

31B DRAYTON ROAD

HOUSEHOLDER PLANNING CONSENT - SUPPORTING STATEMENT
JANUARY 2026

CONTENTS

- 1.0 Introduction
- 2.0 Existing Property and Context
- 3.0 The Proposals
- 5.0 Area schedules

1.0 INTRODUCTION

Application type:

Householder Planning Consent

Application site address:

31B Drayton Road

London

N176HJ

This document should be read alongside:

- Existing architectural drawing set
- Proposed architectural drawing set

Application description:

This application is to ascertain whether a second floor extension would be acceptable. The proposals include a flat roof extension with an external terrace and solid balustrade.

2.0 THE EXISTING PROPERTY AND CONTEXT

31B Drayton Road is a two-bed first floor apartment within a row of terraces. The property is owned by the applicant, Arthur Wilson, and the proposals within this application are aimed to convert their well-loved apartment into a future family home.

31B Drayton Road is a mid-terrace dwelling built between 1900 and 1920. The property is a split level apartment with a stepped roof profile between the main house and the outrigger.

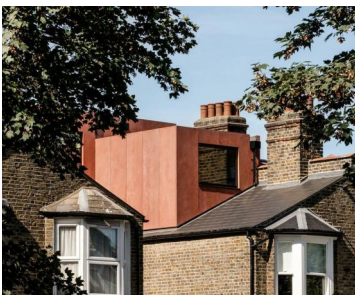
The property is not in a conservation area and the house is not listed. The property isn't on designated land.

3.0 THE PROPOSALS

The proposals are for a dormer extension providing two additional bedrooms and a bathroom. The proposals are also for a small terrace at the rear of the outrigger. The existing gable wall will remain and a solid balustrade will ensure privacy and prevent overlooking for both 31A and 31B.

The form of the dormer is proposed to be stepped and follow the existing roof line. New rooflights over the stair and in the ensuite provide additional daylight to the darker areas of the plan.

The proposals are for the dormer to be clad with cement board, reddish-pink in colour to compliment the existing house. Windows will be composite aluminium and a similar colour to the cladding.



Material Precedent
HGY/2021/0678
31 Kirkstall Avenue

5.0 AREA SCHEDULE

EXISTING

First floor	59sqm
Total	59sqm

PROPOSED

First floor	59sqm
Second floor (exc. terrace and areas of restricted head height)	33sqm
Total	92sqm

