



COVERING LETTER

Date: 02/04/2024

Dear Sir/Madam,

RE: Site Rear of 457-461 High Street, London, N22 8JD

Proposal description: Increase in eaves height of approved application (HGY/2020/0789) to propose 2 x rear dormers and 6 x front Velux windows, increasing each single-family dwelling from a 3-bed unit to a 4-bed unit.

I am writing to submit a new full planning application for the proposed modifications to the previously approved application (HGY/2020/0789). Our proposal entails an increase in the eaves height of the approved application to accommodate the addition of a rear dormer for each single-family dwelling, thereby transforming them from 3-bed unit to 4-bed unit.

We would like to bring to your attention that construction for the approved application (HGY/2020/0789) has already commenced, and we are currently progressing onto the first-floor construction. In the event of receiving approval for the proposed modifications, we are keen to proceed with the construction of the loft as outlined within this application. Here is a photograph taken today (dated 02/04/2024) of the site:



Initially, the approved application (HGY/2020/0789) was designed to align with the eaves height of the rear extension of 457 High Street with incorporated Velux windows. However, upon further evaluation, we have realised that we are left with only 1.5 meters of height, resulting in the installation of the windows to be impractical and insufficient for comfortable headroom. Therefore, our proposal includes increasing the loft height internally to 2.2 meters, allowing us to propose dormers for each dwelling unit. The approximate increase in eaves height from the approved application to this proposal is 88 centimetres.

We believe that these modifications will not only enhance the functionality and liveability of the dwellings but also contribute positively to the overall aesthetic and architectural integrity of the development.

Thank you for considering our application. Please find attached all the necessary documentation and plans for your review. If there are any further requirements or queries, please do not hesitate to contact me.

We look forward to the opportunity to contribute positively to the application and to bring our shared vision to life.

Yours sincerely,

A handwritten signature in black ink, reading "Aygul Boyraz". The signature is fluid and cursive, with the first letter 'A' being particularly large and stylized. Below the signature is a thin, horizontal orange line.

Ms. Aygul Boyraz
Founder