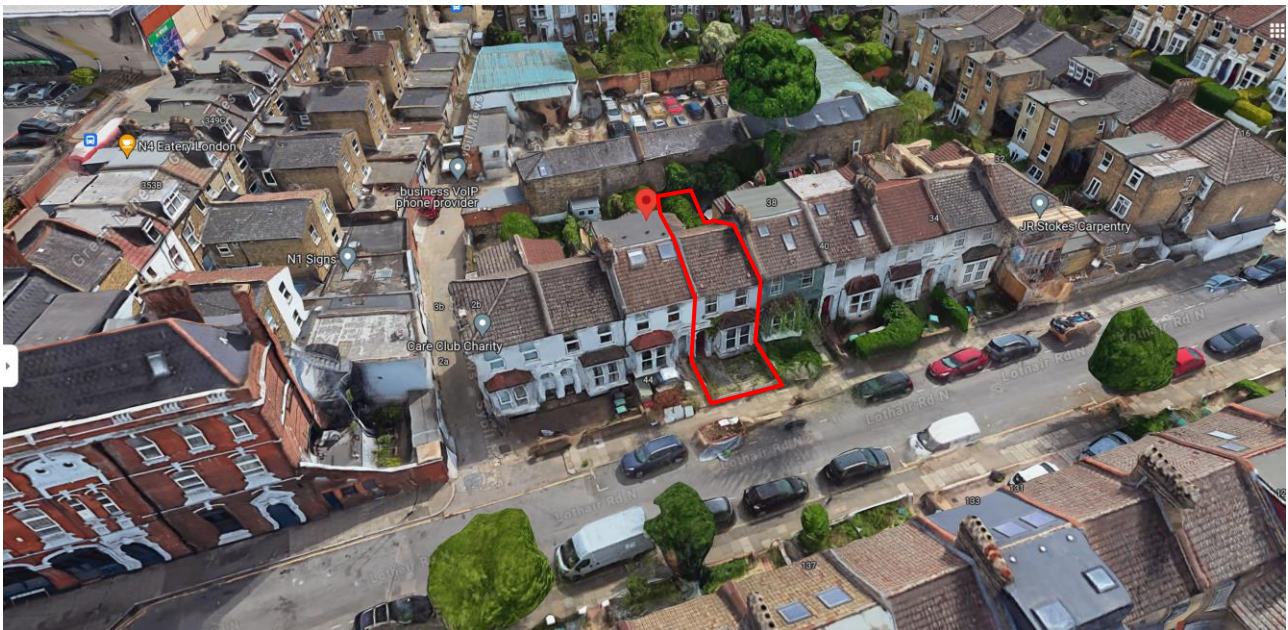


# COVER STATEMENT

## Reference: PP-12997950

Permitted Development  
42 Lothair Road North  
London  
N4 1EW

APRIL 20, 2024



*Aerial view of Lothair Road from front view*

## 1.0 Introduction

This statement accompanies an application for Permitted Development for a proposed side in-fill extension and rear L-shaped dormer to the main roof and outrigger roof to an existing dwelling house.

The design, scale and layout of the proposal is in keeping with the surrounding context. Overall, it is considered that the proposed development satisfies the permitted development requirements.

The existing property is a Use Class: C3 Dwelling house. It is situated within an established residential road amongst similar other properties.

The property is not listed nor located within a conservation area.

The surrounding area is made up of predominantly terraced and semi detached properties, the majority of which have similar side in-fill and roof dormer extensions. The extent of the proposed development is similar in scale to applications for 54 Beresford Rd - HGY20230237 and 61 FALKLAND ROAD - [HGY/2023/2425](#).

## 2.0 Local Precedent – Similar Developments

143 Effingham Road, London N8 0AE PP-12521102  
38 Beresford Rd - HGY20230659  
54 Beresford Rd - HGY20230237  
61 FALKLAND ROAD - HGY/2023/2425  
13 Giesbach Road - P2023/0234/FUL  
14 Giesbach Road - P2021/0128/FUL  
22 Giesbach Road  
26 LOTHAIR RD SOUTH - HGY20192292  
121 LOTHAIR ROAD NORTH - HGY20221674  
133 LOTHAIR ROAD NORTH - HGY20212813  
44 LOTHAIR ROAD - HGY20211809  
79 Lothair Road North - HGY20230882  
12 Tancred Road - HGY20211611  
48 Umffreville Road, London, N4 1SB - HGY/2021/1325  
31B Effingham Road, London N8 0AE HGY/2018/0137  
141 Effingham Road, London N8 0AE HGY/2021/1367  
58 Allison Road, London N8 0AN HGY/2019/0008  
61 Allison Road, London N8 0AN HGY/2022/1491  
37c, Pemberton Road, London N4 1AX HGY/2022/0017  
71 Pemberton Road, London N4 1AX HGY/2017/0545  
7B Warham Road, London N4 HGY/2013/0346  
37B Warham Road, London N4 HGY/2013/0255  
43 Warham Road, London N4 HGY/2006/1601  
87 Warham Road, London N4 HGY/2019/3294  
21 Stapleton Hall Road, London N4 HGY/2009/0934  
36 Duckett Road, London N4 HGY/2006/1646  
16 Northwood Road, London N6 HGY/2011/1174  
31 Stanhope Gardens, London N6 HGY/2002/1555  
66 Carysfort Road, N8 HGY/2009/1213  
92 Ferme Park Road, N8 HGY/2012/2176  
15 Hampden Road, London N8 HGY/1997/1392  
79 Nelson Road, London N8 HGY/1997/0795  
3 Seymour Road, London N8 HGY/2011/0094  
81B Seymour Road, London N8 HGY/2022/0406  
37B Seymour Road, London N8 HGY/2018/0724  
62B Seymour Road, London N8 HGY/2017/2721  
79B Beresford Road, London N8 INE/0014/0392/  
229 Victoria Road, London N22 HGY/2012/2151  
7B Hewitt Road, London N8 OBS HGY/2017/3513



*Aerial view of Site from rear view - Lothair Road with similar developments*

### 3.0 Proposal

The proposal consists of a rear dormer extension to the main roof space and outrigger not exceeding more than 40 cubic meters of the original roof space.

The front of the property will not be changed significantly - the roof will be Includes two new roof lights to the front roof slope, similar to the adjacent neighbours at No.44 and No.40 Lothair Road N.



**NO 44**

**NO 42  
SITE**

**NO 40**

The proposed side infill extension is single storey with a height of 3 meters from the existing ground level and sits in line with the existing original rear wall, it does not extend beyond the rear wall of the original dwellinghouse.

The roof extension will be constructed so that it maintains the existing eaves and the edge of the enlargement closest to the eaves is not less than 0.2 metres from the eaves.

#### **4.0 Conclusion**

The proposed roof alteration, dormer size and design and side infill extension are considered to be acceptable under permitted development. All other relevant permitted development guidance and considerations have been taken into account and it is requested that on this basis, permitted development should be granted for this proposal.