



# 34

**541 - 5000 - Planning Statement**  
Site Address

**BAT Studio**

[www.batstudio.co.uk](http://www.batstudio.co.uk)

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# Site Location

The property, 107 Woodstock Road, is located in the Stroud Green Conservation Area and within the Family Housing Protection Zone.

As detailed below, the proposed project will return the property to family housing, creating a modern high quality family home.

The property has been purchased by a young family who intend to live here for the long term.



# Project Description

The project comprises the extension and comprehensive renovation of 107 Woodstock Road to create a high-quality four-bedroom family home.

The property is located within the Stroud Green Conservation Area and the Family Housing Protection Zone.

Between approximately 1990 and its recent purchase by a local family, the property was owned by a housing trust, Clarion Housing, formerly Circle 33. During that time it was used as small-scale shared accommodation, typically housing three to four residents. The building was not, however, subdivided into self-contained flats and has continued to read and function as a single house.

The current proposals are for the physical alteration, extension and refurbishment of the existing house, so that it can be occupied as a single family dwelling. The application does not seek planning permission for a material change of use. To the extent that the historic shared occupation falls within Use Class C4, the return to C3 dwellinghouse use benefits from permitted development rights under Class L of Part 3, Schedule 2 of the GPDO.

The application therefore relates only to the proposed householder works.

Photos of Existing Condition of the Property



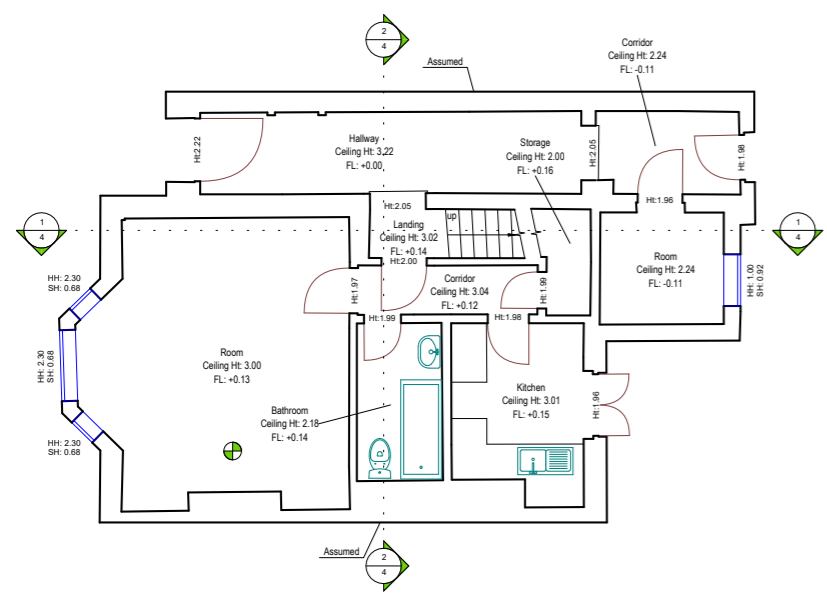
Photos of Existing Condition of the Property



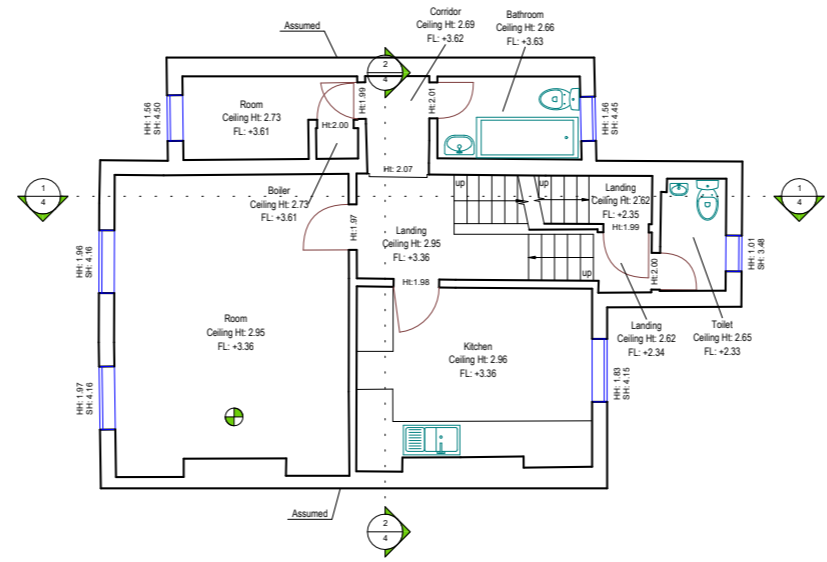
Photos of Existing Condition of the Property



