

198 East End Road, London N2 0PZ



## Certificate of Lawfulness Application

Prepared for Daniel and Talia Smollan

15 April 2021

**ÅHRBERG**  
**JACKSON**  
**DESIGN**

[johanna@ahrbergjackson.co.uk](mailto:johanna@ahrbergjackson.co.uk) [www.ahrbergjacksondesign.co.uk](http://www.ahrbergjacksondesign.co.uk) m. +44(0) 7967 621 304

## 198 East End Road, London, N2 0PZ

### Project Description

This proposal deals with a roof extension to a semi detached home and the proposed alterations fall under permitted development rights for semi detached property. Additional volume is less than 50 m<sup>3</sup>, the rear dormer is set back min 200mm from eaves, the rooflights project no more than 150mm from roof slope and materials match existing.

### Demolition:

Brick chimney stack to side of property

### Construction:

Hip to gable roof extension and rear dormer extension. Insertion of 3 x Velux windows on front roof slope. Insertion of tall fixed window in side elevation. Rear dormer to be clad in metal and timber; both materials are present in the existing building.

### Volume calculation:

Volume for hip to gable addition :22.1m<sup>3</sup>

Volume for rear dormer extension: 27.8m<sup>3</sup>

Total added volume: 49.9m<sup>3</sup>



Hip to gable added volume 22.1m<sup>3</sup>



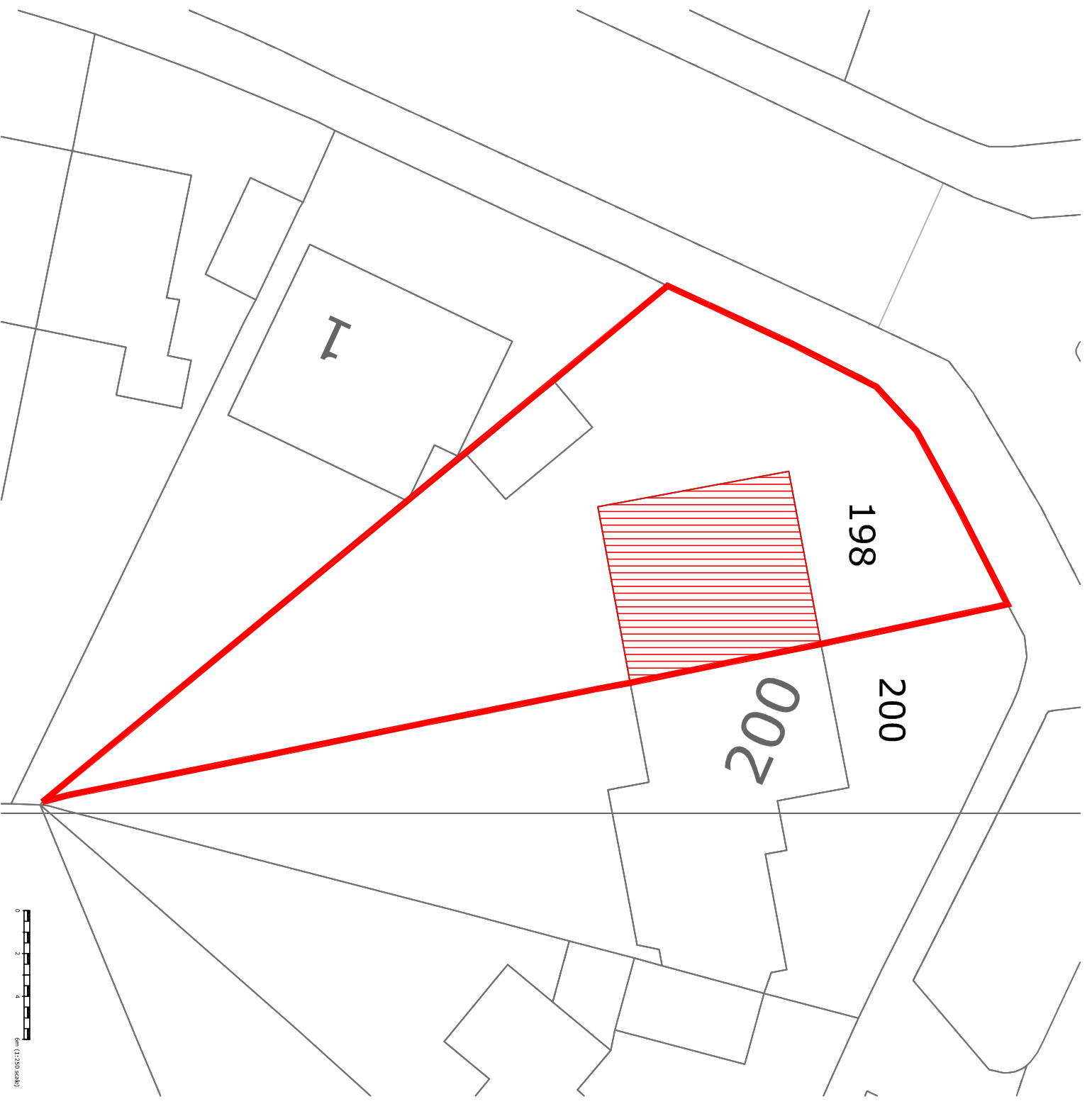
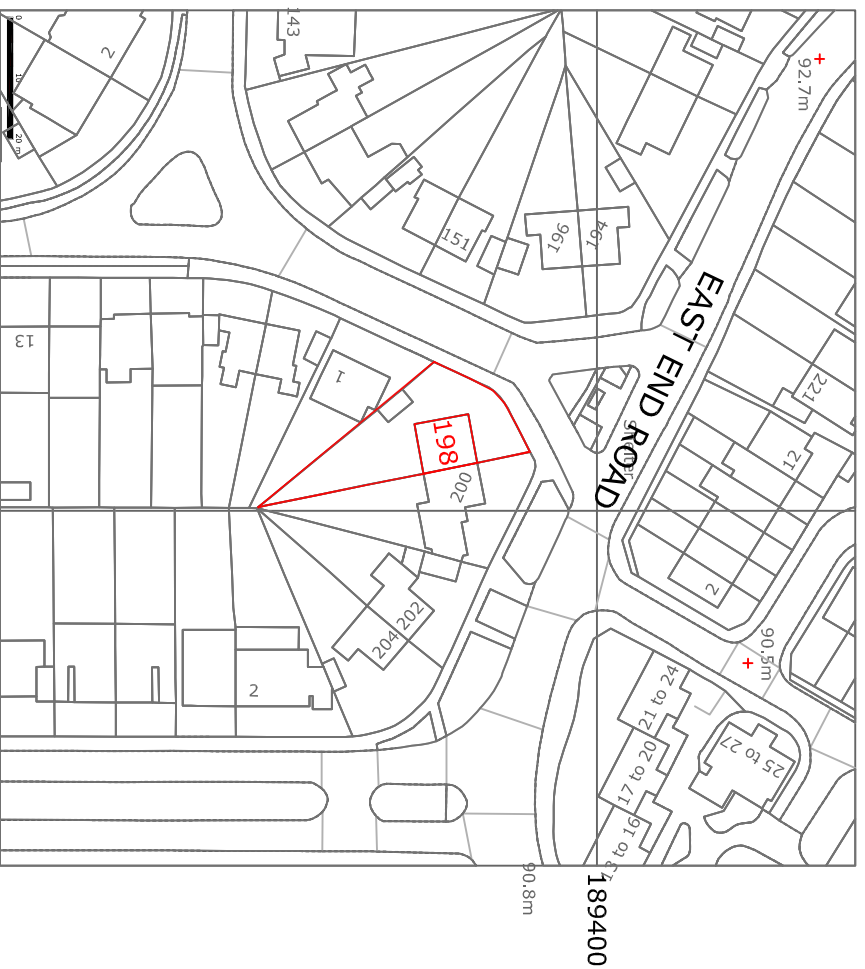
Rear dormer added volume 27.8m<sup>3</sup>



Existing rear elevation



Existing side elevation



1 LOCATION PLAN-198 EAST END ROAD N2 0PZ

FILE: AP001000  
SCALE: 1:1250 @ A3

2 BLOCK PLAN-198 EAST END ROAD N2 0PZ

Streetworks licence No. 100047474

FILE: AP001000  
SCALE: 1:250 @ A3

DESIGNER:

**AHRBERG  
JACKSON  
DESIGN**

ahrbergjacksonsdesign.co.uk

GENERAL NOTES:

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ISSUE:

NO	DATE	ISSUE
1	23/2/21	ISSUED FOR PLANNING
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PROJECT:

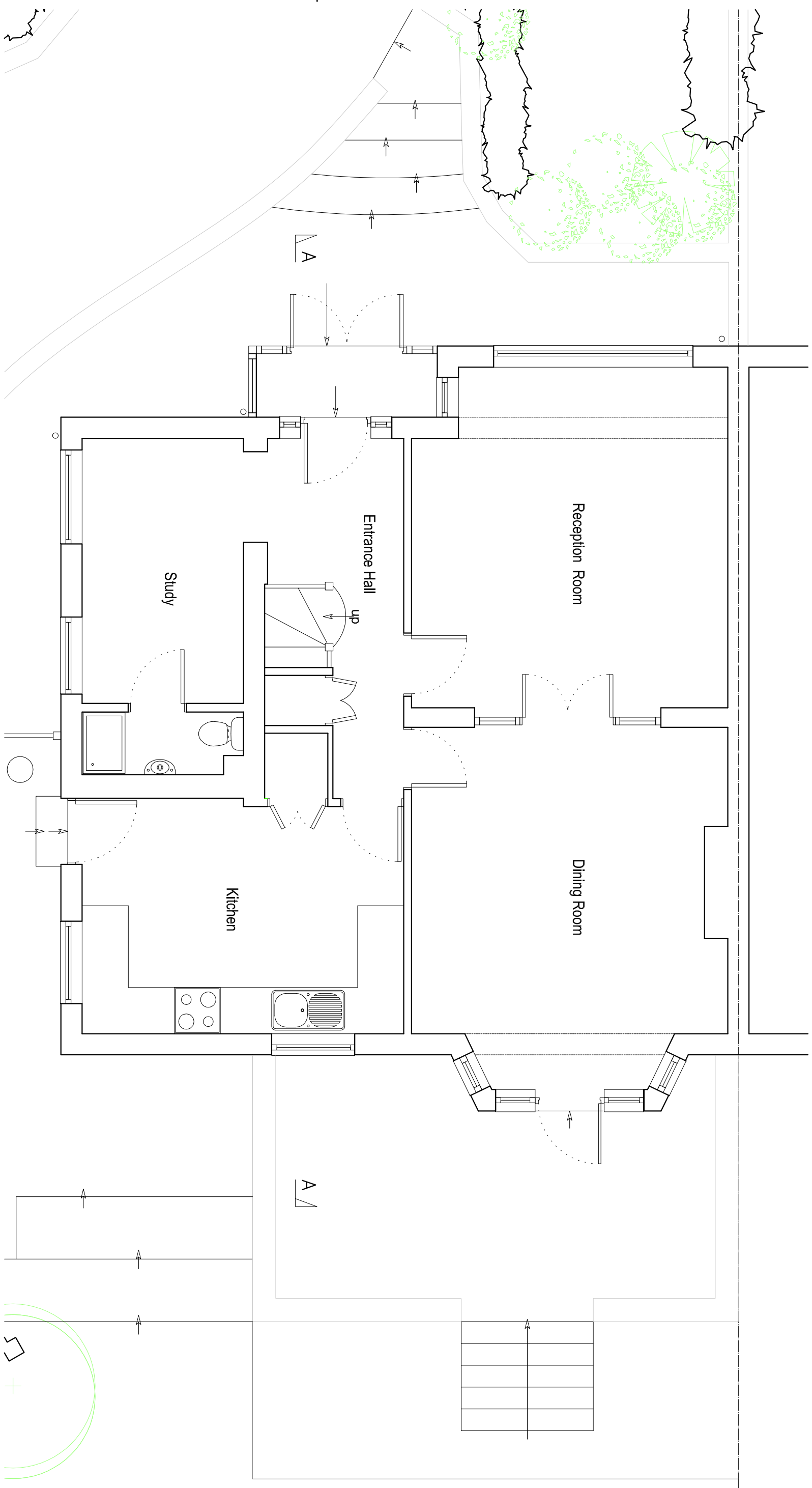
**DANIEL & TALIA SMOLLEN**  
  
198 EAST END ROAD  
EAST FINCHLEY  
LONDON

SHEET TITLE:

**LOCATION AND  
BLOCK PLAN**

SHEET NO.:

**A-100**



1 EXISTING GROUND FLOOR PLAN

DESIGNER:

**ÅHRBERG  
JACKSON  
DESIGN**

ahrbergjacksonsdesign.co.uk

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PROJECT:

**DANIEL & TALIA SMOLLEN**  
198 EAST END ROAD  
EAST FINCHLEY  
LONDON

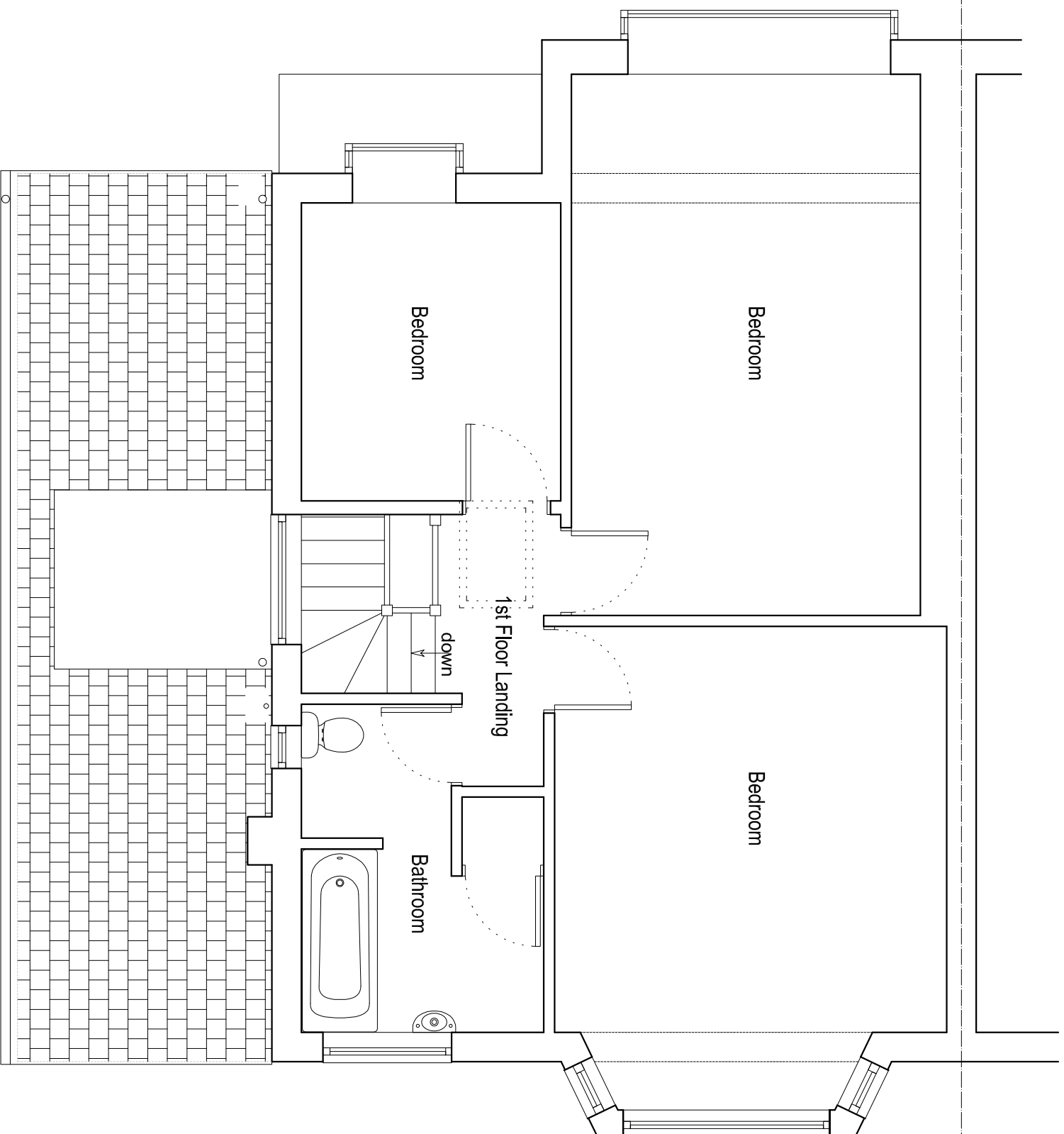
SHEET TITLE:

**EXISTING  
GROUND FLOOR  
PLAN**



SHEET NO.:

**A-101**



1 EXISTING FIRST FLOOR PLAN

DESIGNER:

**AHRBERG  
JACKSON  
DESIGN**

ahrbjacksondesign.co.uk

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198 EAST END ROAD  
EAST FINCHLEY  
LONDON

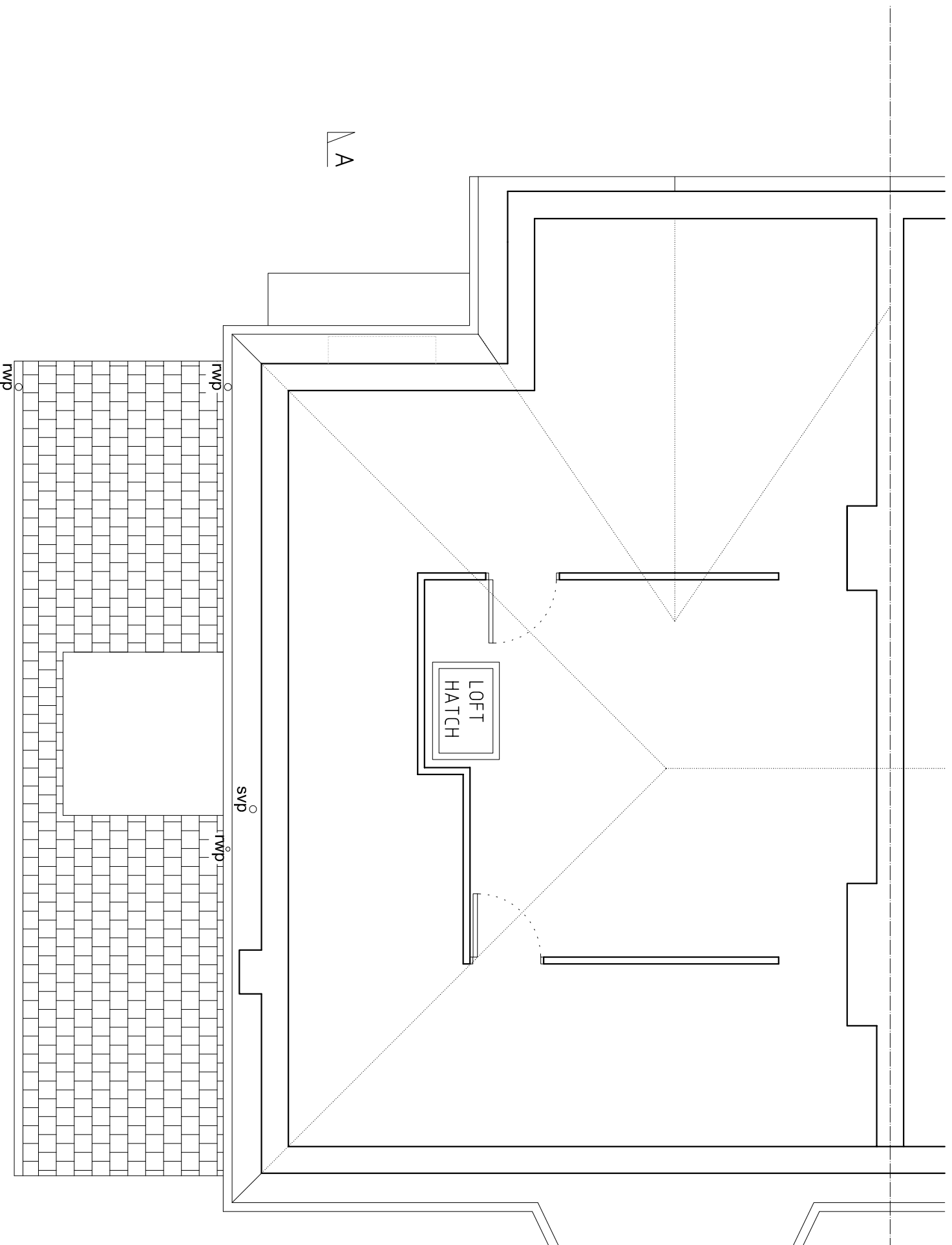
SHEET TITLE:

**EXISTING FIRST  
FLOOR PLAN**



SHEET NO.:

**A-102**



1 EXISTING LOFT PLAN

DESIGNER:

**AHRBERG  
JACKSON  
DESIGN**

ahrbjacksondesign.co.uk

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198 EAST END ROAD  
EAST FINCHLEY  
LONDON

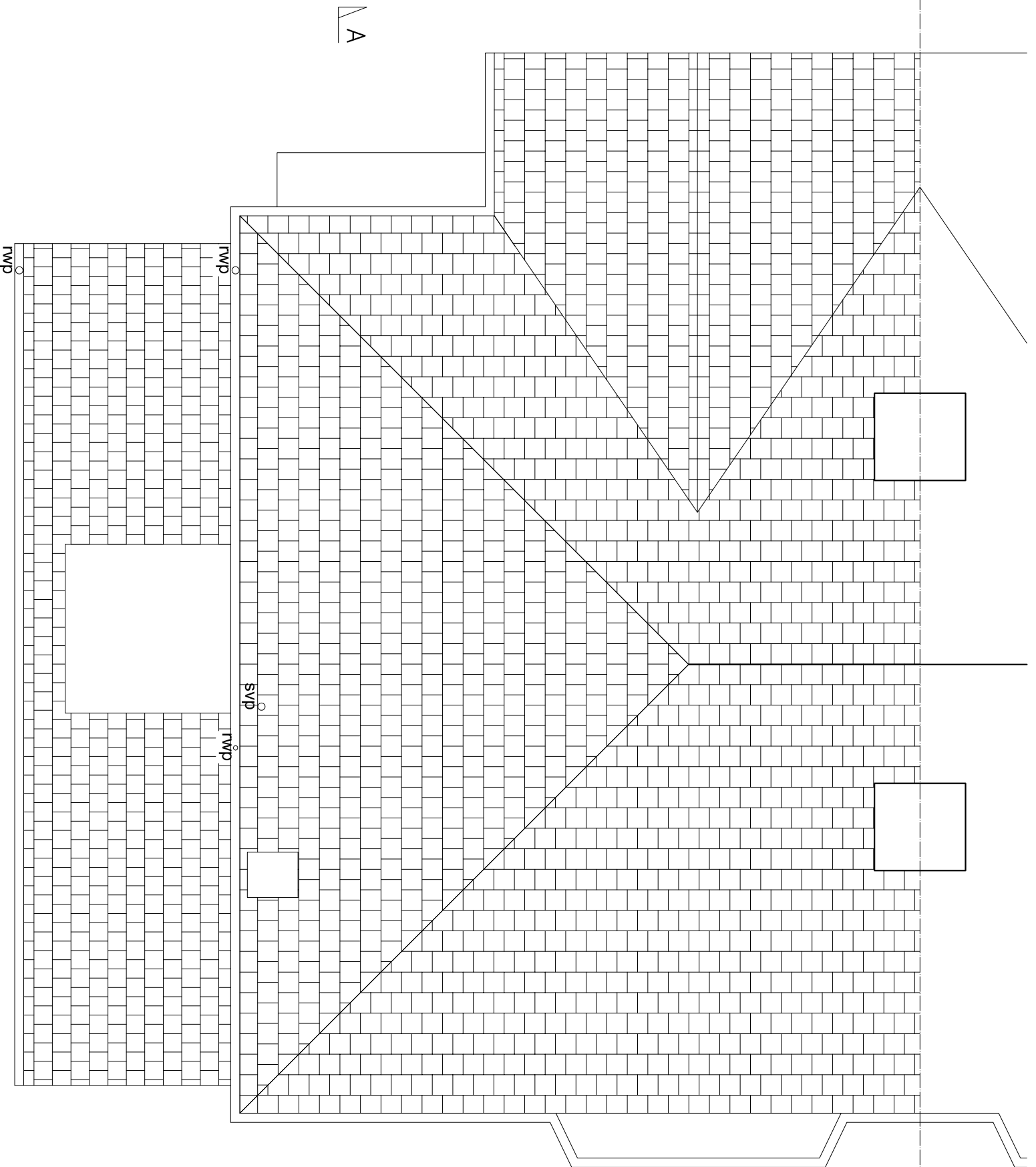


SHEET TITLE:

**EXISTING LOFT  
PLAN**

SHEET NO.:

**A-103**



1 EXISTING ROOF PLAN

DESIGNER:

**AHRBERG  
JACKSON  
DESIGN**

ahrbjacksondesign.co.uk

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**DANIEL & TALIA SMOLLEN**  
198 EAST END ROAD  
EAST FINCHLEY  
LONDON

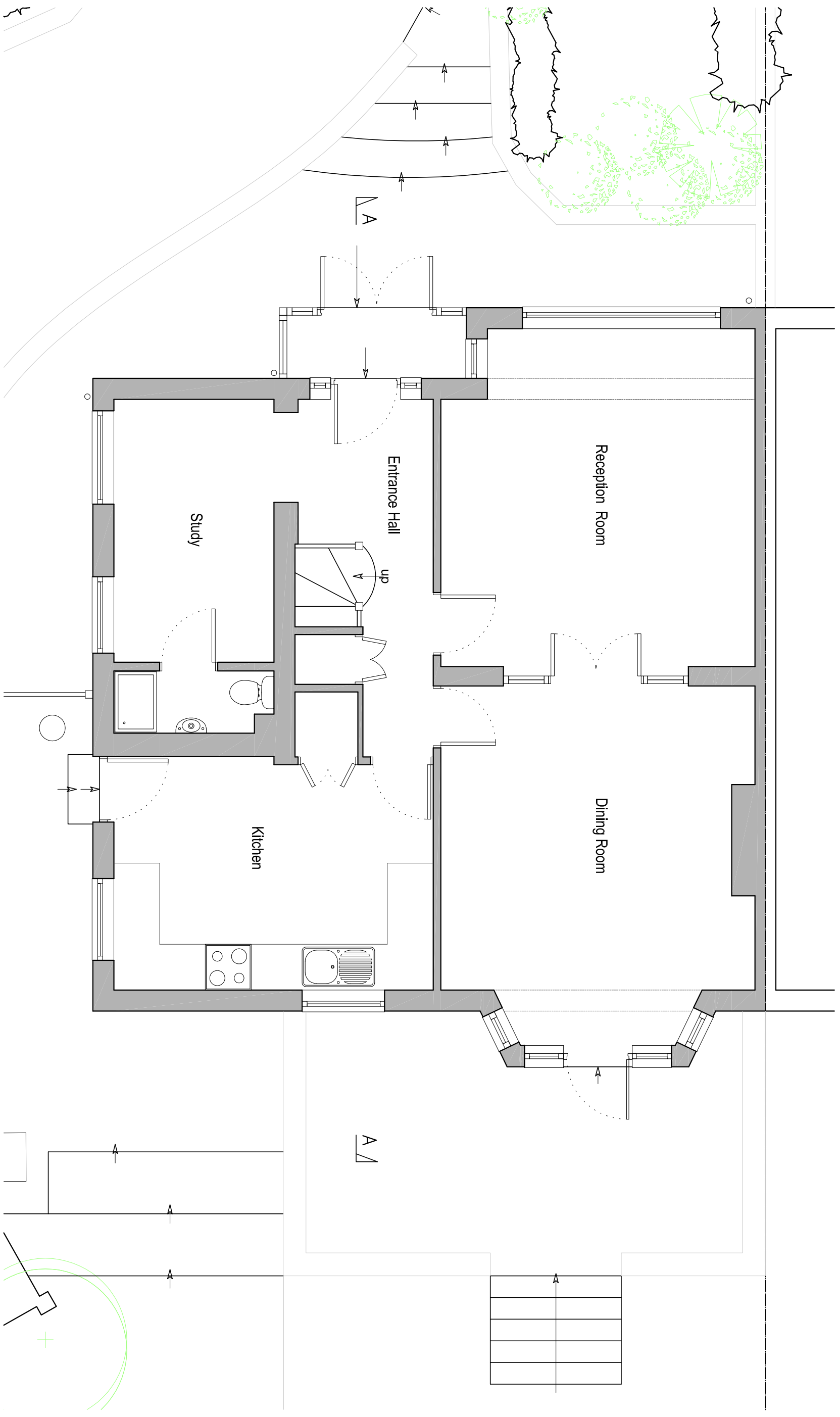
SHEET TITLE:

**EXISTING ROOF  
PLAN**



SHEET NO.:

**A-104**



**1 PROPOSED GROUND FLOOR PLAN- NO CHANGE**

DESIGNER:

**AHRBERG  
JACKSON  
DESIGN**

ahrbjacksondesign.co.uk

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**DANIEL & TALIA SMOLLEN**  
198 EAST END ROAD  
EAST FINCHLEY  
LONDON

