



Collective Works LLP
Architecture & Design Studio
60 Grays Inn Road, Unit 2.01
London WC1X 8LU
0203 770 3174
www.collectiveworks.net

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RE: Planning Statement: 11 Lynmouth Road, N2 9LR



11 Lynmouth Road, N2 9LR is a red brick middle terrace house. The site is located in a residential area of the London Borough of Haringey. The building is not listed and is not in a conservation area.

Context

The attached neighbouring buildings are mirrored copies of this property, with other neighbouring buildings being of the same massing and of similar appearance. The garden to the rear adjoins adjacent gardens and is not visible from the public road. The property consists of 2 storeys with

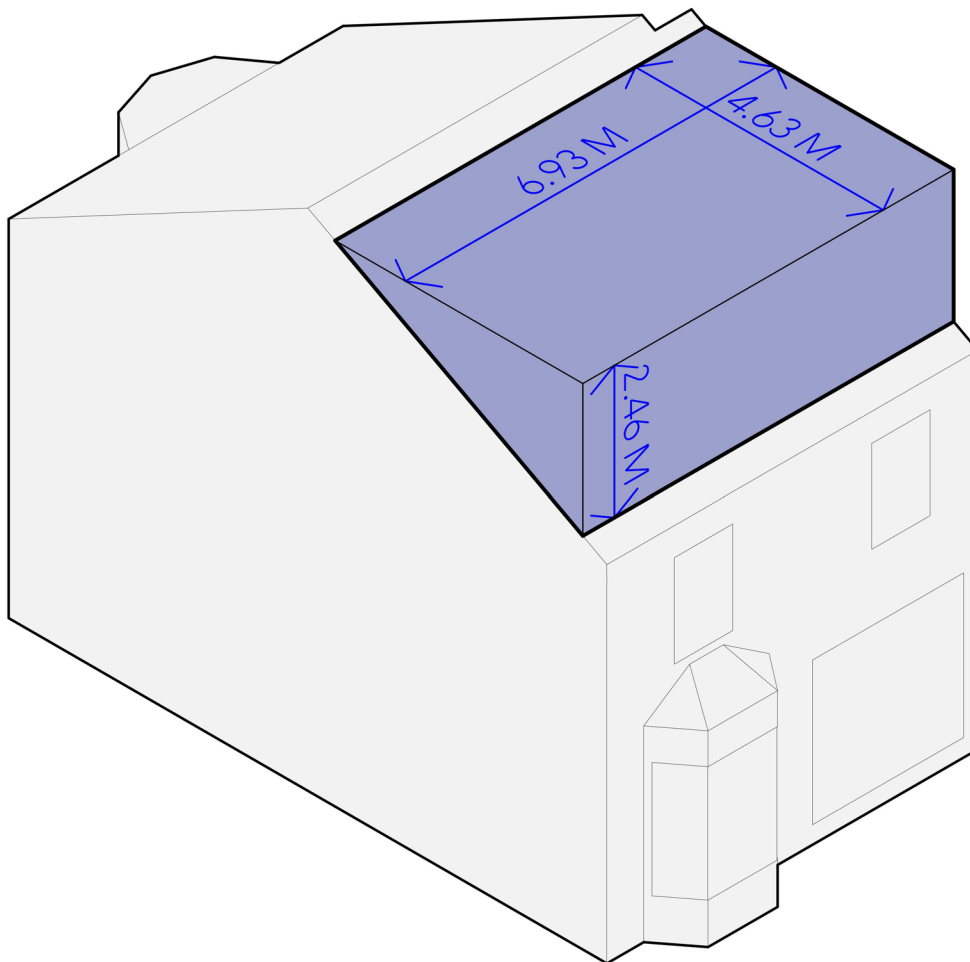
under-eave storage space above. Many buildings in the area have rear dormers constructed to utilise this space. There is a small front garden which sets the building away from the main road and also a private garden to the rear.

Proposal

The proposal is for erecting a rear dormer extension, amending fenestration, installing 2no. rooflights and putting up decking in the rear garden.

