

To:
Planning Officer
Haringey Council Planning Department
Level 6
River Park House
Wood Green
N22 8HQ

Date: 17th July 2023

Re. Covering Letter for 2 Cozens Place, 105 Effingham Road London N80AE Household Planning Application

A full design and access statement accompanied the original approved application HGY20121817 in 2013 - copy attached. The existing VM Zinc roof to 2 Cozens Place has been subject to considerable leaks and interstitial condensation due to inadequate consideration of zinc manufacturers approved details and defective design and workmanship.

It has only just come to light that the original planning approval removed all permitted development rights and despite the remedial proposal only raising the roof by approximately 200 mm, it would seem that a household planning application is necessary. Please note that no internal square meterage is being added to 2 Cozens Place, as proposed roof works are remedial only, in order to prevent further water ingress damage to the property.

Rights to light: when the original application was made / approved in 2013, a view of sky drawing was attached. A drawing showing that no contravention of that view of sky has been made.

Party wall Act: A party wall notice will be served on adjoining properties (1 and 3 Cozens Place), who are aware of the proposal to 2 Cozens Place roof.

Urgency: The owner has endured roof leaks for some time which is affecting her health. There are also fire risks to take into account, due to water entering the internal electrical installation through the defective roof.

A protective scaffold has been arranged at considerable cost to protect the owner and the building (2 Cozens Place). Works are due to commence in circa 7 weeks' time, so we would be obliged if this application could receive consideration at your very earliest convenience. If you would like to visit the site which is protected by vehicular gates, please contact the agent to gain access.

Kind regards,

Chris Barker

Surveyor
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