



Certificate of Lawfulness Statement

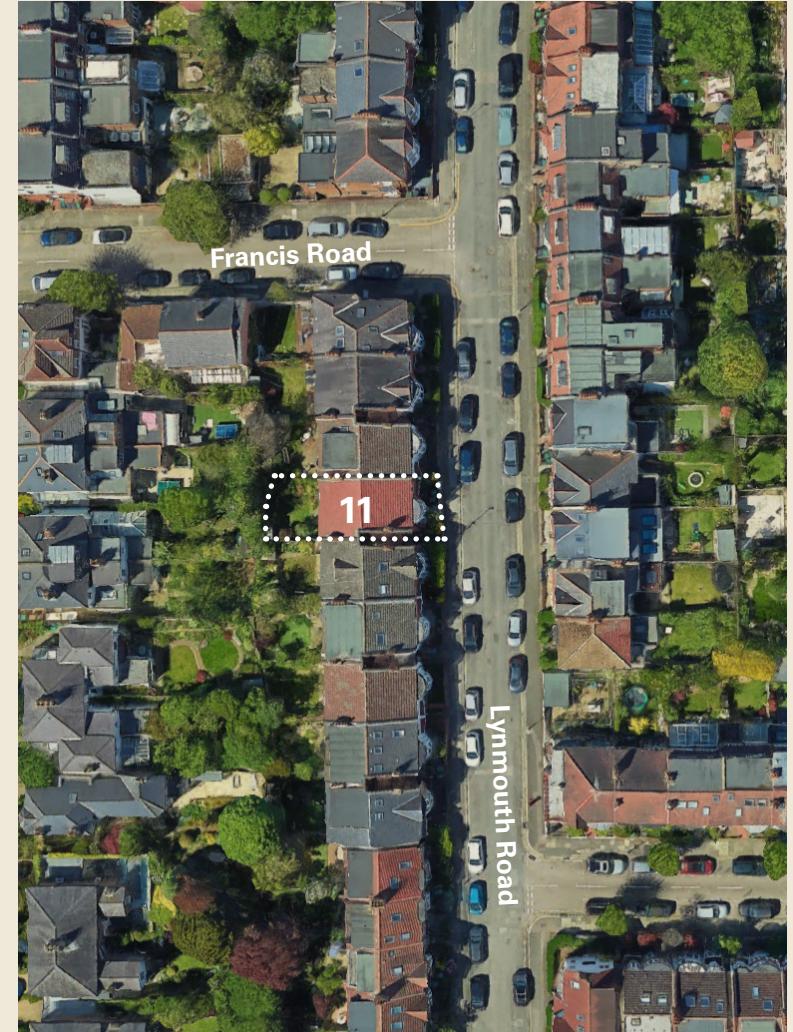
Hygge Home - September 2023

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Above Images: Aerial View (Google).

1. Introduction

- 1.1 This statement has been prepared on behalf of our clients at the address 11 Lynmouth Road, London, N2 9LR
- 1.2 The site is located in a residential area in the London Borough of Haringey.
- 1.4 The existing building is an unlisted mid-terrace, red brick property.
- 1.3 11 Lynmouth Road is not located within a conservation area and has no Article 4 direction with respect to permitted development rights pertaining to this application.
- 1.5 The neighbouring buildings are mirrored copies of this property, being of the same massing and of similar appearance.
- 1.6 The property is a single occupancy house. The current use will be retained.
- 1.7 Neighbouring properties:
13 Lynmouth Road, London, N2 9LR
9 Lynmouth Road, London, N2 9LR

The following proposals seek to achieve the goal of providing a more thoughtful space for the occupants, increasing the thermal efficiency and performance of the building and future-proofing its design.

Please feel free to contact us should you require any further information. I look forward to hearing from you soon.

Yours Sincerely,

Stephen Johnson
Part 2+ Architectural Assistant
Collective Works LLP

2. Site Analysis

- 2.1 View onto property and neighbouring properties.



11 Lynmouth Road North Approach



11 Lynmouth Road South Approach



Layout & Massing to Neighbours



Entrance Porch to Property

3. Permitted Criteria

Proposal

Certificate of Lawful Development

1. For proposed installation of Air Source Heat Pump to the front of the property.
2. The relocation and replacement of entrance front door.
3. The removal of 3no. Chimneys and reinstatement of 1no. Chimney.