Dormer

The rear dormer does not extend above the highest part of the existing roof and is set back from the existing eaves by more than 200 mm. The dormer will be clad in hung tile to match the finish of the existing roof. The volume of the dormer is under 40 cubic metres, as shown in the following diagramme.



$$\frac{6.93 \times 4.63 \times 2.46}{2} = 39.47 \text{ m}^3$$

$$39.47 \text{ m}^3 < 40 \text{ m}^3$$

Fenestration

Changes to the rear ground floor fenestration include the reduction of the bay window glazing by raising the cill, and widening of the rear door from a single-leaf door with sidelights to a double-leaf door. All new glazing will be of a similar appearance to the existing.

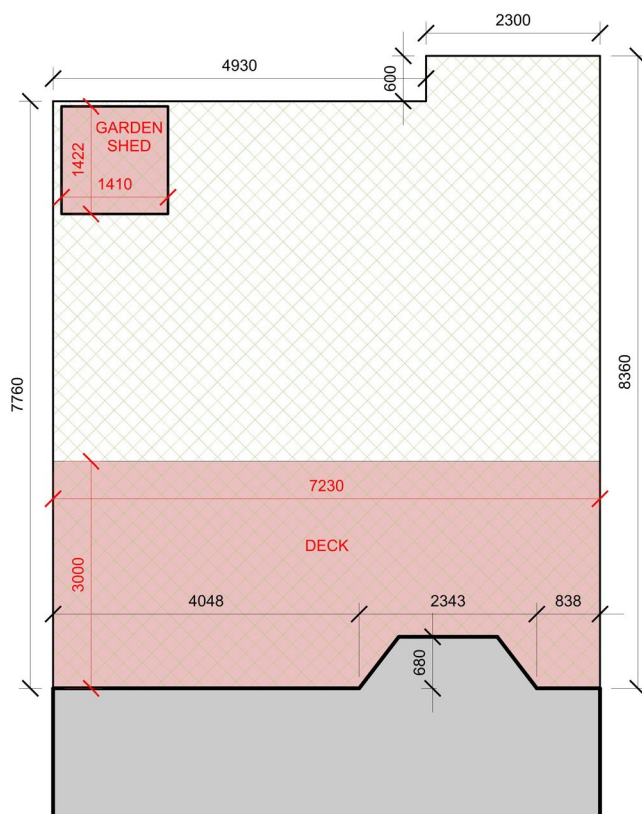
Dilapidated ground floor front-facing window is proposed for replacement to match the performance of other windows in the property. It will be installed in the existing opening and be of matching appearance.

Rooflights

2no. conservation-style rooflights are proposed on the front slope of the roof. They will not project more than 150 mm beyond the plane of the roof slope and will be no higher than the highest part of the existing roof.

Deck

The proposed deck extends 3 m from the rear elevation of the building and spans the full width of the site. It will be no higher than 300 mm above the ground level. The total area of the deck and the existing garden shed will be less than 50% of the garden area, as per the calculations below.



Proposed deck area is 20.45 m²
Garden shed area is 2.00 m²
Total rear garden area is 56.25 m²

