



COLLECTIVE WORKS LLP
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London, N1 3QP
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24 February 2026

Dear Sir or Madam,

RE: Householder Planning Application for 10 Greenham Road N10 1LP

This statement has been prepared in support of a Householder Planning Application for minor alterations and improvements to the existing dwelling at 10 Greenham Road, London N10 1LP.

The property is a single-family semi-detached house arranged over three storeys, including a loft conversion and an existing rear/side extension. Following a recent flood that caused significant damage to the ground floor, the proposed works form part of necessary repair and improvement works to restore and enhance the functionality and comfort of the home.

The purpose of this letter is to describe the proposed development, demonstrate its appropriateness within the site and wider context, and explain how the proposals are sympathetic to the character of the dwelling and surrounding area.

Existing Site and Context

The property is not listed and is not located within a conservation area. It comprises a typical semi-detached dwelling with a modest rear/side extension and a south-facing rear garden backing onto a row of disused garages. The principal access is from Greenham Road, with secondary access via an existing side entrance, set back from the pavement.

The building has evolved over time and contains a mixture of doors and windows of varying quality. Several existing elements are thermally inefficient and poorly suited to current use.

No changes are proposed to the building footprint, and existing trees and hedges will be fully retained.

The proposed works are largely confined to the rear and side elevations and will not materially alter the building's footprint, height, or overall massing. They will not be materially visible from the public realm.

Proposed Development

The proposed works relate primarily to the replacement and modest enlargement of existing openings to improve performance and strengthen the relationship between the internal spaces and the garden.

The proposals are sympathetic to the character of the dwelling and context and represent a visual and functional improvement. The scale, proportions and detailing of the replacement windows and doors are appropriate to the building and the use of high-quality materials will enhance both performance and appearance.

Please refer to the enclosed drawings and list below for further details:

- Replacement of the existing glazed side entry door with a new door including smaller glazed opening and canopy above. This side entrance is not visible from the street as it is set back from the pavement by more than 10m and obscured by planting
- Replacement of the rear garden door with a larger Crittall style door
- Replacement of the existing side extension window with a larger Crittall style window to dining area
- Replacement of six small rooflights with two larger rooflights formed within the existing openings
- Installation of a slightly enlarged oriel picture window to the rear elevation, replacing an existing window
- Like-for-like replacement of the existing first floor WC window on the side elevation.
- Like-for-like replacement of the existing first floor bathroom window on the rear elevation
- Solar panels to flat roof

Design and Impact

The proposals are modest in scale and will:

- Improve existing glazing to rear and side elevations
- Enhance usability and enjoyment of internal spaces
- Maintain the scale, character, and appearance of the dwelling
- Do not materially impact on neighbouring properties, streetscape and retained landscaping

Conclusion

The proposed works represent a sensitive and proportionate set of alterations and remedial works to the existing dwelling at 10 Greenham Road. The changes will enhance the performance, usability, and appearance of the property while preserving its character and the amenity of surrounding properties. The changes are modest in nature and will not detract from the appearance of the building or surrounding area.

Please refer to the accompanying drawings for full details of the proposal. Should you require any further information, please do not hesitate to contact me.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Jenny Gnadl', is displayed on a light blue rectangular background.

Jenny Gnadl
ARB
Associate
On behalf of Collective Works LLP

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VAT Registration Number: 183 3283 04