

Planning Statement to convert the loft of 144 Greyhound Road, London, N17 6XN

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1. Introduction

This application seeks to gain planning permission to convert the loft of 144 Greyhound Road, London, N17 6XN.

2. Planning History

There have been several planning applications regarding 144 Greyhound Road that date back as far as 1949, they are:

OLD/1949/0249 - Demolition of a war-damaged bay and the extension of a shopfront window – Approved with conditions.

OLD/1953/0185 - Erection & use of garage and bottled beer store – Approved with conditions.

OLD/1988/1311 - 8/5/87 Change of use from commercial to residential – Withdrawn.

HGY/1989/1342 - Erection of 2 storey, two-bedroom house and a two storey extension to existing premises – Refused.

HGY/2005/1118 - Erection of extension above existing single storey outbuilding to create additional floor creating 1 x 3 bedroom house. Alterations to elevations – Refused.

HGY/2006/0134 - Extension and conversion to existing outbuilding creating 1 x 1 bedroom dwelling unit. Alterations to elevation – Approved with conditions.

HGY/2006/0570 - Approval of details pursuant to condition 3 (materials) attached to planning reference HGY/2006/0134 – Approved with conditions.

HGY/2006/1407 - Replacement of existing single storey building to rear of property with erection of single storey one bedroom dwelling unit – Approved with conditions.

HGY/2007/0602 - Erection of 1 x 2 storey two bedroom house with parking space – Refused.

HGY/2008/1453 - Change of use of property from existing flat and shop to single dwellinghouse (C3) – Approved with conditions.

HGY/2012/0516 - Extension and conversion of existing outbuilding to create 1 one bed dwelling – Approved with conditions.

HGY/2015/1162 - Approval of details pursuant to condition 4 (description of materials) attached to planning permission HGY/2012/0516 – Approved with conditions.

3. Supporting Documents

This application is also supported by the following documents.

- Application Drawings - Star Plans

4. The Proposal

The application seeks to extend by two storeys to the rear of the property to create an additional bedroom and more generous dining area. The proposal has a pitched roof to match the existing character of the street, the addition will be modest and help the extension compliment the street scene as viewed from Steele Road.

5. Summary

The proposed extension complements the existing form present in terms of roof design, the proposal also doesn't lose much garden amenity area by filling predominantly unusable parts of the garden. As such we feel an approval is appropriate.