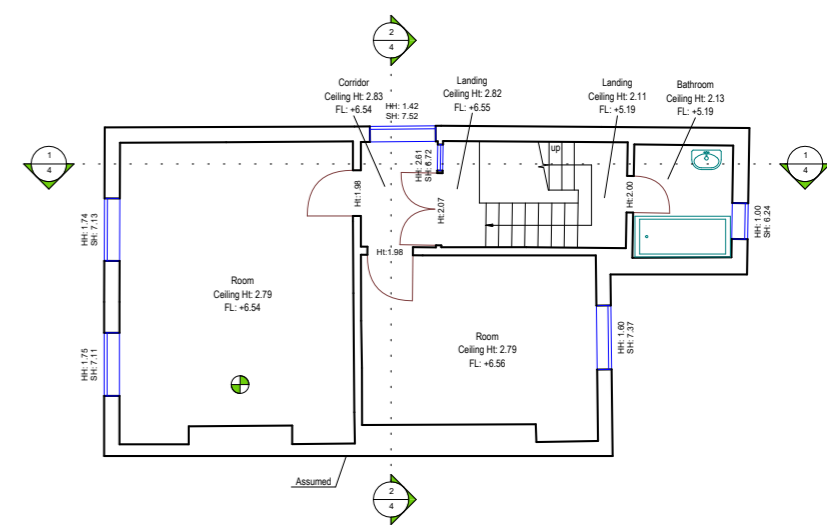
# Existing Accommodation



Existing Ground Floor



Existing First Floor



Existing Second Floor

The house current has three bathrooms with one additional WC. There are two kitchens and four further rooms. It is understood from the neighbours that three or four unrelated individuals lived here at any given time, whilst the property was operated by the housing trust.

The proposed remodelling of the house will create a family home, with four bedrooms, two bathrooms with an additional WC on the ground floor. The ground floor will also provide a large living room and family kitchen / dining space adjoining the garden.

Historic planning documents were reviewed by the Architects prior to developing this application. These documents show that proposals were prepared in 1980 for the conversion of the property into two self-contained flats, comprising a one-bedroom flat at ground floor level and a three-bedroom maisonette above.

