

Owain Williams Architects

Covering Letter



Application for a Certificate of Lawfulness for a Proposed Use or Development

Proposed Alterations to
3 Bramalea Close, London N6 4QD

July 2026

To Whom it May Concern,

This Planning Statement has been prepared on behalf of our clients, in support of an application for a Lawful Development Certificate (Proposed) at 3 Bramalea Close, London N6 4QD. The application is submitted to Haringey Council to confirm that the proposed minor internal and external alterations to the property constitute lawful permitted development, thereby eliminating the requirement for express planning permission.

Site & Context

The application site comprises No. 3 Bramalea Close, a residential dwelling forming part of a distinct Modernist estate. The property features a cobbled courtyard frontage and sits on the western side of the close, meaning its rear private garden backs directly onto a established tree and shrub boundary along North Hill.

Description of Proposed Works

3.1 Internal Alterations & Garage Conversion

Garage Conversion: The redundant garage will be converted internally into a habitable living space.

Frontage Protection: The existing external garage door is to be retained in situ. The physical works will be limited to constructing an insulated stud partition entirely behind this door, ensuring no external manifestation or changes to the front elevation fabric facing the courtyard.

Floor Plan Adjustments: A new utility space will be formed adjacent to the kitchen.

3.2 Rear Elevation & Glazing Alterations

Demolition of Store: A minor, single-storey external brick store located in the rear garden will be removed to clear the curtilage space.

Window Modifications: The single rear door will be removed and replaced with a new window profile matching the rest of the property. The adjacent high-sill kitchen window will be lowered to maximise natural light entry.

Glazing Uniformity: The lowered kitchen window will maintain its existing structural width. Both new rear glazing units will feature consistent sill heights underscored by a brick soldier course to match the estate's established profile and glazing patterns.

Window Retention: The prominent, characteristic fixed window on the ground floor frontage will be retained exactly in its current condition.

3.3 Fabric Upgrades (Like-for-Like)

Material Specification: General window and door replacements across the property will utilise high-quality metal-framed systems finished in matt white. These systems will replicate the existing profiles, design, and appearance.

Sliding Doors: The existing sliding doors leading to the first-floor terrace and the rear garden will be upgraded with thermally efficient units. These replacements will fit precisely within the existing structural openings without introducing alternative frame formats.

Planning Assessment

The proposed works have been carefully designed to fall entirely within the scope of lawful permitted development under nationwide planning legislation.

4.1 Internal Works and Garage Space (Non-Development)

Pursuant to Section 55(2)(a) of the Town and Country Planning Act 1990, interior alterations or operations which do not materially affect the external appearance of a building do not constitute "development" for planning purposes.

Because the garage door is retained in situ and the stud wall partition is wholly internal, the conversion creates no external manifestation.

The internal partitions on the ground and first floors are strictly interior. Consequently, these elements do not constitute development and are inherently lawful.

4.2 Rear Window Adjustments & Upgrades (Permitted Development)

The alterations to the rear windows, the demolition of the minor store, and the like-for-like glazing replacements fall under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which permits the enlargement, improvement, or other alteration of a dwellinghouse.

Materials: Class A.3 conditions stipulate that materials used in any exterior work must be of a similar appearance to those on the existing dwellinghouse. The proposed frames utilise matching profiles and a matt white finish, while the rear alterations deploy matching estate profiles and traditional soldier courses to maintain aesthetic continuity.

Structural Restrictions: The works require no extensions beyond the principal elevation, do not alter the roofline, and do not exceed standard height or boundary proximity thresholds outlined in Class A restrictions.

Conclusion

The proposed scheme represents a modest update aimed at securing the long-term longevity and energy efficiency of No. 3. The works are minor, localised to existing openings or internal frameworks, and generate no adverse impacts on neighbouring properties.

As demonstrated, the operations either do not constitute development under Section 55 or strictly adhere to the criteria set out within Class A Permitted Development rights. Accordingly, we respectfully request that Haringey Council issues a Lawful Development Certificate for the proposed works.

Yours sincerely,

Owain Williams ARB RIBA
Chartered Architect