Combined built-up area is:
 $20.45 + 2.00 = 22.45 \text{ m}^2$

50% of garden area is:
 $\frac{56.25}{2} = 28.13 \text{ m}^2$

$22.45 \text{ m}^2 < 28.13 \text{ m}^2$

Planning History

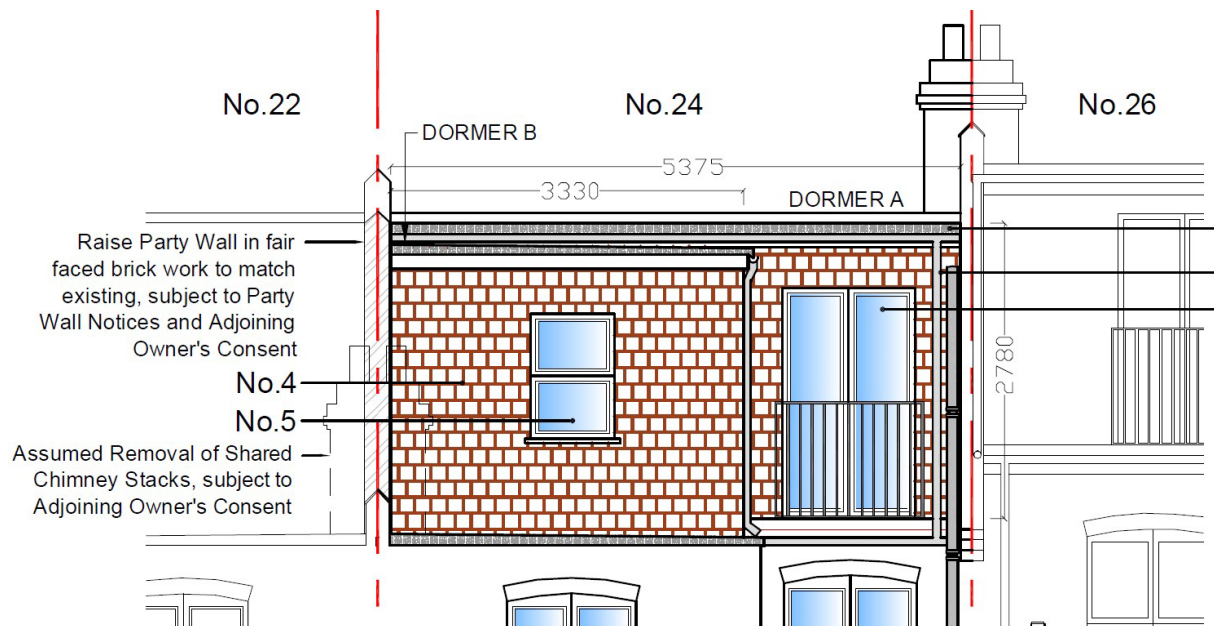
Multiple dormer extensions in the area have received a Lawful Development Certificate. A few relevant ones are listed below:

Reference number: HGY/2013/2451 (24 Lynmouth Road)

Application Type: Lawful development: Proposed use

Proposed Development: Erection of a roof extension with rear dormers and a single-storey side extension to back addition

Decision: Permitted Development

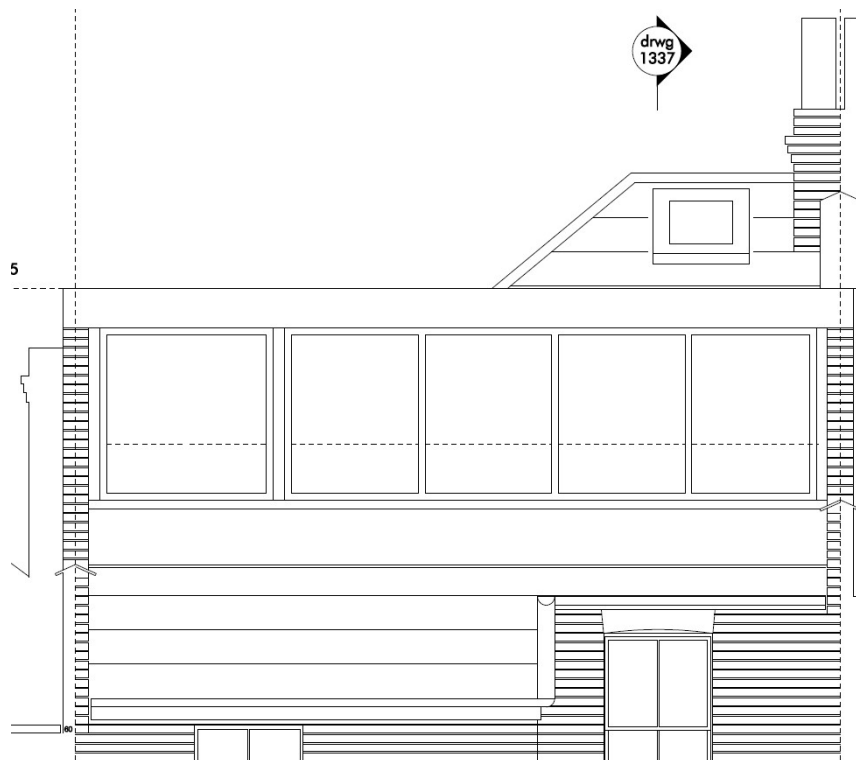


Reference number: HGY/2011/1178 (34 Lynmouth Road)

Application Type: Lawful development: Proposed use

Proposed Development: Erection of single-storey rear extension and erection of rear dormer to facilitate a loft conversion (certificate of lawfulness)

Decision: Permitted Development



Other works

No trees will be removed, and the existing parking situation will be unaffected. All new building works will be fully compliant with building regulations. The property is a single-occupancy house. The application does not seek to change this. No changes to access are proposed.

Collective Works LLP
Registered in England and Wales: OC374309
VAT Registration Number: 183 3283 04