



# Planning Application

*Prepared for Lucy & Mitchell Freestone*

Revision 1  
11/06/24

25 Clyde Road  
London  
N22 7AD

7 April 2024

**AHRBERG  
JACKSON**

ARCHITECTURE & DESIGN  
[www.ahrbergjacksondesign.co.uk](http://www.ahrbergjacksondesign.co.uk)

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Architectural Design and Planning Consultant  
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M: 07967621304

## Project Description:

This application deals with the following:

- Single storey rear side infill extension with a pitched sedum roof and no. 3 roof lights.
- L shaped dormer loft conversion. Overall volume falls broadly under Permitted Development allowance of 40 cubic meters
- Second floor balcony accessed from study with timber privacy screen

### Ground Floor Extension

The side return extension is marginally deeper (6.3m) than what would potentially be allowed under a Prior Approval-Larger Home Extension. However to reduce the impact on the neighbouring property, No. 23, the height of the boundary wall is limited to 2275mm. Access to remain unchanged, brick to match existing and new glazing to be double glazed metal or timber framed units.

### Loft Conversion

Roof dormer extension is approximately 42.5 cubic meters in volume and will be clad in tiles to match the appearance of the existing roof. The proposed balcony is modest in size and pulled away 1m from rear elevation and 2m from the eaves. A privacy screen facing no. 27 and a 1.1m high timber balustrade ensures that privacy is maintained for neighbouring properties and overlooking is not an issue.

### Planning History:

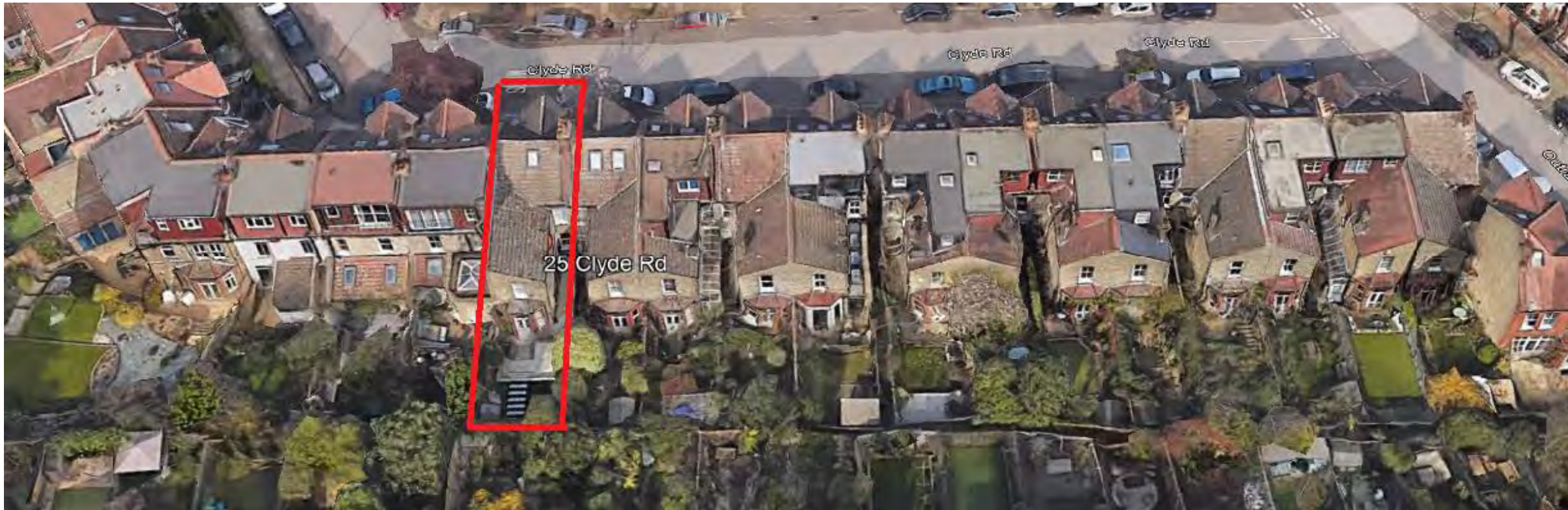
None related to 25 Clyde Road

Similar application for loft and balcony at 35 Clyde Road:

Planning Application Reference No. HGY/2016/2092



# Site Context



Contextual site photo showing neighbouring properties.