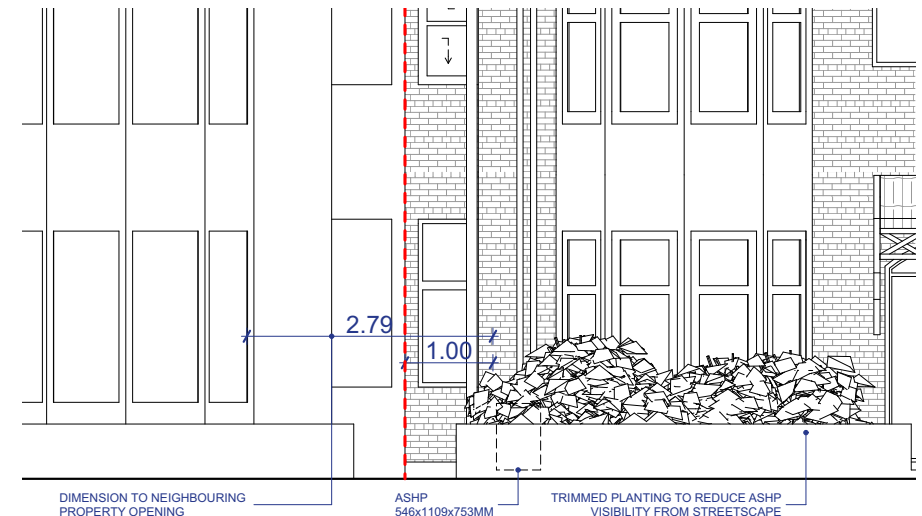
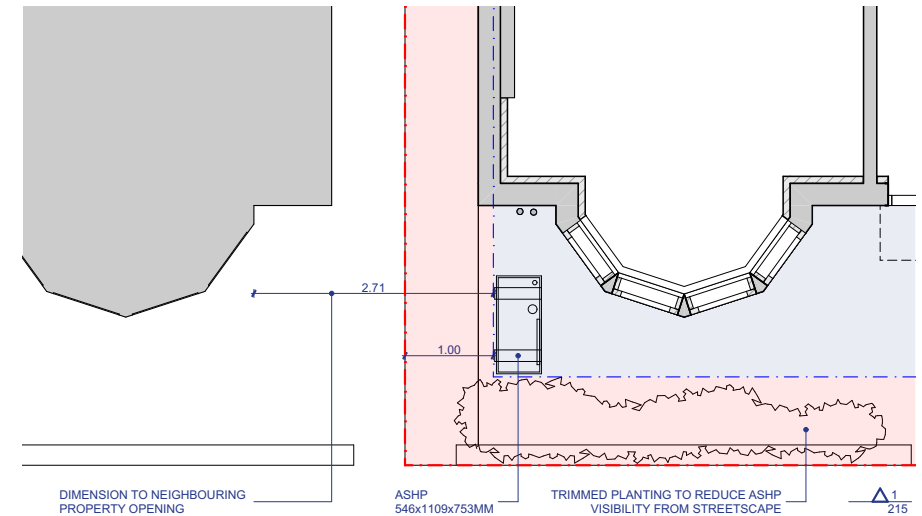
Applicable Permitted Development Criteria

1. Air Source Heat Pump

The proposed ASHP system is the Viessmann 222A08 Model which has the dimensions of 546x1109x753mm meaning it does not exceed 0.6 cubic metres. These dimensions have informed the placement of the ASHP system on the proposed floor plan to the front garden space. Maintaining a clear 1m offset from the site boundary. The location has also been informed by the proximity of the neighbours windows with a clear dimensions 2.7m to the nearest opening and a sound pressure level at 1m of 47dB(A). The unit height of 753mm remaining below sill level and creating no detrimental impact to the street scape of Lynmouth road.

The proposed ASHP has been selected in model and placement as to not be caught out by policy principles from The Town and Country Planning Class G.2 (a), (b), (c), (d), (e), (f), (g), (h), (i), (j) or (k).

Instead, ensuring size and use are following the principles set forth in Class G.3.



