

OCC, Building
A, 105 Eade
Road, London
N4 1TJ

Email:info@eadeplanning.com
Office:020 8150 1820
Mobile:07815 794 958

Planning Statement

To accompany a planning application

for the

**“change of use of an existing outbuilding to provide for a self-
contained Studio Flat”**

At

**11 St Paul's Road,
London N17 0NB**

By

**Shulem Posen
Eade Planning Ltd**

May 2023

The Site

1. The land is at 11 St Paul's Rd, London N17 0NB.
2. The property is Semi-detached house.
3. The site is not located a Conservation Area and is therefore, not in Article 2(3) land with respect to the GPDO, nor is it a Statutory Listed Building.
4. The property has an existing large outbuilding for which there is an LDC demonstrating its lawfulness.

The Proposal

5. It is proposed to change the use of the outbuilding to provide for a policy compliant studio flat. The flat will only have a shower and will have a GIA of 44sqm.
6. The flat will have a private rear garden and a fence will be erected to provide for a private front garden area. The studio flat will have its own access direct from the street.
7. Cycle and bin storage is also provided.

Conclusion

8. The proposal, therefore, has support from local and regional planning policy and the LPA are therefore, respectfully asked to grant planning permission.