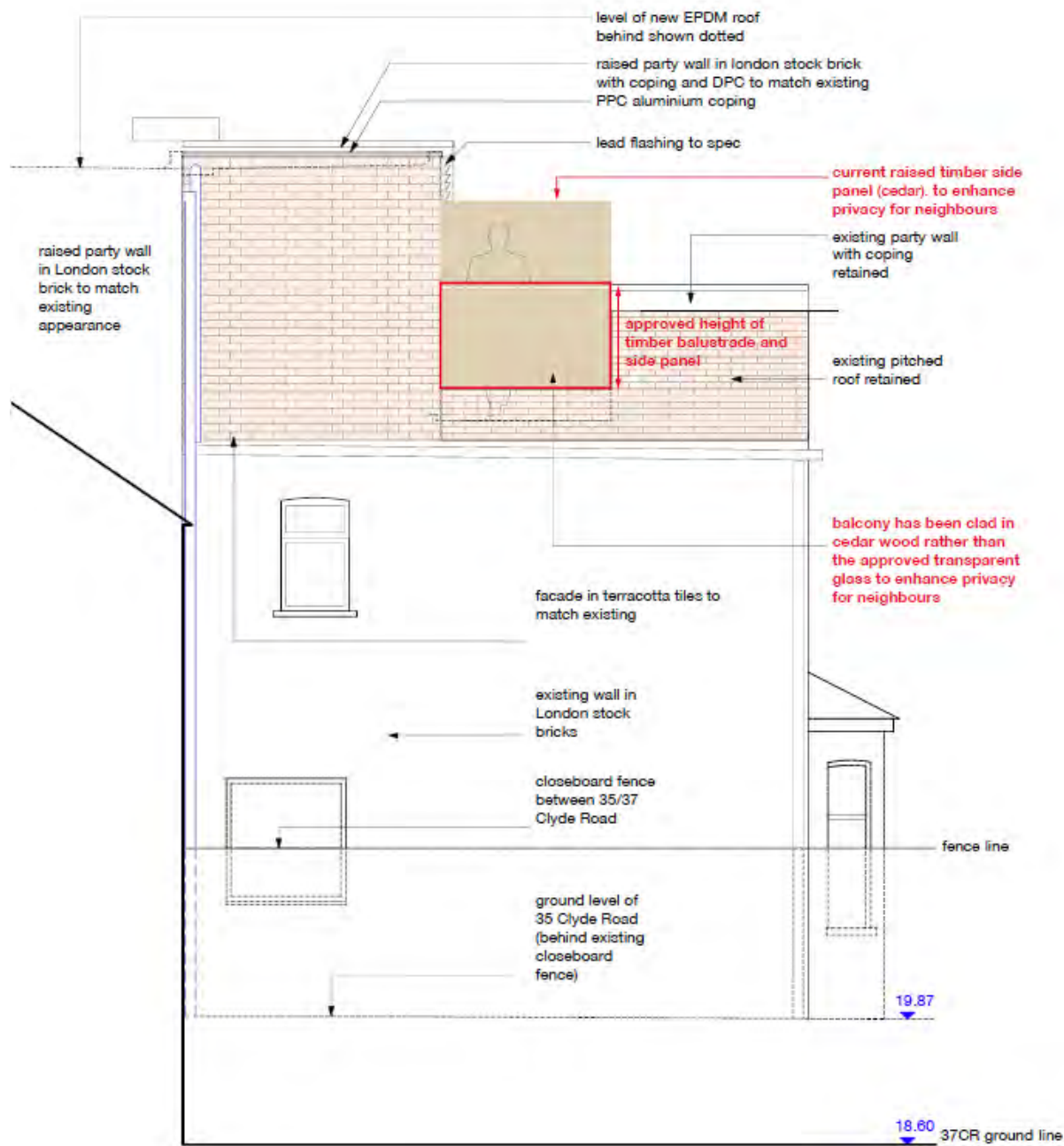
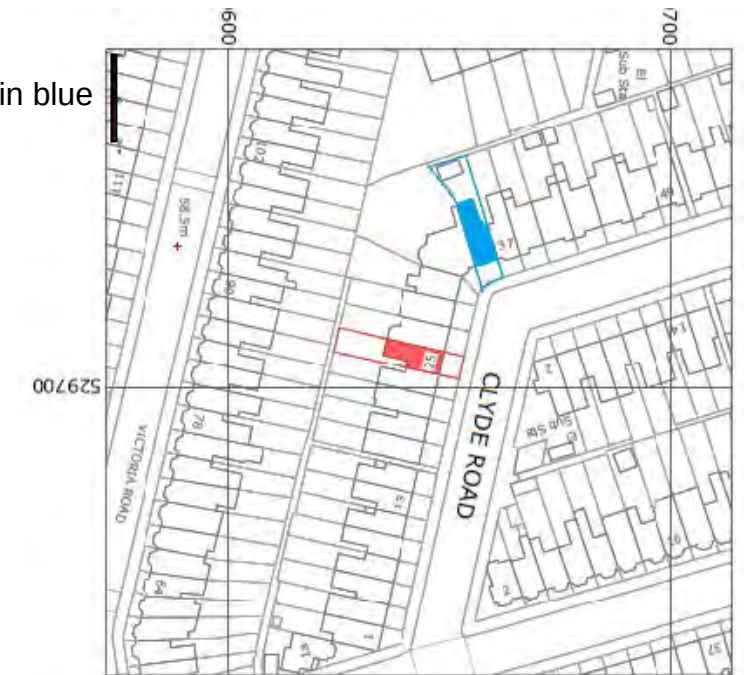


