

26 Richmond Road (N11 2QR) - ref: HGY/2024/1130

I've been tasked with determining whether the proposals outlined in the application under reference HGY/2024/1130 comply with the statutory regulations outlined in Part 1, Schedule 2 of the General Permitted Development Order 2015 (as amended) for the property at 24 Richmond Road.

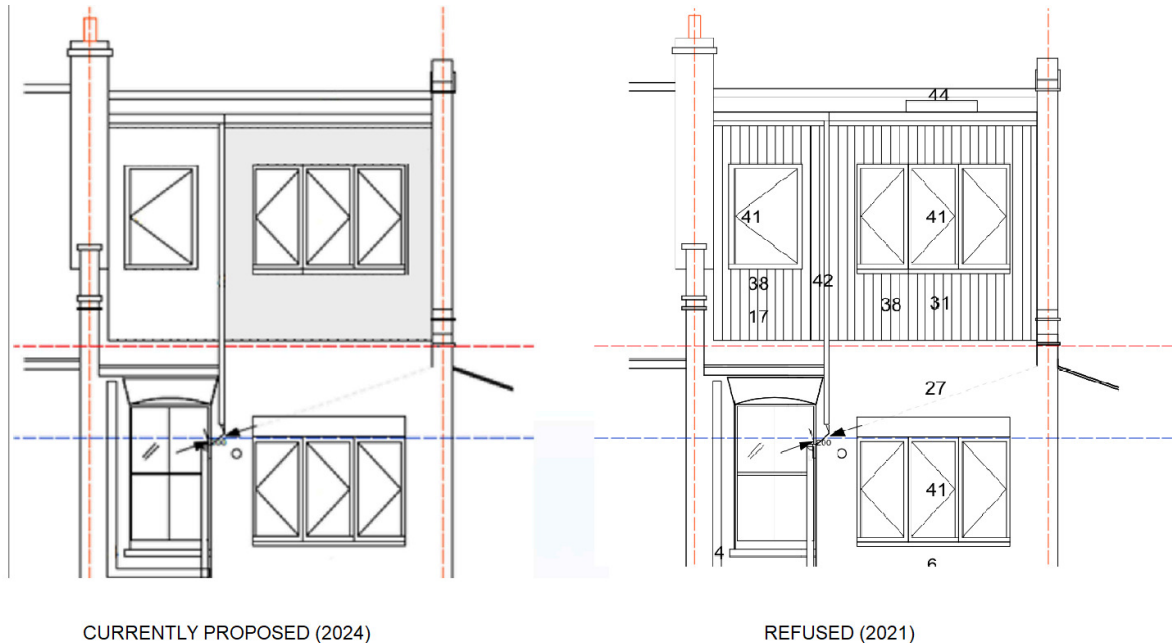
Upon reviewing the submission documents, it appears that there may be an issue with the accuracy of the proposed roof extensions' volumetric scale. I have strong reason to believe that the applicant or their representatives may have misinterpreted or miscalculated the measurements.

According to the plans, the net additional volume of the proposed roof extensions is stated as 39.92 cubic metres, which falls just 0.08 cubic metres short of the threshold specified in paragraph B.1 (d)(i) of Part 1 (which is 40 cubic metres).

However, it's worth noting that the same applicant had previously submitted a similar scheme of identical scale and dimensions in 2021, under application reference HGY/2021/2536. That application was declined due to the roof additions exceeding the 40 cubic metre threshold by a significant margin, specifically 8.1 cubic metres, as outlined in the officer's report for that case (extract below):

d) The cubic content of the resulting roof space would <u>not</u> exceed the cubic content of the original roof space by more than	The property is a	NO
i) 40 cubic metres in the case of a terrace house	terraced house.	
ii) 50 cubic metres in any other case;	Existing Rear Main dormer: Height x width x depth/2= 2,6x3,7x3.2/2= 15,4	
	Dormer above the outrigger: (H1+H2) x width x depth /2= (3,7+2,87)x2,375x4,2/2= 32.7	
	Total cubic content = 48,1 <u>m3</u>	

As you can see from the following illustration, the refused 2021 scheme is identical in scale to the current proposals:



Using the scale bar provided with the drawings submitted under HGY/2021/2536, I can confirm that the dimensions stated in the current application are all incorrect and appear to have been exaggerated. For instance, the height of the proposed main dormer in the current application is listed as 2.35 metres, whereas the scaled plans indicate a height of 2.6 metres. Similarly, the depth of the proposed outrigger extension is stated as 3.9 metres, whereas the scaled 2021 plans indicate a depth of 4.2 metres. Additionally, all other dimensions seem to have been inflated by approximately 10-20%.

To be thorough, I cross-checked the dimensions of the existing building using survey plans prepared by another firm for an application in 2016 (ref: HGY/2016/3026). These survey plans confirm that the plans rejected in 2021 were prepared to the correct scale.

Furthermore, I noticed that the applicant or their representatives have not included a scale bar on the current drawings, nor have they provided side elevations or a roof plan to determine the dimensions of the proposed roof additions. As a result, it is impossible to determine whether the proposals adhere to the provisions under the GPDO.

Even if the applicant were to submit revised plans, considering that the dimensions listed on the current plans conflict with those prepared by two separate firms in 2016 and 2021 (as well as those outlined in the officer's report for HGY/2021/2536), I strongly recommend that the Council compare the applicant's plans with previous versions to prevent misrepresentations and potential legal errors.

I would also like to remind officers that the courts have ruled that, concerning applications for lawful development certificates, the burden of proof lies with the applicant, as demonstrated in the following cases:

- Appeal reference APP/B2355/X/20/3257581
- Appeal reference APP/L3245/X/20/3251865
- Government advice note:
<https://assets.publishing.service.gov.uk/media/5a78a10a40f0b62b22cbb850/321541.pdf>

In essence, the Council has the discretion to reject an application outright if the applicant's submission does not facilitate an accurate assessment under the GPDO.

I trust that this information is helpful, and I request that the Council take the necessary steps to prevent any legal discrepancies.

Please acknowledge receipt of this email for my records.

Best regards,

Glen Christen

On behalf of the owner of 24 Richmond Road