

IQONICA

37 Hill Road
London N10 1JE

LAWFUL DEVELOPMENT CERTIFICATE APPLICATION
SUPPORTING STATEMENT

The Town and Country Planning (general Permitted Development) (England)
Order 2015 (as amended) - Schedule 2, Part 1, Classes
A, B & E

09/06/2023

IQONICA

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It is submitted that the proposed works are in accordance with the Permitted Development allowances and we hereby issue the associated documentation, and brief supporting statement, to the London Borough of Haringey to request a Certificate of Lawfulness for the works described.

1. Planning Drawings.

Key information of the works is described by the planning drawings, as listed below and enclosed:

LAWFUL DEVELOPMENT CERTIFICATE ISSUE:

Description	Doc N.	Revision	Issue Date
Site Location and Ownership			
LOCATION PLAN	A-P-020	F	09/06/2023
EX-PR SITE PLAN	A-P-025	F	09/06/2023
Plans			
EXISTING PLANS	A-P-100-EX	F	09/06/2023
PROPOSED PLANS	A-P-100-PR	F	09/06/2023
Sections/ Elevations			
EX-PR ELEVATION	A-P-EXPR-201	F	09/06/2023
EX-PR SECTION	A-P-EXPR-301	F	09/06/2023

2. Introduction.

2.1. Site address.

37 HILL ROAD N10 1JE

London Borough of Haringey.

2.2. Summary of Proposed Works.

i. Class A: Rear Extensions

Erection of an extension protruding 6 metres beyond the rear wall of the original house [PRIOR APPROVAL 13/10/2022: HGY/2022/2693]

ii. Class B: Loft conversions

iii. Class D: Porches

iv. Class E: Outbuildings

2.3. Previous Works & Planning history.

The property is a mid-terrace house, it is not Listed nor in a Designated Area.

Prior Approval has been issued by Haringey on the 13th October 2022.

[PRIOR APPROVAL 25/11/2021: HGY/2021/2790]

2.4. Reason for Proposed Development.

The works proposed aim at remodelling and extending the Ground Floor, the Loft, and associated internal alterations, to improve the use of the house, its storage and some services.

2.5. Character & Use.

The proposed works would not alter the overall character of the dwelling which will remain **one family home**.

2.6. Accessibility.

The building is a private dwelling. The existing basis of accessibility will not be compromised as part of the proposed works.

2.7. Site Access.

The access to the building would not be affected by the proposed works. The access remains directly off Hill Road. No implications to car parkings which would remain as on road parking, with no restrictions.

The building work will all occur through Hill Road & rear alleyways and will only incidentally infringe on neighbouring properties, for the duration of the works.

3. Description of the Proposed Development.

3.1. CLASS A: Ground Floor, Rear Extension.

[PRIOR APPROVAL 25/11/2021: HGY/2021/2790]

The rear elevation would be extended via a thermally efficient single storey extension protruding a maximum of 6 metres from the rear wall of the house into the garden. It would measure below 4 metres at its highest point; it would maintain a predominantly flat (but sloping to falls) roof, decreasing to the eave/s entirely within the allowances of the permitted development rights.

The rear elevation finishes (as well as the rest of the property) would tie-in with materials of similar appearance to the existing (render / bricks).

The existing patio would be rebuilt in accordance with the new extension and would not raise more than 300 mm from the adjacent ground.

3.2. CLASS B: Loft Conversion.

The proposed loft conversion would increase the roof space by no more than 40m³ (it's in fact circa 20m³); would not exceed the height of the existing roof at the ridge (chimneys or any other protrusions not taken into account). No part of the conversion would extend beyond the plane of the roof slope forming part of the principal elevation and facing the highway. Rooflights to the street side would conform with Class C requirements and will not protrude more than 150 mm from the plane of the slope of the original roof; no balconies would be formed. The materials used would be of similar appearance to those used in the exterior of the existing house. The eaves of the original roof would be reinstated

or maintained and the edge of the dormer side would be setback from the rear elevation at least 200 mm (unless non feasible for structural reasons).

3.3. CLASS D: Porches.

It is proposed to erect a ground floor entrance porch on the street elevation that: Would not exceed 3 square metres / would not be higher than 3 metres above ground level / Would sit more than 2 metres away from any boundary of the curtilage with a highway.

3.4. CLASS E: Ground Floor: Garden Outbuilding.

It is proposed to replace the existing garden shed with a 10 Sqm, 2.5 m high, flat roofed, single storey outbuilding, incidental to the enjoyment of the dwellinghouse.

3.5. Photographs of the existing/ proposed rear elevation.



Top Left: Front Elevation ; **To Right:** Garden Elevation;

4. Ground Floor: Planning Areas

The total sum of areas of the new extension and the new shed/outbuilding would be substantially below the 50% threshold of the overall land area (which measures circa 138.20 square metres, excluding the existing dwelling gross area).

5. Neighbouring Properties

The neighbours have been consulted via a Prior Approval Application for the larger extension. No objection has been raised and a certificate has been issued on 25th Nov 2022.

6. Summary

- ✓ The Proposed rear Extension has been granted prior approval on 25th 11 2022 (Class A). [CERTIFICATE: HGY/2021/2790: PRIOR APPROVAL NOT REQUIRED]
- ✓ It is submitted that the proposed Rear Extension (Class A), Loft conversion (Class B), Garden Outbuilding (Class E), Porch (Class D) are within the Permitted development allowances and it is hereby requested that the London Borough of Haringey, acting as local Planning checking Authority issues a Lawful Development Certificate for the works as described.

IQONICA
London 9th June 2023