Contextual site photo showing no. 35 Clyde Road in blue

## Approved planning for similar design at no. 35 Clyde Road

Planning Application Reference No. HGY/2016/2092

No. 35 Clyde Road shown in blue



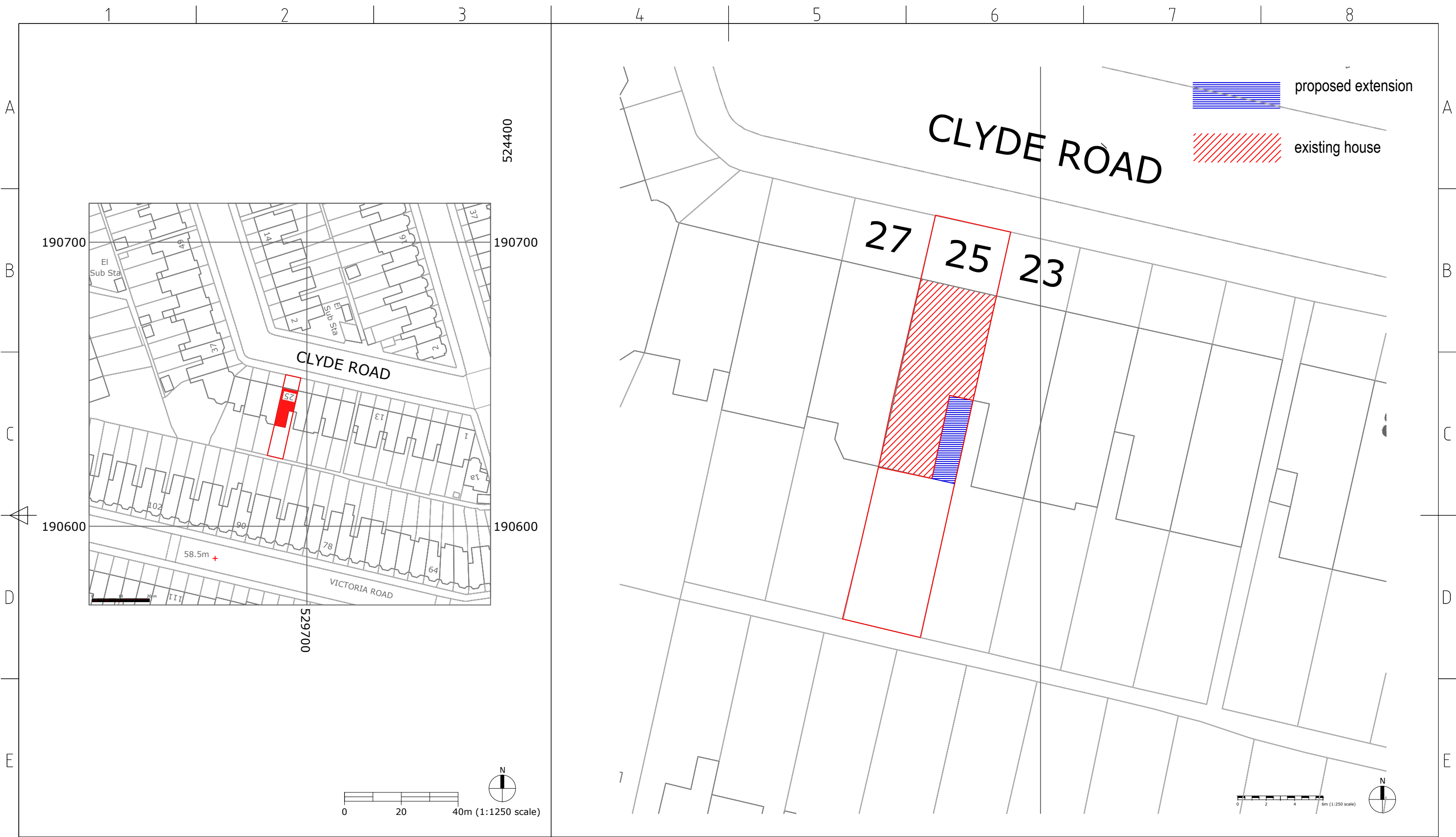
1 proposed side elevation (view from 37 Clyde Road)  
Scale: 1:50

