



8th November 2023

Delivered by email

London Borough of Haringey
Planning, Regeneration & Economy
Level 6 River Park House
Wood Green
N22 8HQ

Dear Sir / Madam,

SUBMISSION OF FULL PLANNING APPLICATION FOR REDEVELOPMENT PROPOSALS AT DAISY COURT, NO.6 BROWNLOW ROAD, LONDON, N11 2DE

We write on behalf of our client, R3 Estates Limited, to apply for full planning permission for the following development at the above site:

'Proposed roof addition to create two new dwellings and associated works.'

The Site

The site comprises a four storey block of 8 flats which is approx. 5 years old. It is located diagonally opposite the Grade II Listed Bounds Green Underground Station (Piccadilly Line), which benefits from travel times into central London of 15-20 minutes.

Along with the Underground Station, the site also benefits from a bus stop immediately outside, as well as Bowes Park Rail Station to the east. Unsurprisingly the site has a Public Transport Accessibility Level (PTAL) of '6a', which is the second highest possible.

The site is nestled within a local shopping parade and the immediate area is characterised by 3-4 storey residential blocks, some of which contain ground floor commercial units. The property lies immediately north of Station Chambers, which is a large four storey building. However, this was recently granted permission (ref: HGY/2021/2973) to provide a fifth floor to create 2 dwellings (currently under construction).

The Proposal

The proposal seeks to extend the property by creating one additional storey which is setback from the key elevations. It will be constructed using a lightweight timber frame with dark Aluminium zinc cladding with large areas of glazing to provide light and outlook.

The proposal will create two new dwellings which comprise a two-bedroom, (3p) flat which totals 61.7 sq. m and a one-bedroom (2p) dwelling which totals 51 sq. m. The lift and stair core will also be extended to provide step free access.



CGI of Proposal at Daisy Court, 6 Brownlow Road with Station Chambers extension shown

Planning Application Submission Format

The planning application has been submitted via the planning portal (reference: PP-12585553) and the planning application fee of £924.00 has been paid directly by the applicant. The following information is submitted in support of the Planning Application:

- Online Planning Application Form (H Planning Ltd)
- Certificate and Notices as required (H Planning Ltd)
- Completed Community Infrastructure Levy (CIL) Form (H Planning Ltd)
- Supporting Planning Statement & Appendices (H Planning Ltd)
- Daylight, Sunlight & Overshadowing Assessment (EAL Consult)
- Energy & Sustainability Assessment (EAL Consult)
- Design and Access Statement (DAS) (KS Design)

- Existing Plans, Sections and Elevations (KS Design)
- Proposed Plans, Sections and Elevations (KS Design)
- Redline Planning Application Site Plan 1:1250 scale (KS Design)
- Redline Planning Application Block Plan 1:200 scale (KS Design)

We trust that the above information is sufficient for you to register and determine the planning application. If you have any queries, please do not hesitate to contact me at these offices.

Yours Faithfully,



Matt Humphreys, MRTPI
Director

matt@hplanning.london