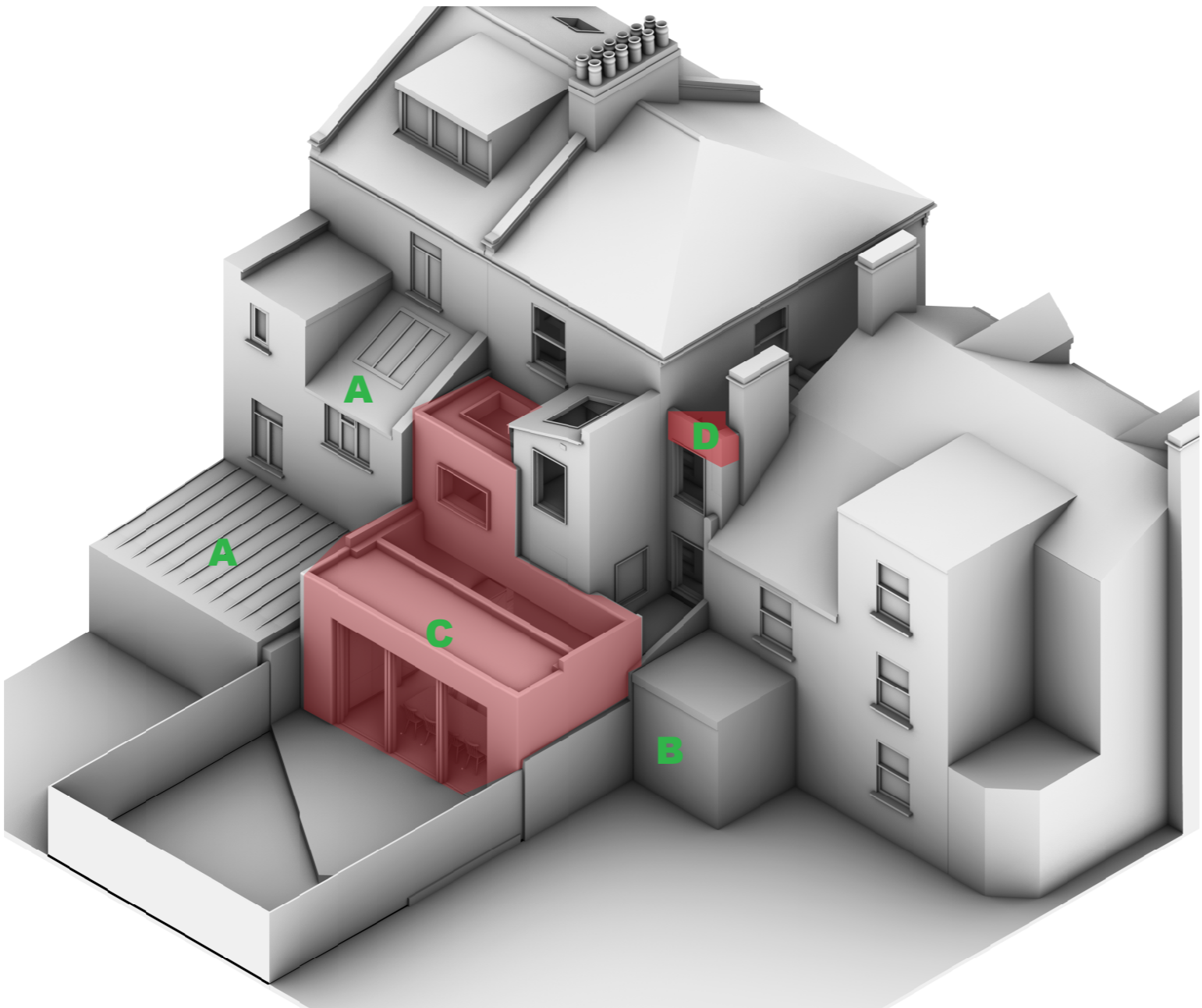
Later documents indicate that this was subsequently amended. A further set of proposed drawings was submitted to the Council in 1988. These drawings show a layout matching the current arrangement of the property, rather than a division into flats.

In accompanying correspondence, in a letter dated 14 September 1988, Circle 33 Housing Trust advised the Council that it no longer intended to provide family accommodation at the property, and instead proposed to use the building for “shared housing”. A separate letter from the project architect, also dated 14 September 1988, referred to amendments to the previously approved scheme. The Council responded on 20 October 1988 confirming that the proposed amendments were acceptable.

This is consistent with the way the property has subsequently been used in practice. From the late 1980s or early 1990s until its recent purchase, the property was used as small-scale shared accommodation, typically housing three to four residents.

The property has not been subdivided into self-contained flats. It has continued to operate as a single house, with a single front entrance and an internal arrangement broadly consistent with the 1988 drawings.

# Site Parameters and Proposed Extensions



- A Neighbours existing extensions
- B No windows on this wall
- C Main extension
- D Small extension to enable new stair position, not visible from the street

# Site Parameters and Proposed Extensions



The proposed extensions have been designed to minimise impact on the neighbouring properties and avoiding neighbouring windows.

# Architects



The applicants have appointed Between Art and Technology Studio Architects to develop the proposals for 107 Woodstock Road.

The practice has a strong track record in the design and delivery of high-quality, designed family homes, with an emphasis on careful detailing, sensitive adaptation of existing buildings and the creation of durable, characterful domestic spaces.

Their appointment reflects the applicants' intention to invest thoughtfully in the long-term future of the property. The house is intended to become their permanent family home, and the proposals have therefore been developed with a focus on quality, longevity and a respectful response to the existing building and conservation area setting.