35 Clyde Road  
proposed elevation  
1:100 @ A3  
January 2018

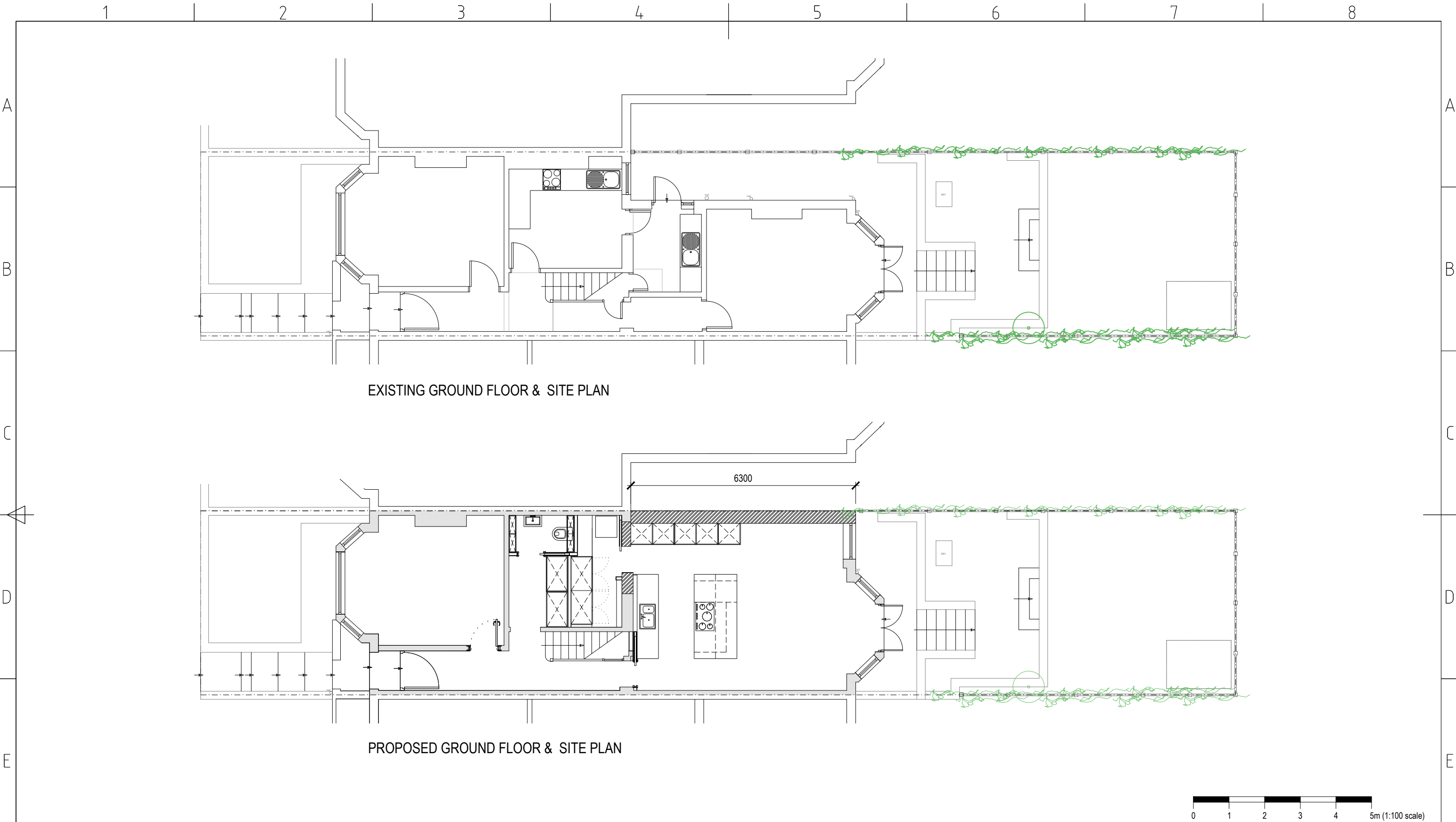


2 proposed rear elevation  
Scale: 1:50





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|-----------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------|--|---|--|-----------------------------------------|--|----------------------------------|--------------------------------------------------------------------------------------------------------------|-------------------------------------|--|--------------|--|--|
| 1                                                                                                               |  | LOCATION PLAN-25 CLYDE ROAD LONDON N22 7AD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  | FILE: AP001000<br>SCALE: 1:1250 @ A3 |  | 2 |  | BLOCK PLAN-25 CLYDE ROAD LONDON N22 7AD |  | Streetwise licence No. 100047474 |                                                                                                              | FILE: AP001000<br>SCALE: 1:250 @ A3 |  |              |  |  |
| <div>DESIGNER:</div> <div><div>ÅHRBERG<br/>JACKSON<br/>DESIGN</div><div>ahrbergjacksonsdesign.co.uk</div></div> |  | <div>GENERAL NOTES:</div> <div><div>• ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED. DO NOT MEASURE OFF THE DRAWING FOR THE PURPOSE OF CONSTRUCTION</div><div>• ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH BRITISH STANDARDS AND CURRENT BUILDING REGULATIONS.</div><div>• THE DRAWINGS ARE FOR THE PURPOSE OF ARCHITECTURAL INTENT. THEY ARE NOT CONSTRUCTION DOCUMENTS DO NOT SCALE FROM THE DRAWINGS FOR THE PURPOSE OF CONSTRUCTION.</div><div>• ALL CRITICAL DIMENSIONS TO BE VERIFIED IN FIELD BY CONTRACTOR BEFORE COMMENCING ANY WORK AND ANY DISCREPANCIES REPORTED TO THE DESIGNER IMMEDIATELY</div><div>• THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH CONTRACT DOCUMENTS,PROJECT WORKING DRAWINGS, SPECIFICATIONS AND ALL CONSULTANTS/SPECIALIST/ ENGINEER'S DRAWINGS, DETAILS AND SPECIFICATIONS</div><div>• EXISTING BUILDINGS, STRUCTURES AND FEATURES ARE INDICATIVE AND DRAWN FOR ILLUSTRATION PURPOSE ONLY. ALL CRITICAL DIMENSION TO BE VERIFIED BY CONTRACTOR</div></div> |  |                                      |  |   |  | ISSUE:                                  |  |                                  | <div>PROJECT:</div> <div>Lucy &amp; Mitchell<br/>Freestone</div> <div>25 Clyde Road<br/>London N22 7AD</div> |                                     |  | SHEET TITLE: |  |  |
|                                                                                                                 |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                      |  |   |  |                                         |  |                                  |                                                                                                              |                                     |  |              |  |  |
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| 1                                                                                                               |  | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  | 3                                    |  | 4 |  | 5                                       |  | 6                                |                                                                                                              | 7                                   |  | 8            |  |  |



1 EXISTING AND PROPOSED GROUND FLOOR & SITE PLAN

Scale 1:100 @ A3

DESIGNER:

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JACKSON  
DESIGN**

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- GENERAL NOTES:
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED. DO NOT MEASURE OFF THE DRAWING FOR THE PURPOSE OF CONSTRUCTION
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| ISSUE: |          |                      |
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| 1      | 07/04/24 | Planning Application |
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PROJECT:

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Freestone**

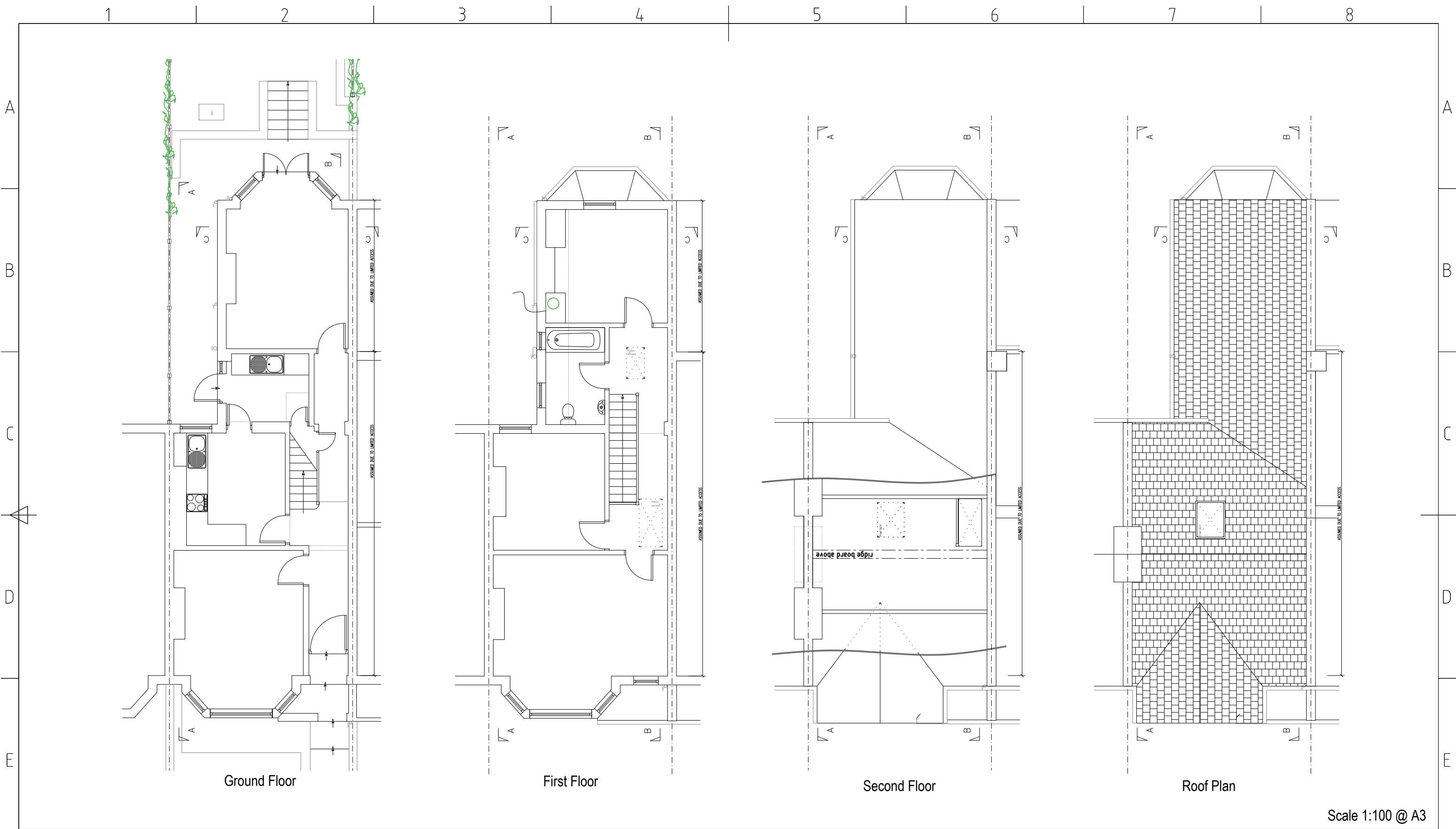
**25 Clyde Road  
London N22 7AD**

SHEET TITLE:

**EXISTING AND  
PROPOSED GROUND  
FLOOR & SITE PLAN**

SHEET NO:

**P-1**



1

EXISTING FLOOR PLANS

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PROJECT:

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Freestone

25 Clyde Road  
London N22 7AD

SHEET TITLE:

EXISTING FLOOR  
PLANS

SHEET NO:

P-2

Scale 1:100 @ A3

0

1

2

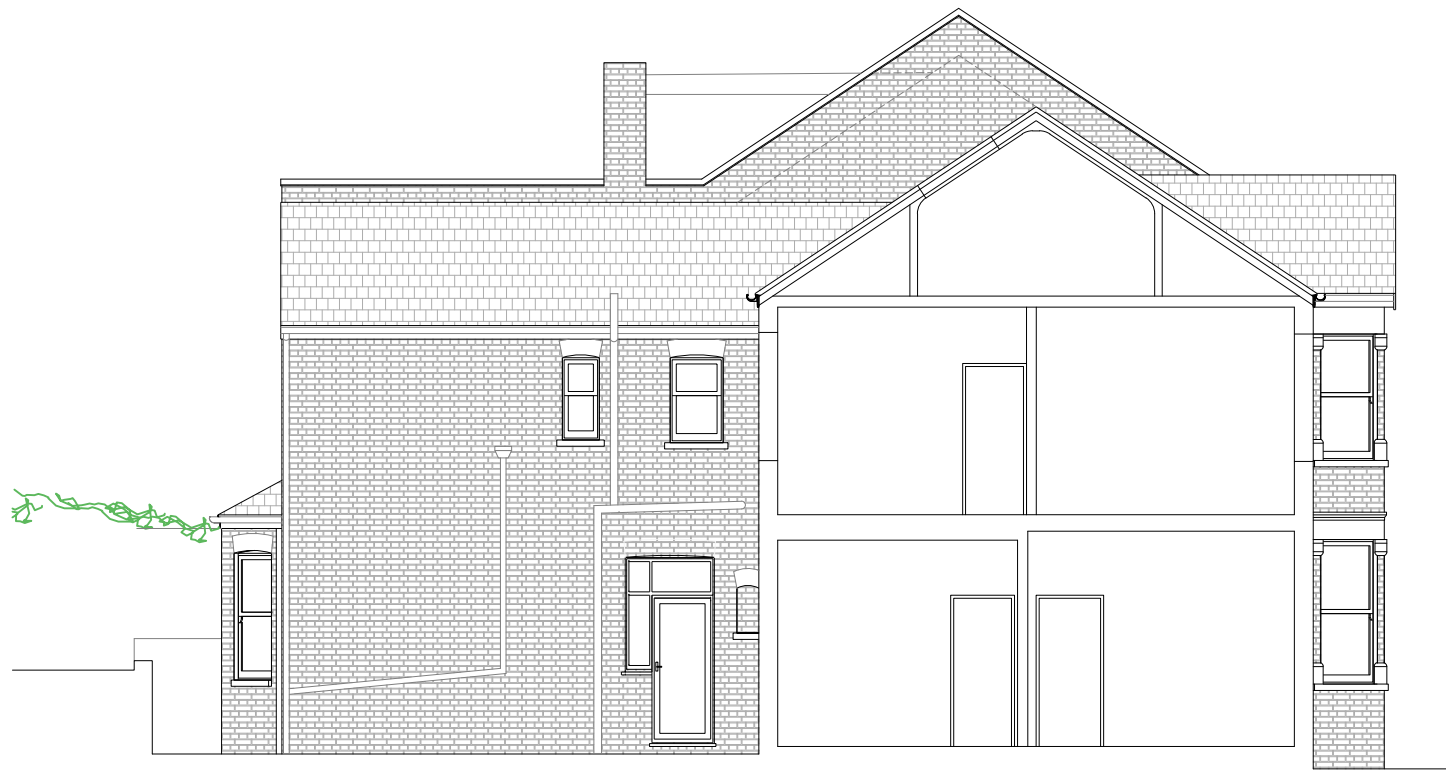
3

4

5m (1:100 scale)



