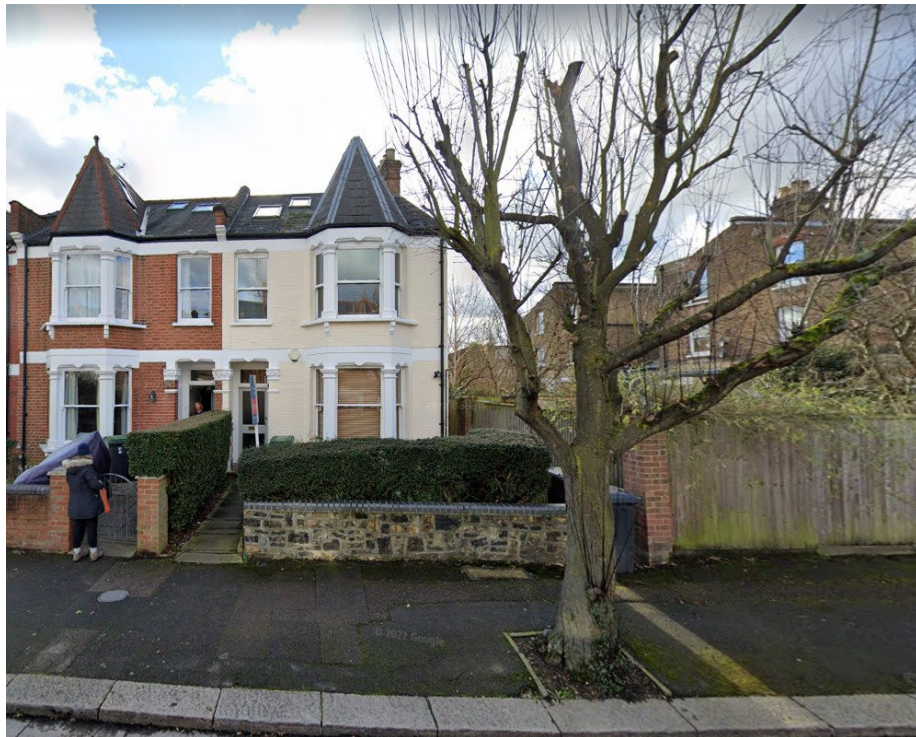


Photo 05 – Google street view of No 68B in the centre showing the front entrance door to the first and second floor duplex flat