3. Permitted Criteria

Applicable Permitted Development Criteria - Continued

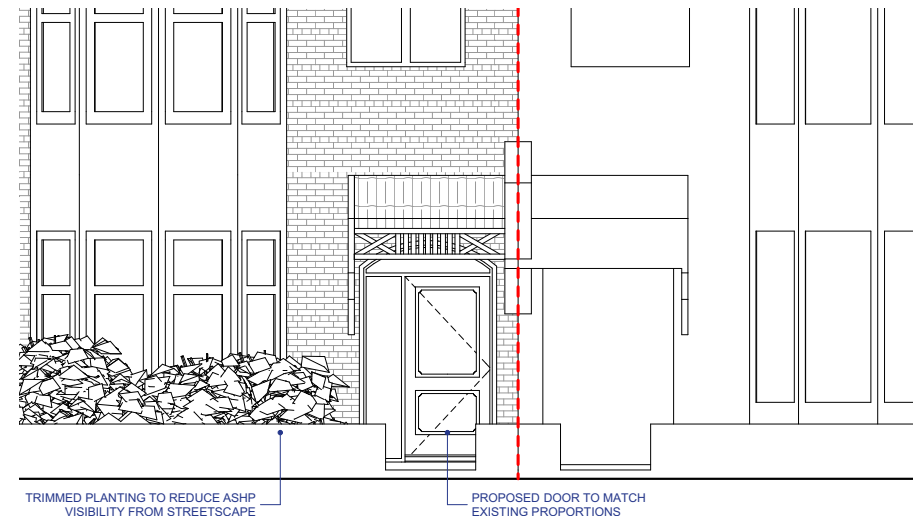
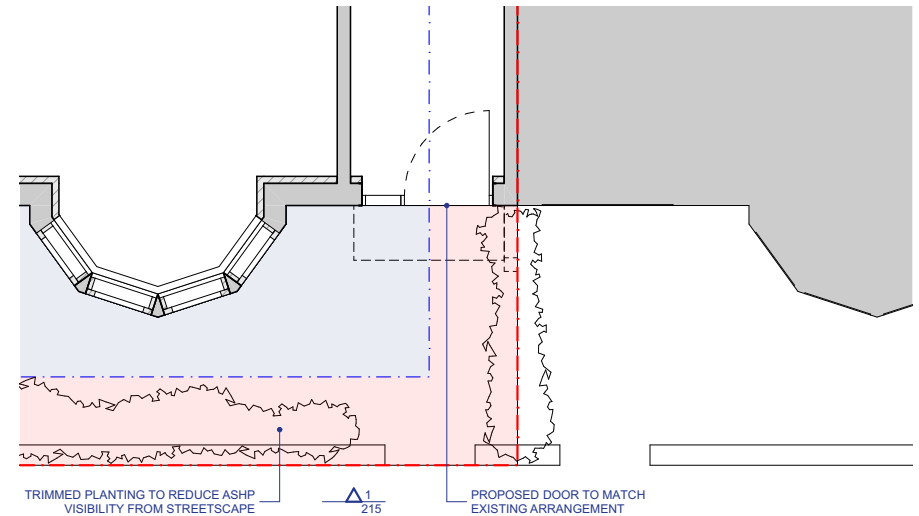
2. Relocation & Replacement of Entrance Front Door

The property has an existing entrance which utilises a porch space in front of the main front door. This application seeks to make better use of the space provided by moving the entrance front door to the boundary of the property. Removing the secondary barrier. The proposed entrance door will replace the existing opening maintaining similar proportions and materials.

The timber porch and its' associated details above the entrance door will not be impacted by the proposed development.

The location of this property is not within any conservation area and has no article 4 direction with respect to permitted development rights associated with it.

The development of this proposal links with the principles set forth in The Town and Country Planning Class A.3(a) with the materials used in the exterior work being of similar appearance to those used in the construction of the existing dwellinghouse.



3. Permitted Criteria

Supporting Information



11 Lynmouth Rd (Application Property)
- Entrance door pushed backwards.



8 Lynmouth Rd - Entrance door on building edge. (Opposite)



Lynmouth Rd - Entrance doors on building edge.

3. Permitted Criteria

Applicable Permitted Development Criteria - Continued

3. Removal of 3no. Chimneys and Reinstatement of 1no. Chimney

The attached neighbouring building are mirrored copies of this property, with the each being of the same massing and of similar appearance. Each property shares a chimney breast to the rear elevation. None of which are currently in use from either party involved. Subject to party wall agreements. The neighbouring properties have agreed for the works as described in supporting drawings to commence.

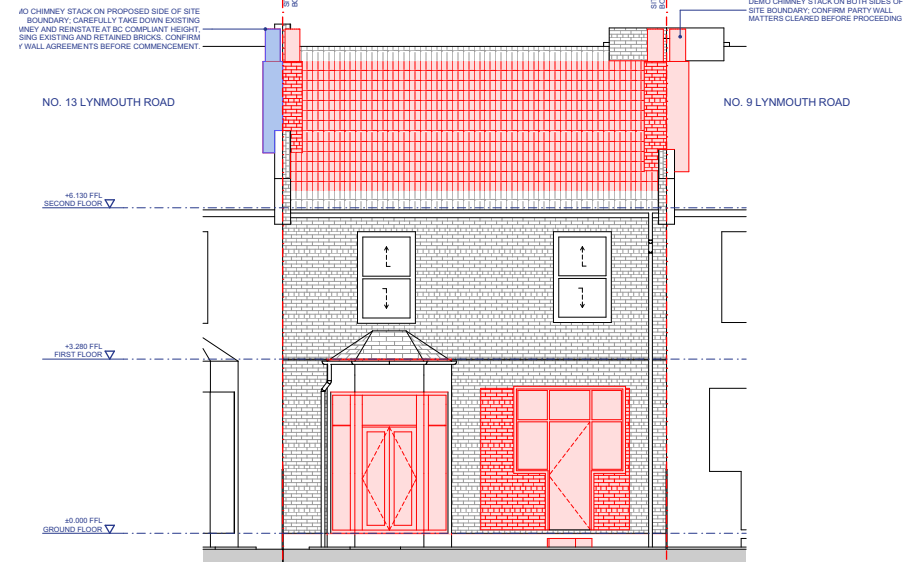
The proposed works consist solely of rear elevation adjustments, ensuring that the works are not fronting a highway or principle / side elevation. While the height of the chimney does not exceed the highest part of the roof by 1m.