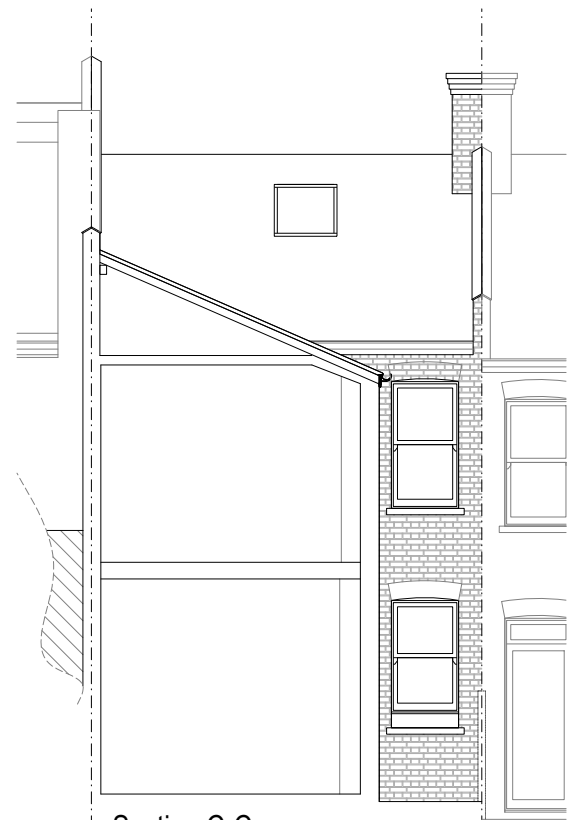
Front Elevation



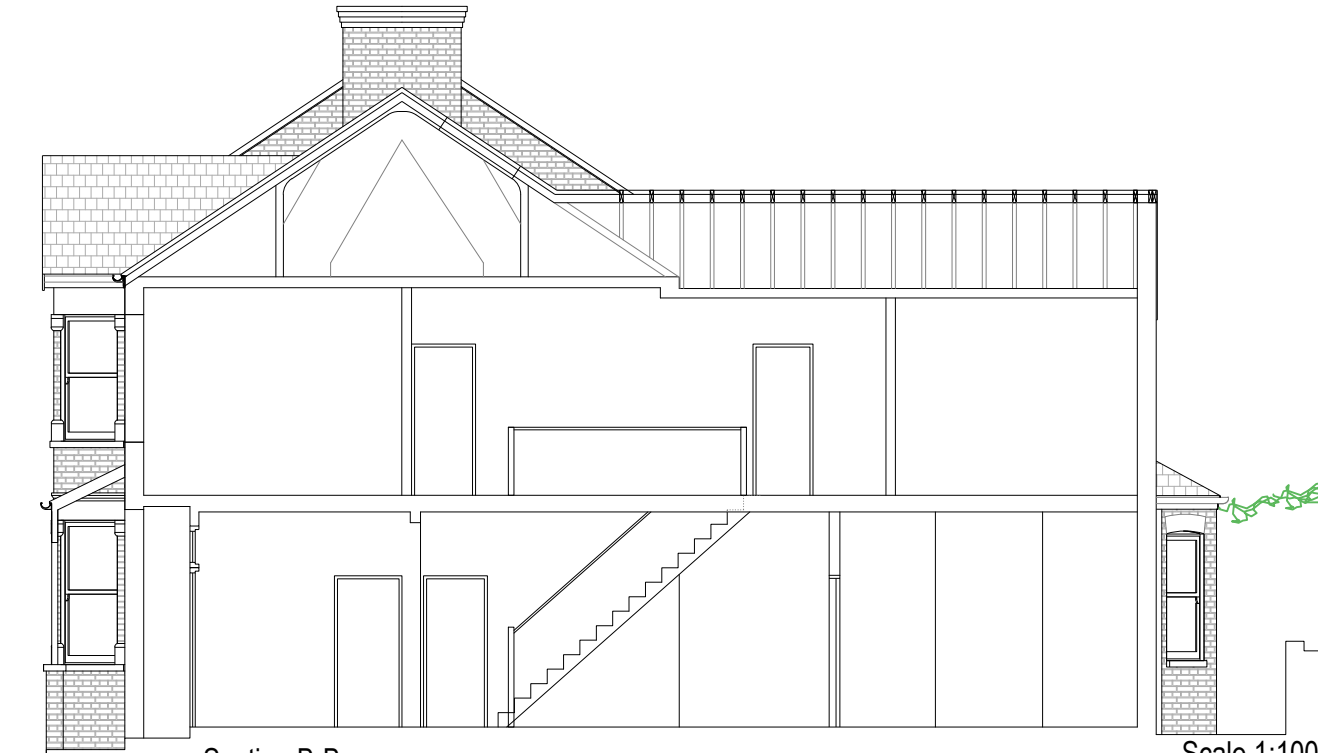
Section A-A



Rear Elevation

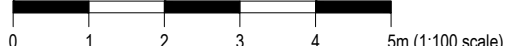


Section C-C



Section B-B

Scale 1:100 @ A3



1 EXISTING SECTIONS AND ELEVATIONS

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PROJECT:

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**25 Clyde Road  
London N22 7AD**

SHEET TITLE:

**EXISTING  
ELEVATIONS AND  
SECTIONS**

SHEET NO:

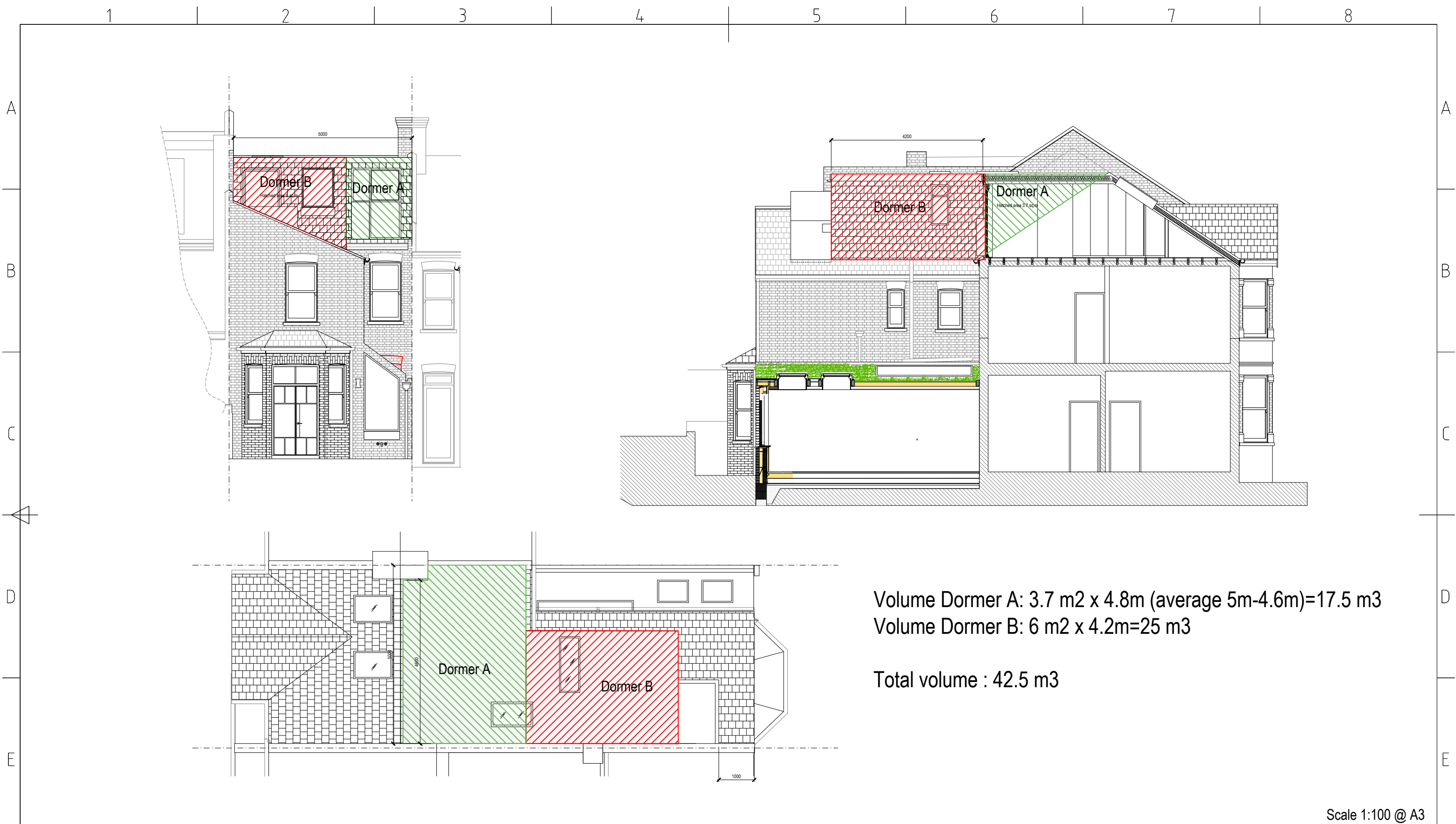
**P-3**



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| 1                                                                                                                                                |      | PROPOSED FLOOR PLANS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                        | <div><div></div><div>012345m (1:100 scale)</div></div> |          |                                                                                                                                    |  |                                                         |  |   |  |   |  |   |  |
| <div>DESIGNER:</div> <div><div><div>Å</div><div>HRBERG</div><div>JACKSON</div><div>DESIGN</div></div><div>ahrbergjacksondesign.co.uk</div></div> |      | <div>GENERAL NOTES:</div> <div><div>• ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED. DO NOT MEASURE OFF THE DRAWING FOR THE PURPOSE OF CONSTRUCTION</div><div>• ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH BRITISH STANDARDS AND CURRENT BUILDING REGULATIONS.</div><div>• THE DRAWINGS ARE FOR THE PURPOSE OF ARCHITECTURAL INTENT. THEY ARE NOT CONSTRUCTION DOCUMENTS DO NOT SCALE FROM THE DRAWINGS FOR THE PURPOSE OF CONSTRUCTION.</div><div>• ALL CRITICAL DIMENSIONS TO BE VERIFIED IN FIELD BY CONTRACTOR BEFORE COMMENCING ANY WORK AND ANY DISCREPANCIES REPORTED TO THE DESIGNER IMMEDIATELY</div><div>• THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH CONTRACT DOCUMENTS,PROJECT WORKING DRAWINGS, SPECIFICATIONS AND ALL CONSULTANTS/SPECIALIST/ ENGINEER'S DRAWINGS, DETAILS AND SPECIFICATIONS</div><div>• EXISTING BUILDINGS, STRUCTURES AND FEATURES ARE INDICATIVE AND DRAWN FOR ILLUSTRATION PURPOSE ONLY. ALL CRITICAL DIMENSION TO BE VERIFIED BY CONTRACTOR</div></div> |                                                                        | <div>ISSUE:</div>                                      |          | <div>PROJECT:</div> <div><div>Lucy &amp; Mitchell</div><div>Freestone</div><div>25 Clyde Road</div><div>London N22 7AD</div></div> |  | <div>SHEET TITLE:</div> <div>PROPOSED FLOOR PLANS</div> |  |   |  |   |  |   |  |
|                                                                                                                                                  |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                        |                                                        |          |                                                                                                                                    |  |                                                         |  |   |  |   |  |   |  |
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|                                                                                                                                                  |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                        | 2                                                      | 11/06/24 |                                                                                                                                    |  | Revised dormer and terrace position                     |  |   |  |   |  |   |  |
|                                                                                                                                                  |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                        | 1                                                      | 07/04/24 |                                                                                                                                    |  | Planning Application                                    |  |   |  |   |  |   |  |
| NO                                                                                                                                               | DATE | ISSUE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <div>SHEET NO:</div> <div><div>P-4</div><div>Rev 1 Issue 2</div></div> |                                                        |          |                                                                                                                                    |  |                                                         |  |   |  |   |  |   |  |
| 1                                                                                                                                                |      | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                        | 3                                                      |          | 4                                                                                                                                  |  | 5                                                       |  | 6 |  | 7 |  | 8 |  |