Therefore, the development of this proposal has been as such not to infringe upon the principles set forth in The Town and Country Planning Class G.1 (a), (b) or (c).

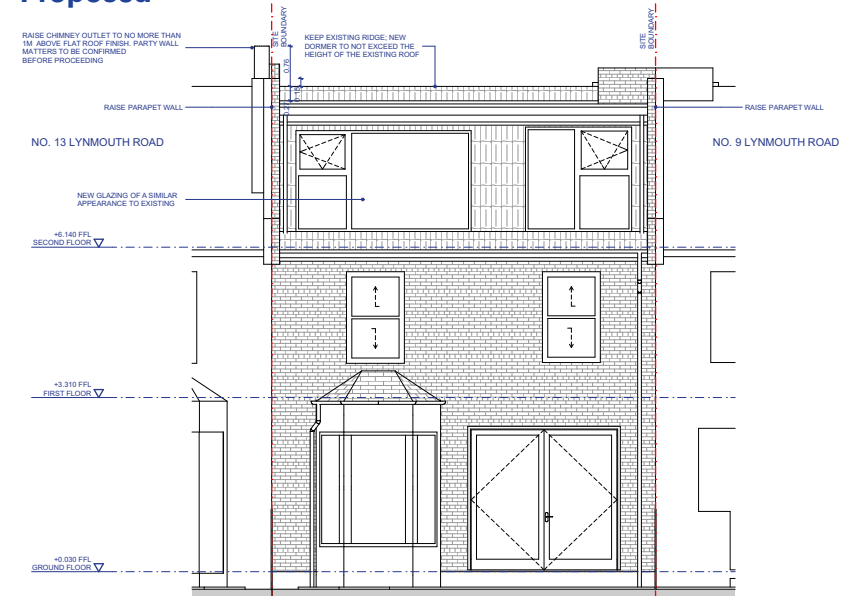
These statements are supported by additional drawings:

CW-0272-105-Existing Ground Floor Plan
CW-0272-115-Proposed Ground Floor Plan
CW-0272-205-Existing Street Elevation
CW-0272-215-Proposed Street Elevation
CW-0272-145-Existing Roof Plan
CW-0272-155-Proposed Roof Plan
CW-0272-245-Existing Rear Elevation
CW-0272-255-Proposed Rear Elevation

Existing



Proposed



3. Permitted Criteria

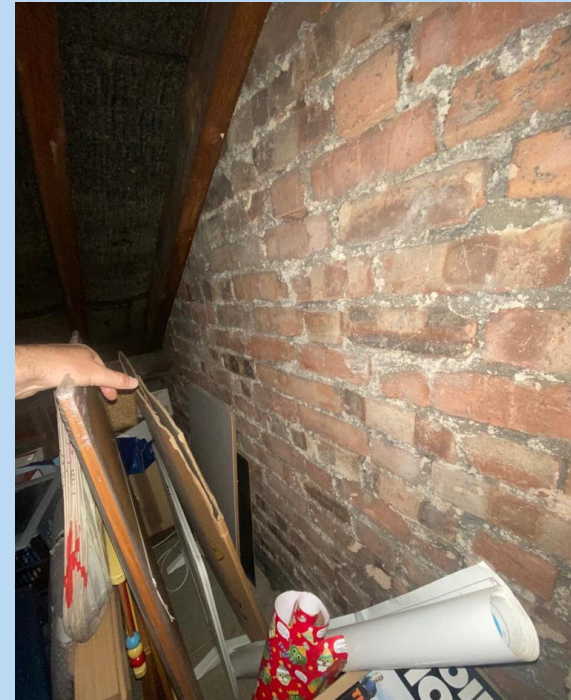
Supporting Information

Chimney Condition

Internal photos of No. 11 Lynmouth Road (Application Property) show that the chimney breast remain intact as part of the building fabric. Neighbouring photos to No.13 show that a small section of the chimney breast remains, but that there is no usable chimney remaining on the party wall.



11 Lynmouth Rd - Chimney Breast Retained Internally.



13 Lynmouth Rd - Loft, no part of the chimney breast remains.



13 Lynmouth Rd - Ground Floor, a small portion of the chimney breast remains.



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