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| 1                                                                               |  | EXISTING SECTIONS AND ELEVATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  | 012345m (1:100 scale)                                  |  |
| DESIGNER:                                                                       |  | GENERAL NOTES:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  | PROJECT:                                               |  |
| <div>ÅHRBERG<br/>JACKSON<br/>DESIGN</div> <div>ahrbergjacksondesign.co.uk</div> |  | <ul style="list-style-type: none"><li>• ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED. DO NOT MEASURE OFF THE DRAWING FOR THE PURPOSE OF CONSTRUCTION</li><li>• ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH BRITISH STANDARDS AND CURRENT BUILDING REGULATIONS.</li><li>• THE DRAWINGS ARE FOR THE PURPOSE OF ARCHITECTURAL INTENT. THEY ARE NOT CONSTRUCTION DOCUMENTS DO NOT SCALE FROM THE DRAWINGS FOR THE PURPOSE OF CONSTRUCTION.</li><li>• ALL CRITICAL DIMENSIONS TO BE VERIFIED IN FIELD BY CONTRACTOR BEFORE COMMENCING ANY WORK AND ANY DISCREPANCIES REPORTED TO THE DESIGNER IMMEDIATELY</li><li>• THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH CONTRACT DOCUMENTS, PROJECT WORKING DRAWINGS, SPECIFICATIONS AND ALL CONSULTANTS/SPECIALIST/ ENGINEER'S DRAWINGS, DETAILS AND SPECIFICATIONS</li><li>• EXISTING BUILDINGS, STRUCTURES AND FEATURES ARE INDICATIVE AND DRAWN FOR ILLUSTRATION PURPOSE ONLY. ALL CRITICAL DIMENSION TO BE VERIFIED BY CONTRACTOR</li></ul> |  | Lucy & Mitchell<br>Freestone                           |  |
|                                                                                 |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  | 25 Clyde Road<br>London N22 7AD                        |  |
|                                                                                 |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  | SHEET TITLE:<br>PROPOSED<br>ELEVATIONS AND<br>SECTIONS |  |
|                                                                                 |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  | SHEET NO:<br>P-5<br>Rev 1 Issue 2                      |  |
| ISSUE:                                                                          |  | SHEET NO:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  | P-5<br>Rev 1 Issue 2                                   |  |
| 2                                                                               |  | 11/06/24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  | Revised dormer and terrace position                    |  |
| 1                                                                               |  | 07/04/24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  | Planning Application                                   |  |
| NO                                                                              |  | DATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  | ISSUE                                                  |  |



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| 1 Volume Calculations |  | DESIGNER:                  |  | GENERAL NOTES:                                                                                                                                                                                 |  | ISSUE:                                         |  | PROJECT:                     |  | SHEET TITLE:       |  |
| 1                     |  | ahrbergjacksondesign.co.uk |  | • ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED. DO NOT MEASURE OFF THE DRAWING FOR THE PURPOSE OF CONSTRUCTION                                                                    |  | 2 11/06/24 Revised dormer and terrace position |  | Lucy & Mitchell Freestone    |  | VOLUME CALCULATION |  |
| 2                     |  | ahrbergjacksondesign.co.uk |  | • ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH BRITISH STANDARDS AND CURRENT BUILDING REGULATIONS.                                                                                           |  | 1 07/04/24 Planning Application                |  | 25 Clyde Road London N22 7AD |  | SHEET NO:          |  |
| 3                     |  | ahrbergjacksondesign.co.uk |  | • THE DRAWINGS ARE FOR THE PURPOSE OF ARCHITECTURAL INTENT. THEY ARE NOT CONSTRUCTION DOCUMENTS DO NOT SCALE FROM THE DRAWINGS FOR THE PURPOSE OF CONSTRUCTION.                                |  | NO DATE ISSUE                                  |  | P-6                          |  | Rev 1 Issue 2      |  |
| 4                     |  | ahrbergjacksondesign.co.uk |  | • ALL CRITICAL DIMENSIONS TO BE VERIFIED IN FIELD BY CONTRACTOR BEFORE COMMENCING ANY WORK AND ANY DISCREPANCIES REPORTED TO THE DESIGNER IMMEDIATELY                                          |  |                                                |  |                              |  |                    |  |
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