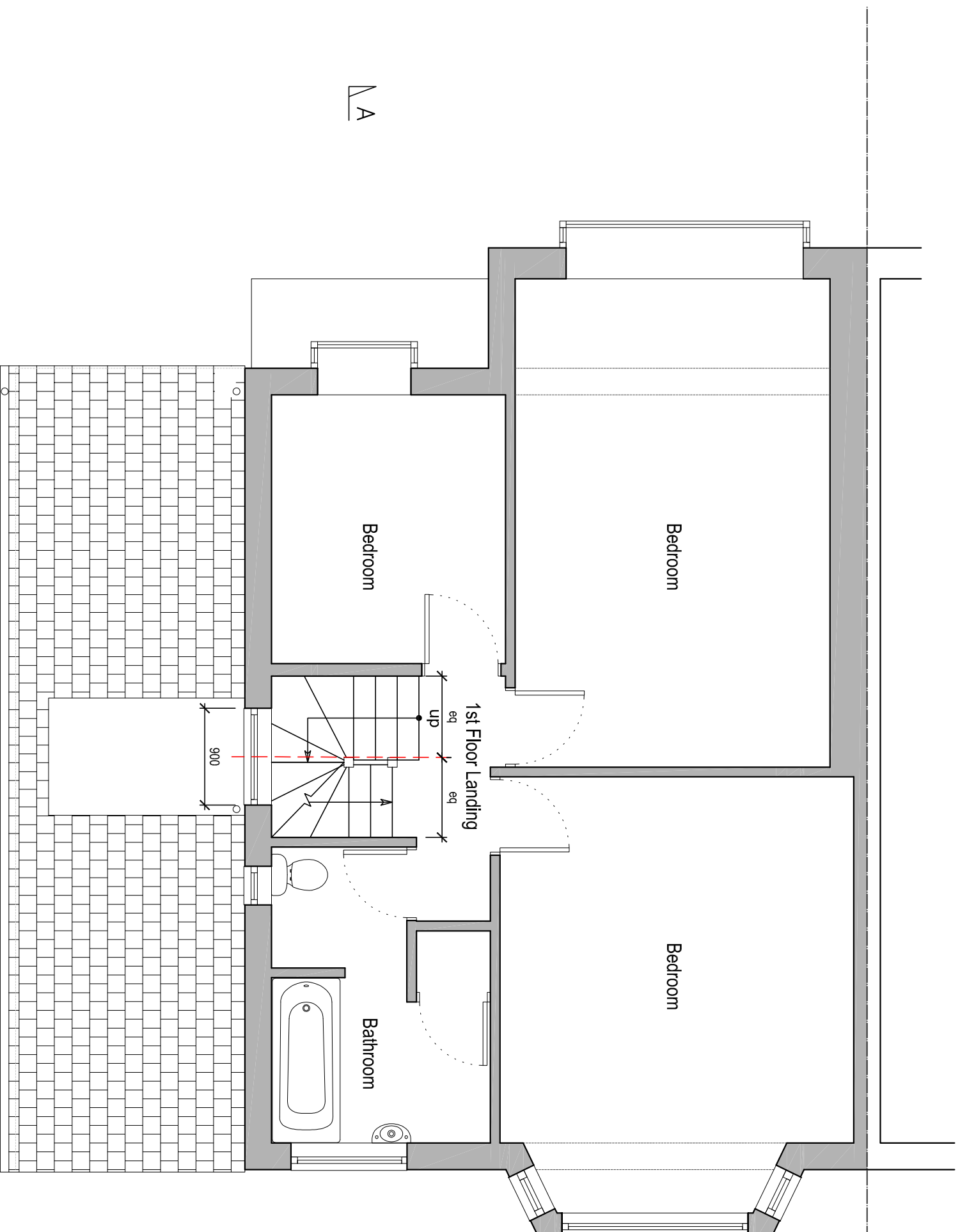
SHEET TITLE:

**PROPOSED  
GROUND FLOOR  
PLAN**

SHEET NO.:

**A-105**





1 PROPOSED FIRST FLOOR PLAN

DESIGNER:

**AHRBERG  
JACKSON  
DESIGN**

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198 EAST END ROAD  
EAST FINCHLEY  
LONDON

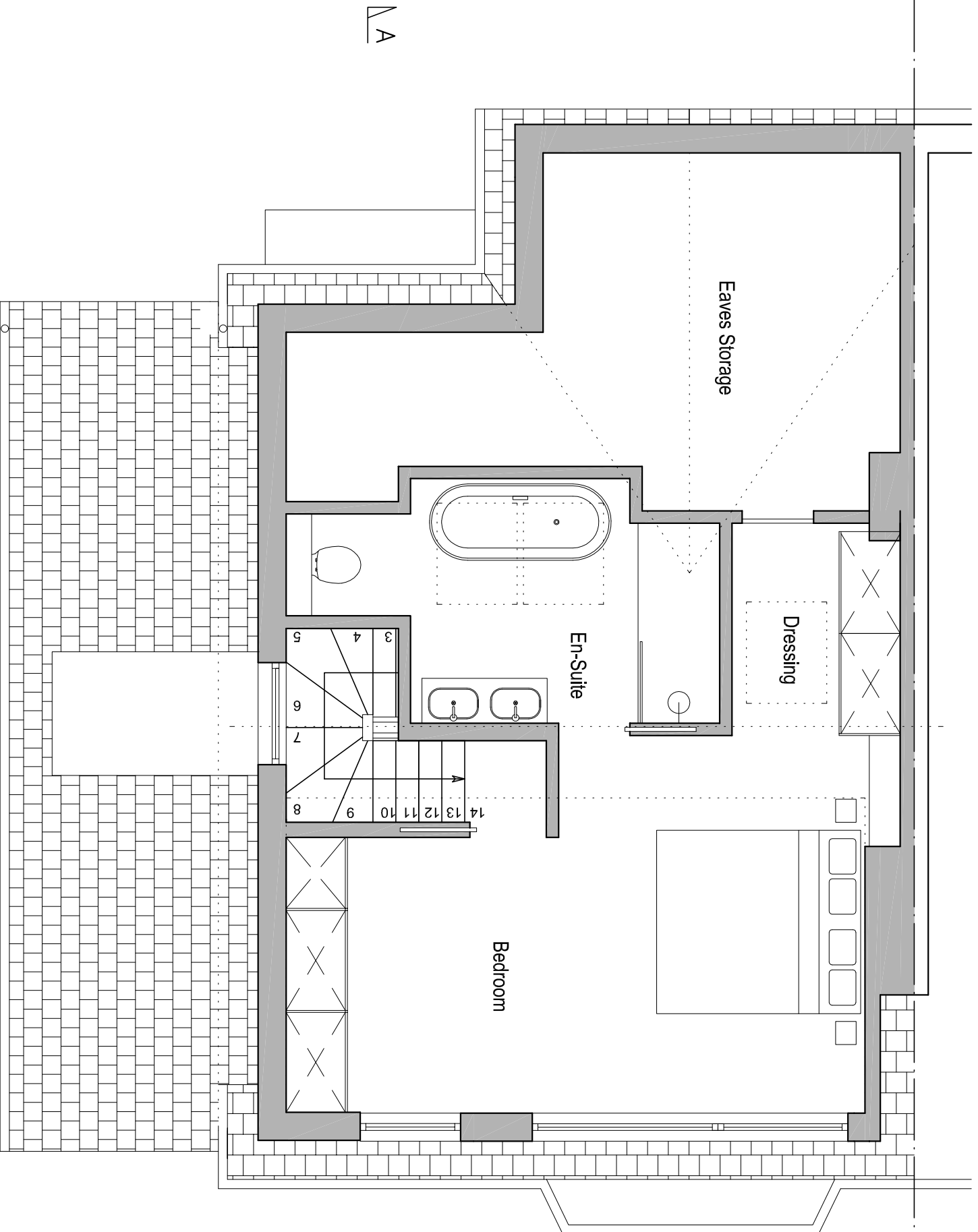
SHEET TITLE:

**PROPOSED  
FIRST FLOOR  
PLAN**

SHEET NO.:

**A-106**





1 PROPOSED SECOND FLOOR PLAN

DESIGNER:

**AHRBERG  
JACKSON  
DESIGN**

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PROJECT:

**DANIEL & TALIA SMOLLEN**  
198 EAST END ROAD  
EAST FINCHLEY  
LONDON

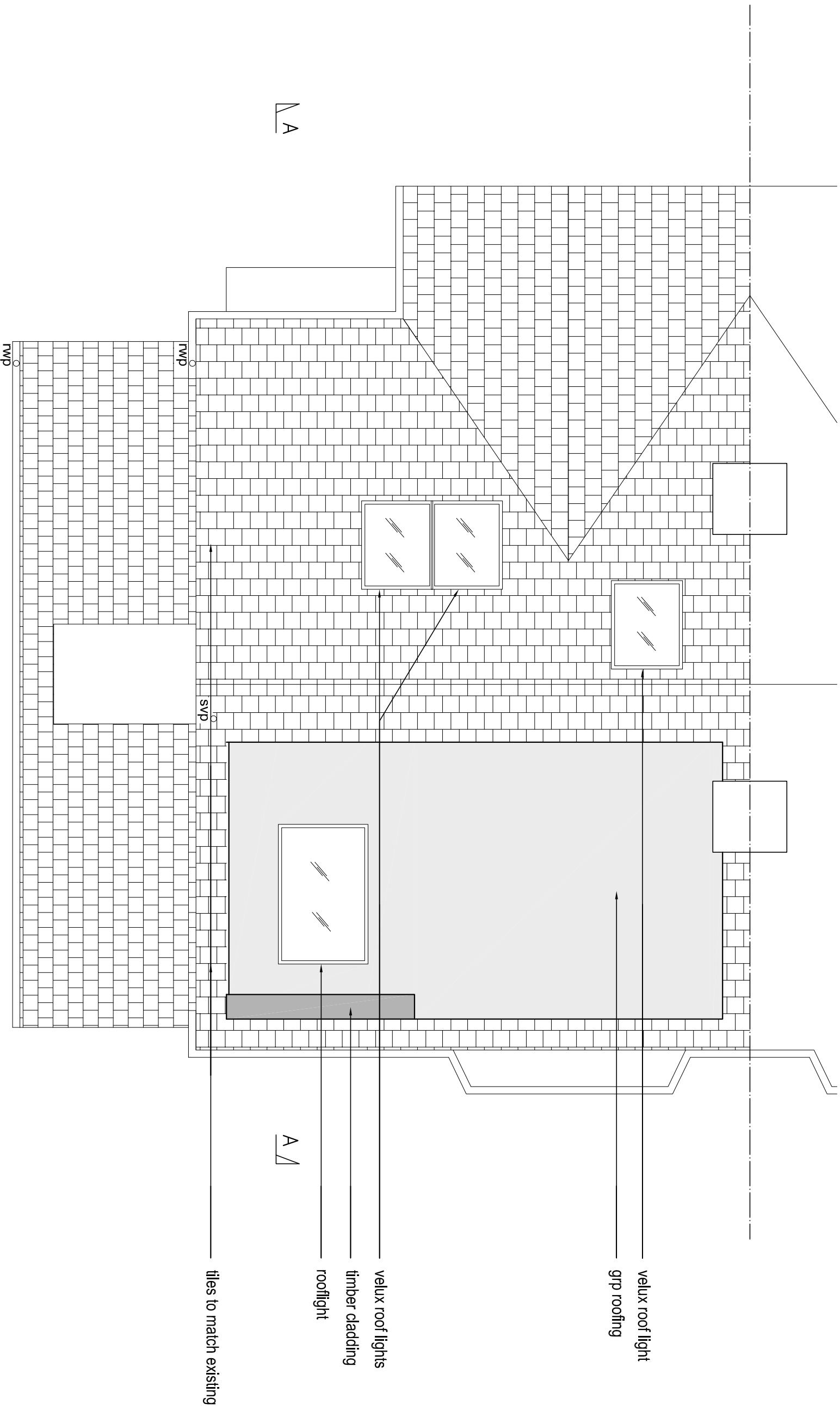
SHEET TITLE:

**PROPOSED  
SECOND FLOOR  
PLAN**

SHEET NO:

**A-107**





1 PROPOSED ROOF PLAN

DESIGNER:

**AHRBERG  
JACKSON  
DESIGN**

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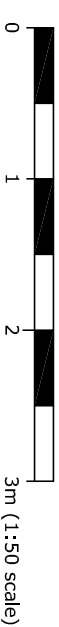
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PROJECT:

**DANIEL & TALIA SMOLLEN**  
198 EAST END ROAD  
EAST FINCHLEY  
LONDON

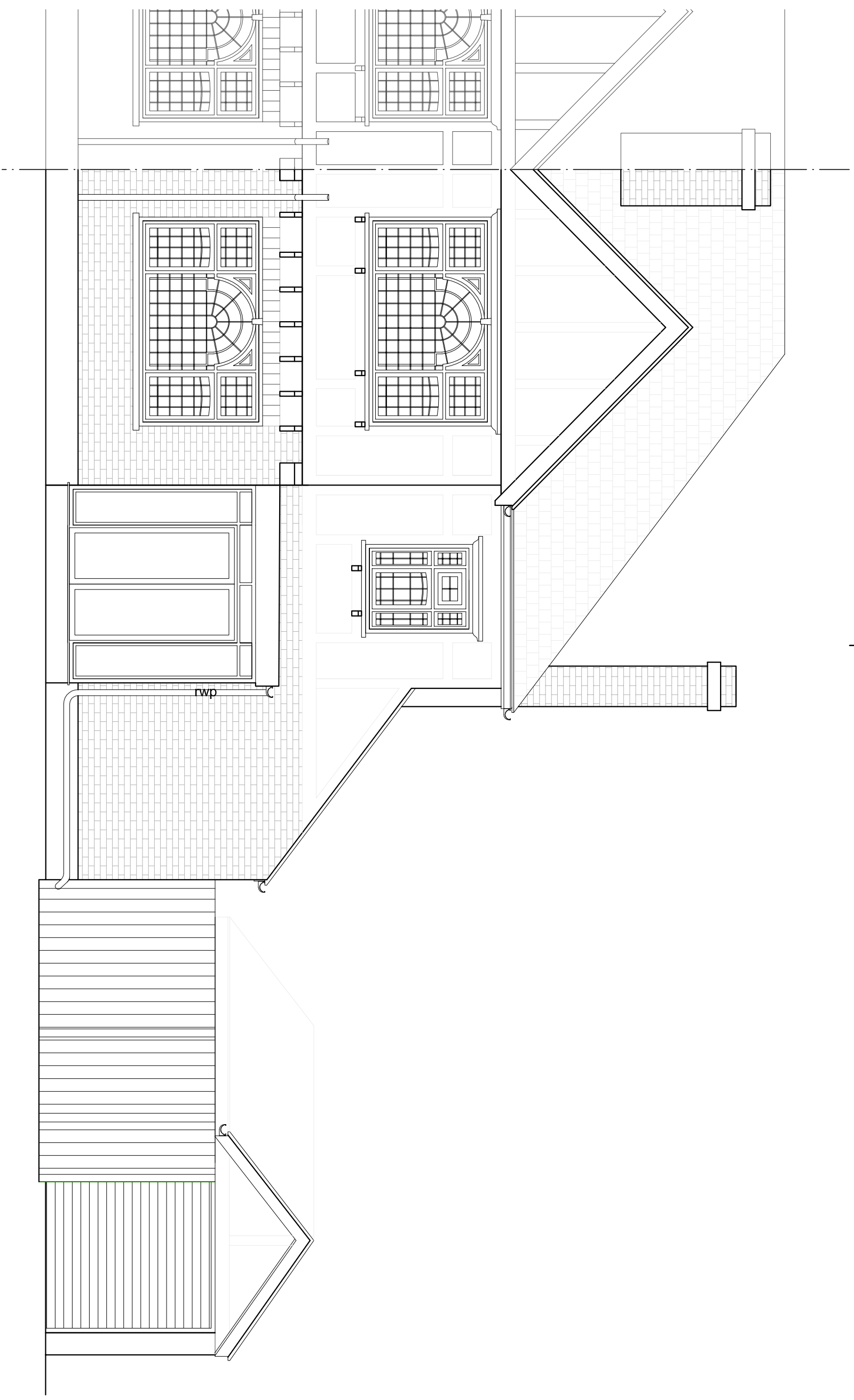
SHEET TITLE:

**PROPOSED  
ROOF PLAN**



SHEET NO.:

**A-108**



1 EXISTING FRONT ELEVATION

DESIGNER:

**ÅHRBERG  
JACKSON  
DESIGN**

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PROJECT:

**DANIEL & TALIA SMOLLEN**  
198 EAST END ROAD  
EAST FINCHLEY  
LONDON

SHEET TITLE:

**EXISTING FRONT  
ELEVATION**



SHEET NO.:

**A-109**

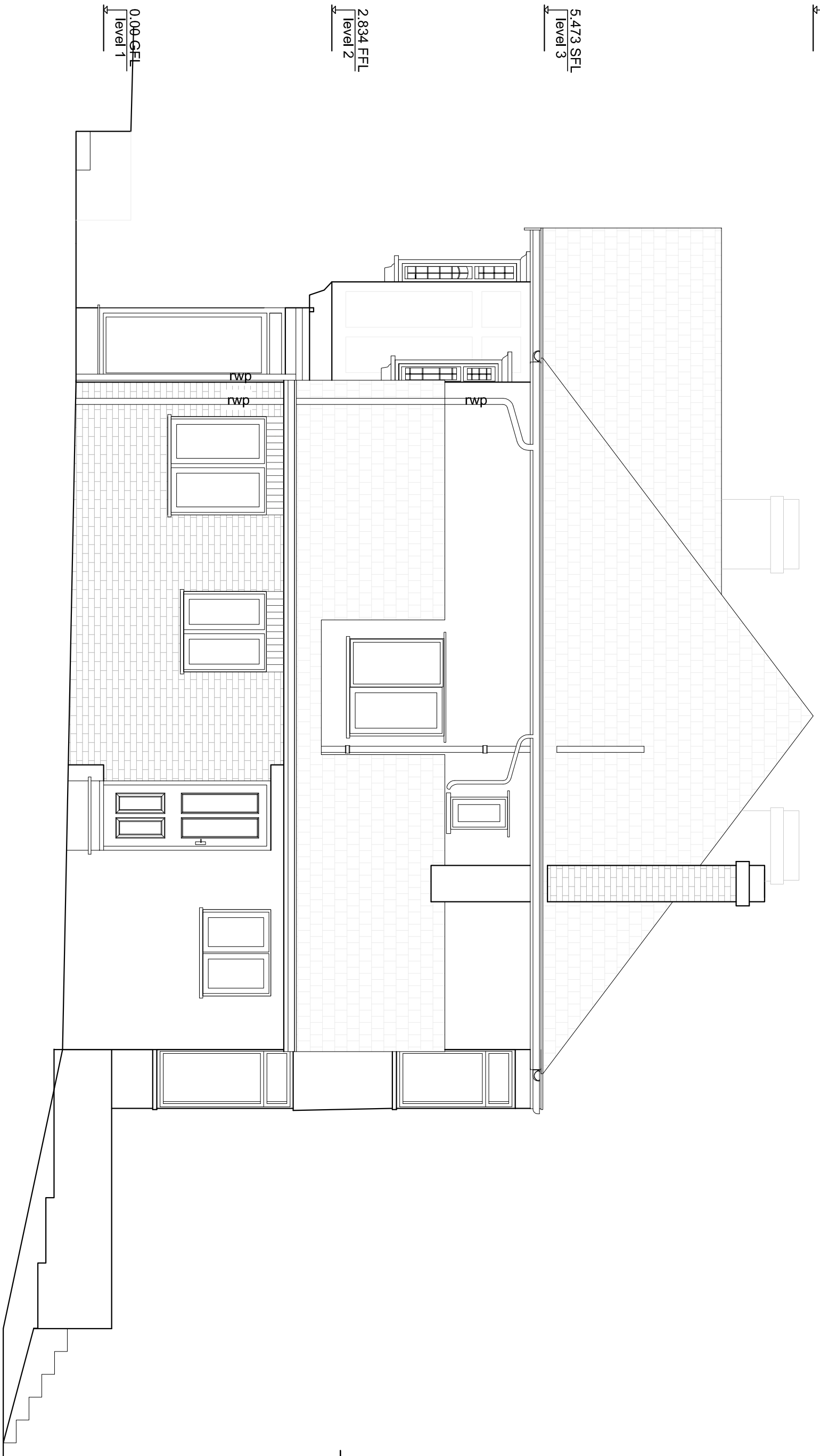
1 2 3 4 5 6 7 8

8.811 Ridge Height

5.473 SFL  
level 3

2.834 FFL  
level 2

0.00 GFL  
level 1



1 EXISTING SIDE ELEVATION

DESIGNER:

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JACKSON  
DESIGN**

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**DANIEL & TALIA SMOLLEN**  
198 EAST END ROAD  
EAST FINCHLEY  
LONDON

SHEET TITLE:

**EXISTING SIDE  
ELEVATION**



SHEET NO:

**A-110**

1 2 3 4 5 6 7 8

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D

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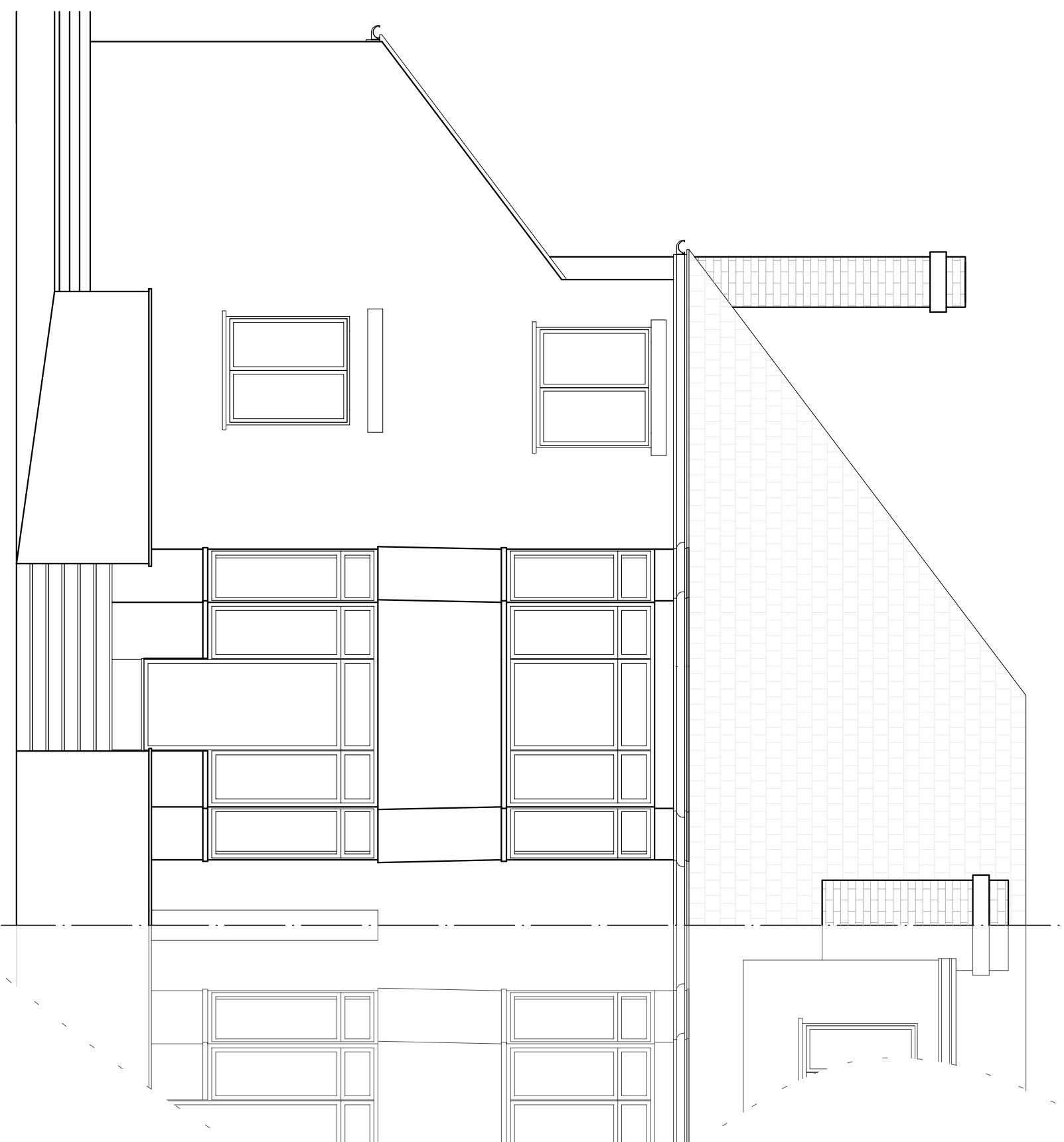
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1 EXISTING REAR ELEVATION

DESIGNER:

**AHRBERG  
JACKSON  
DESIGN**

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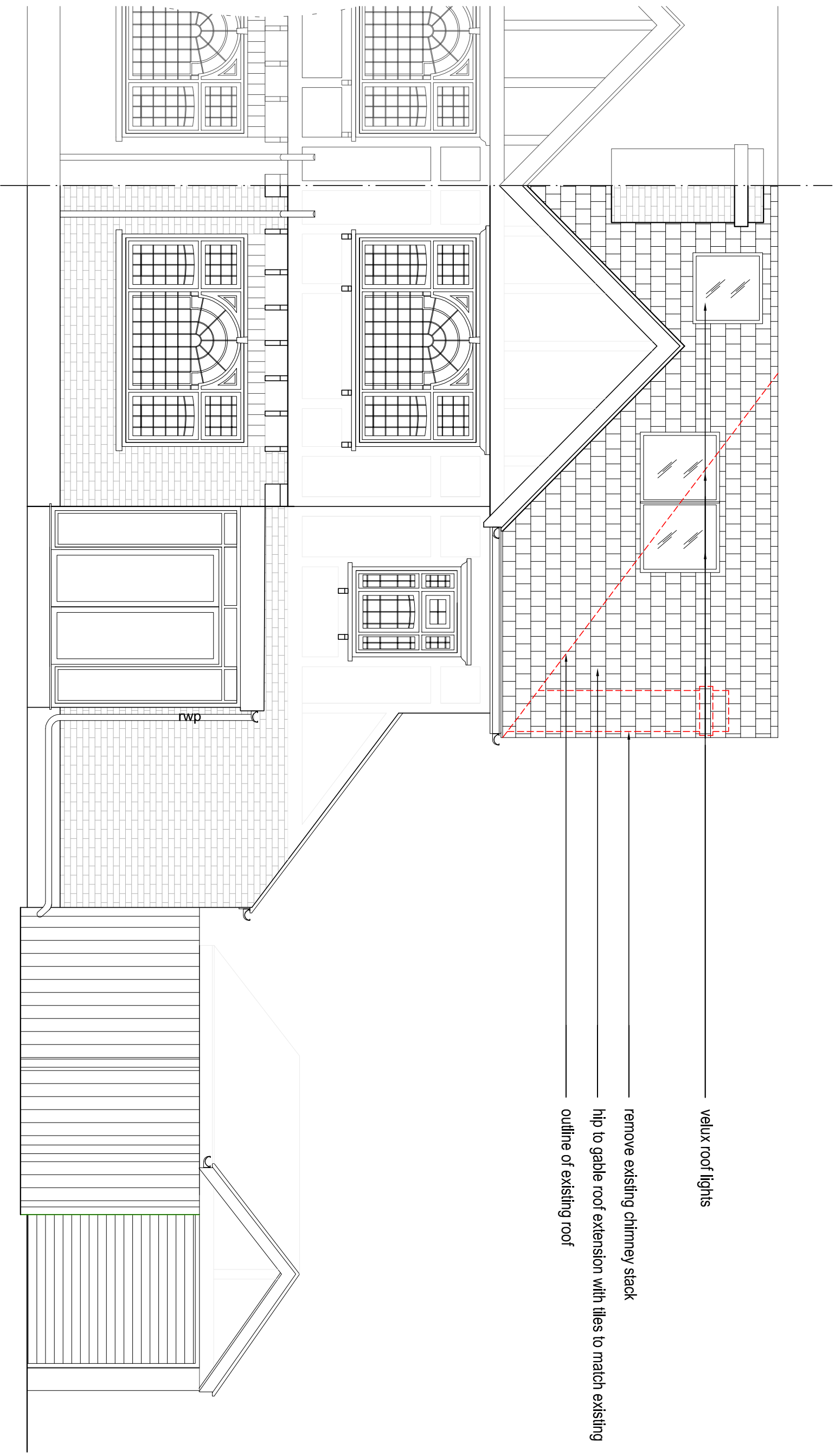
SHEET TITLE:

**EXISTING REAR  
ELEVATION**



SHEET NO.:

**A-111**



**1 PROPOSED FRONT ELEVATION**

DESIGNER:

**ÅHRBERG  
JACKSON  
DESIGN**

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198 EAST END ROAD  
EAST FINCHLEY  
LONDON

SHEET TITLE:

**PROPOSED  
FRONT  
ELEVATION**

SHEET NO.:

**A-112**



8.811 Ridge Height

5.623 SFL  
level 3

2.834 FFL  
level 2

0.00 GFL  
level 1

# PROPOSED SIDE ELEVATION

DESIGNER:

**ÅHRBERG  
JACKSON  
DESIGN**

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GENERAL NOTES:

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ISSUE:

NO	DATE	ISSUE
1	18/2/21	ISSUED TO CLIENT FOR COMMENT
2	23/2/21	ISSUED FOR PLANNING
3	15/4/21	ISSUED FOR PLANNING Rev 1

PROJECT:

**DANIEL & TALIA SMOLLEN**  
198 EAST END ROAD  
EAST FINCHLEY  
LONDON

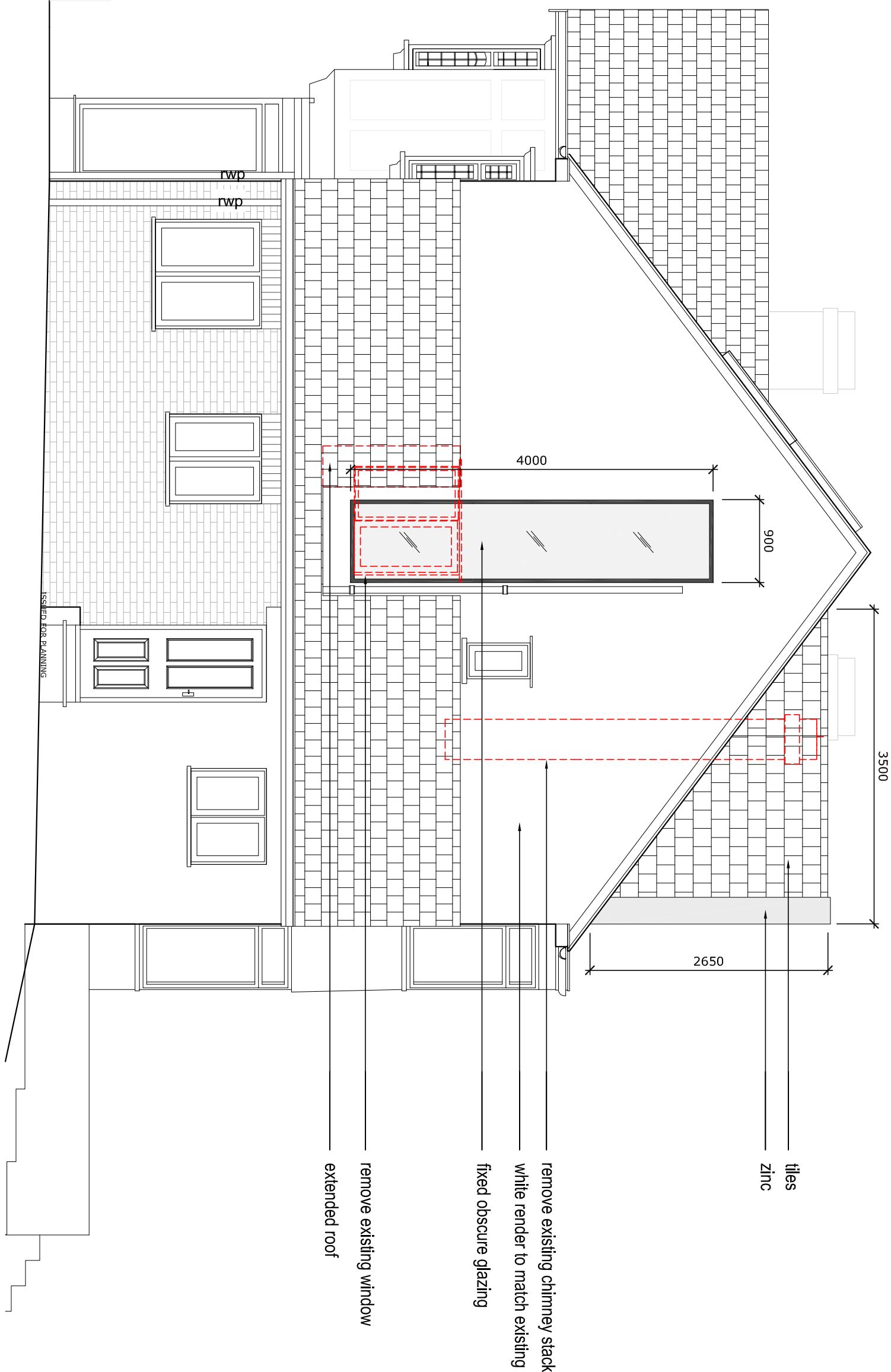
SHEET TITLE:

**PROPOSED SIDE  
ELEVATION**



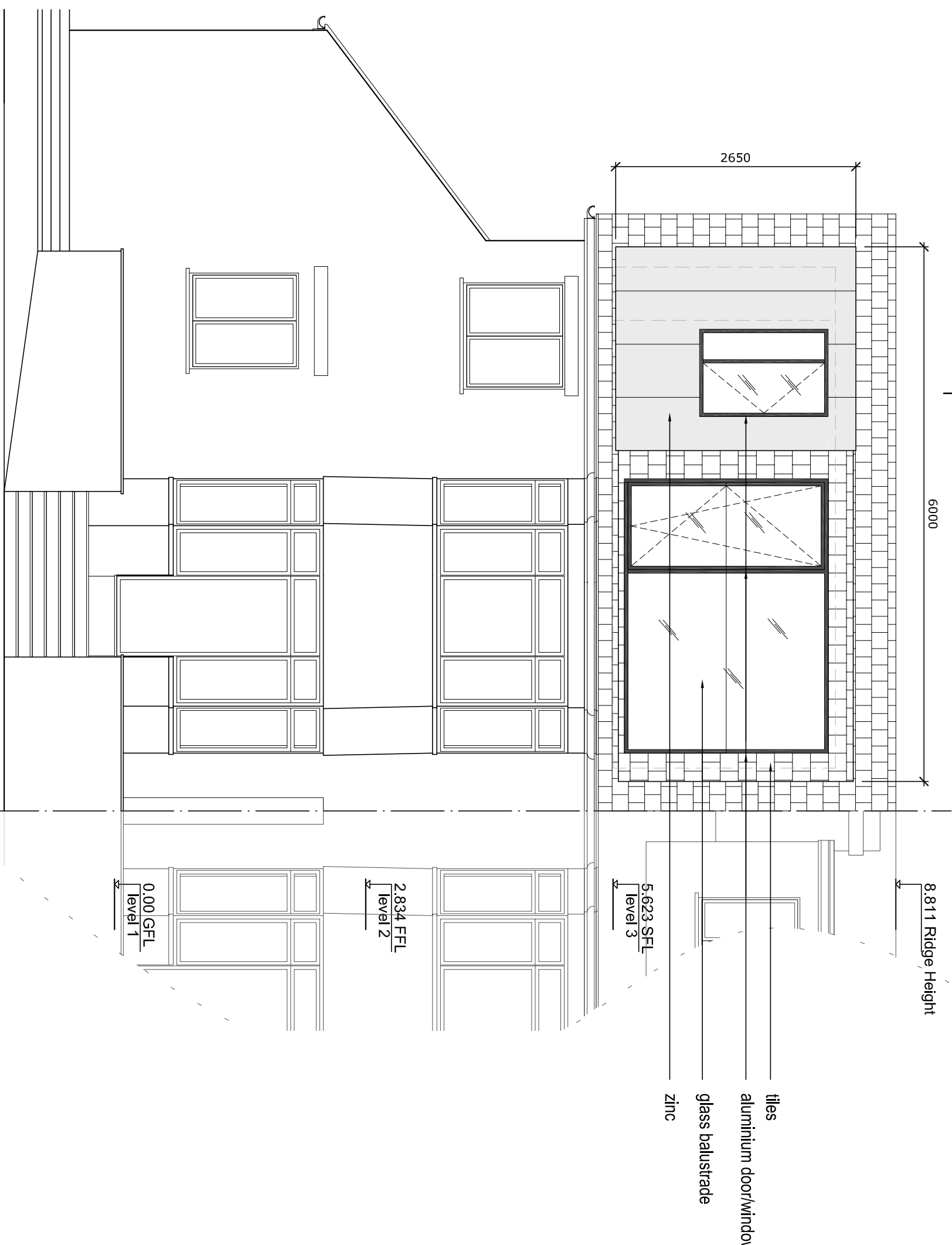
SHEET NO:

**A-113**  
Rev 1





volume of hip to gable conversion: 22.1 m<sup>3</sup>  
volume of rear dormer: 4.64 m<sup>2</sup> x 6m = 27.8 m<sup>3</sup>  
**TOTAL VOLUME ADDED : 27.8 m<sup>3</sup> + 22.1 m<sup>3</sup> = 49.1 m<sup>3</sup>**  
Dormer is set back 200mm min from eaves and the  
rooflights project no more than 150mm from roof slope



# 1 PROPOSED REAR ELEVATION

DESIGNER: **ÅHRBERG JACKSON DESIGN**  
ahrbjacksondesign.co.uk

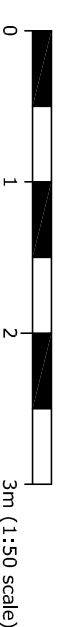
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## SHEET TITLE:

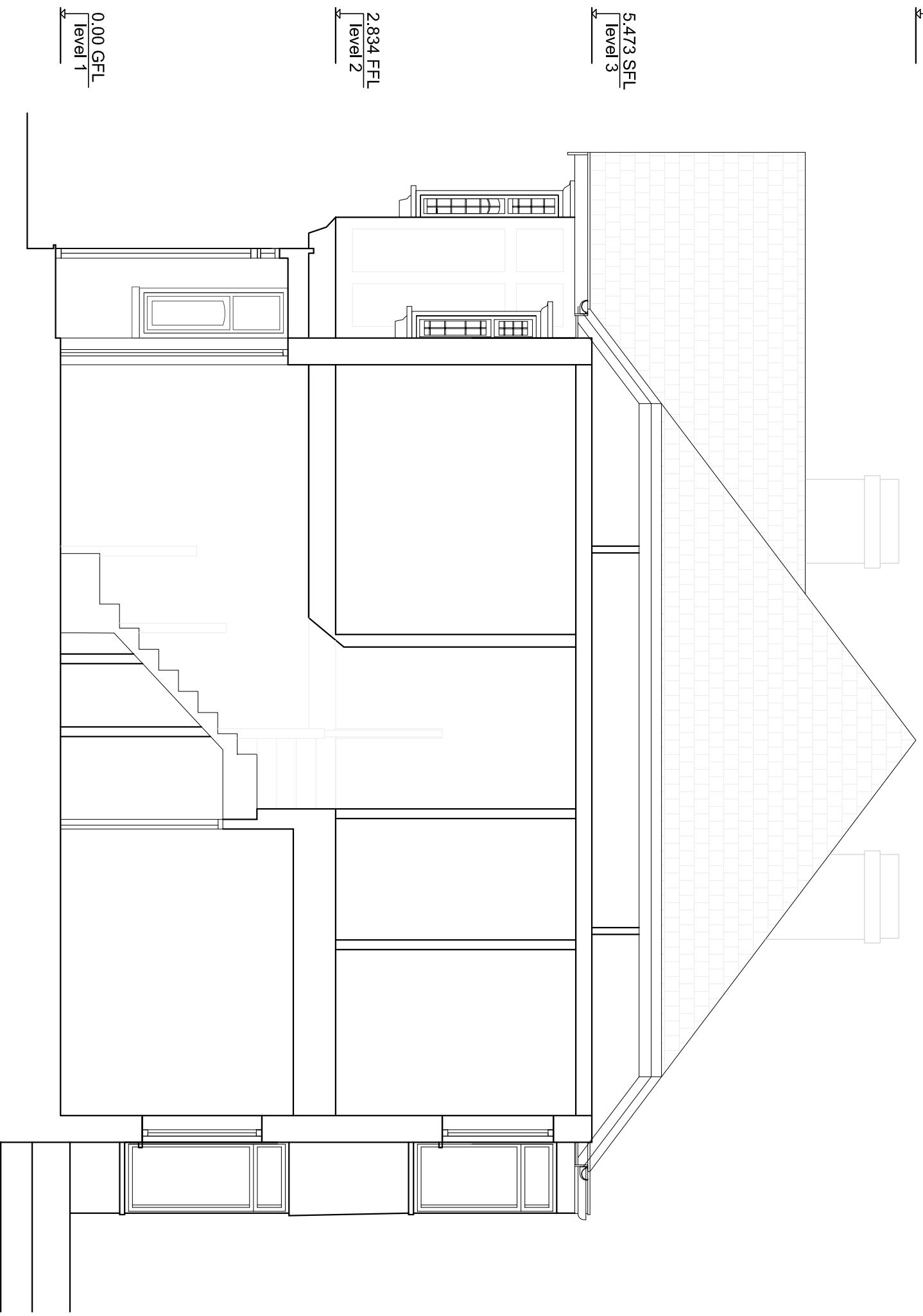
**PROPOSED REAR ELEVATION**

## SHEET NO.:

**A-114**  
Rev 1

1 2 3 4 5 6 7 8

8.811 Ridge Height



1 EXISTING SECTION A-A

DESIGNER:

**AHRBERG  
JACKSON  
DESIGN**

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198 EAST END ROAD  
EAST FINCHLEY  
LONDON

SHEET TITLE:

**EXISTING  
SECTION  
A-A**

SHEET NO.:

**A-115**



1 2 3 4 5 6 7 8

A

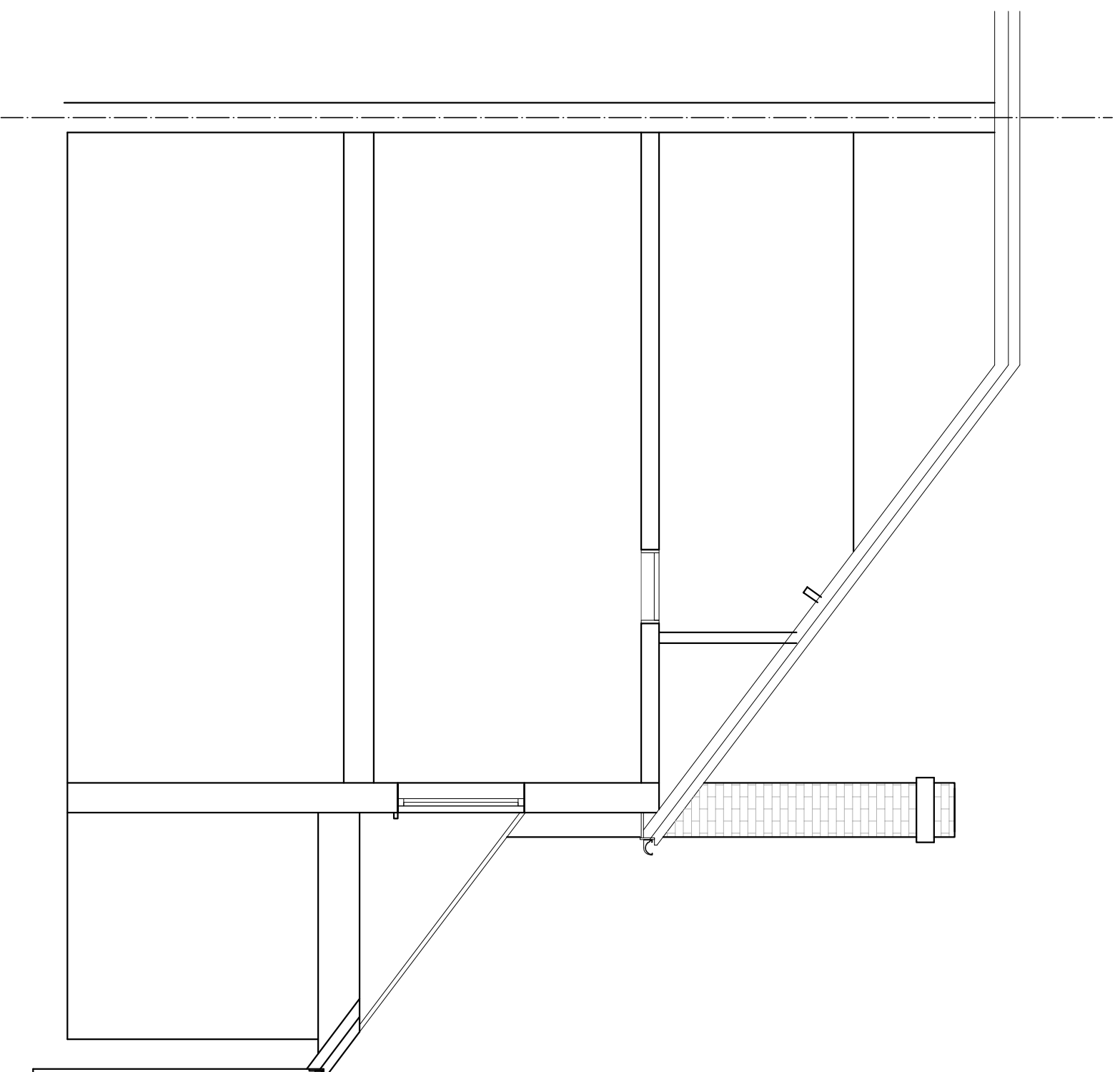
B

C

D

E

F



1 EXISTING SECTION B-B

DESIGNER:

**AHRBERG  
JACKSON  
DESIGN**

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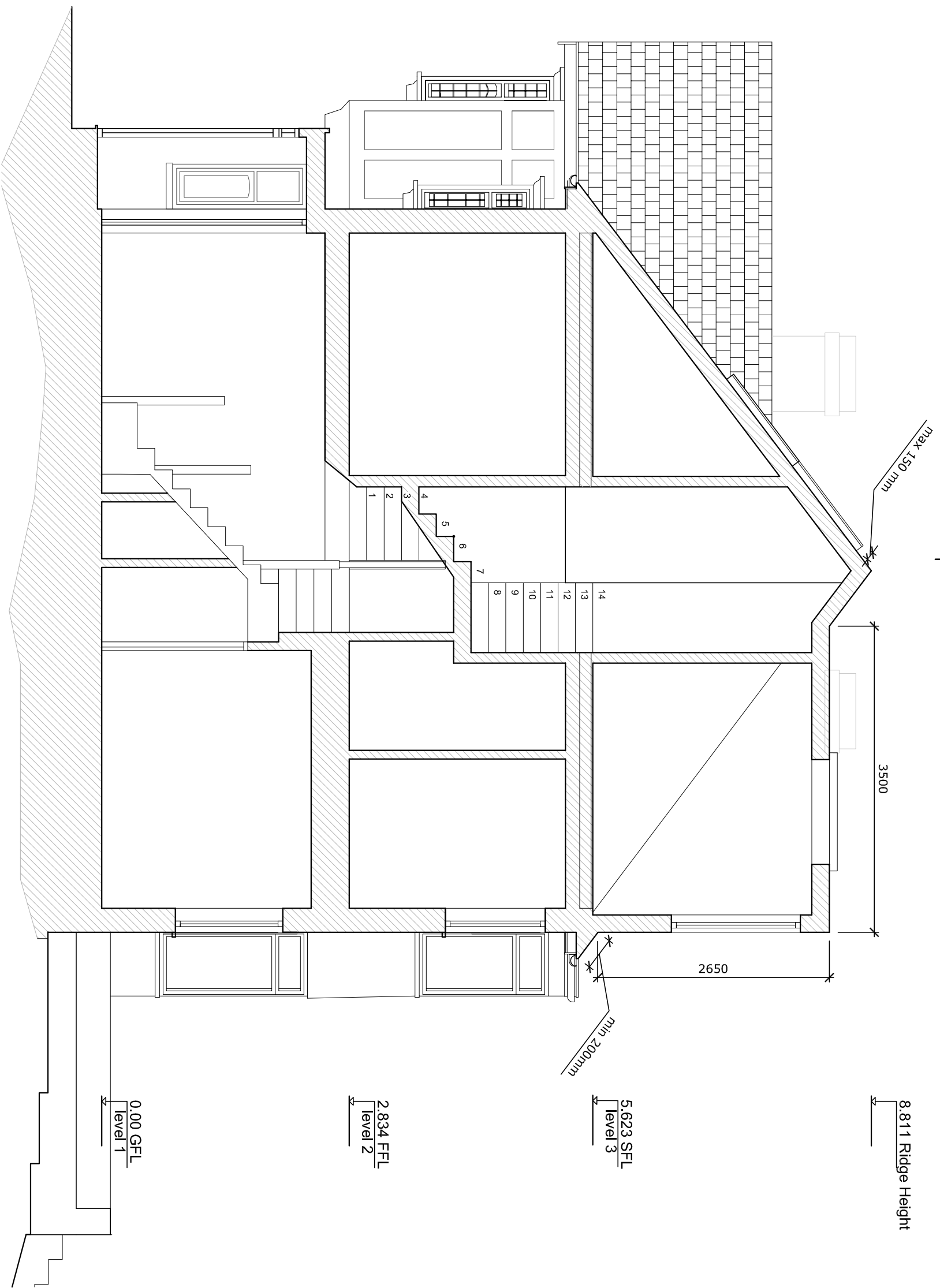
SHEET TITLE:

**EXISTING  
SECTION  
B-B**



SHEET NO:

**A-116**



1 PROPOSED SECTION A-A

DESIGNER:

**ÄHRBERG  
JACKSON  
DESIGN**

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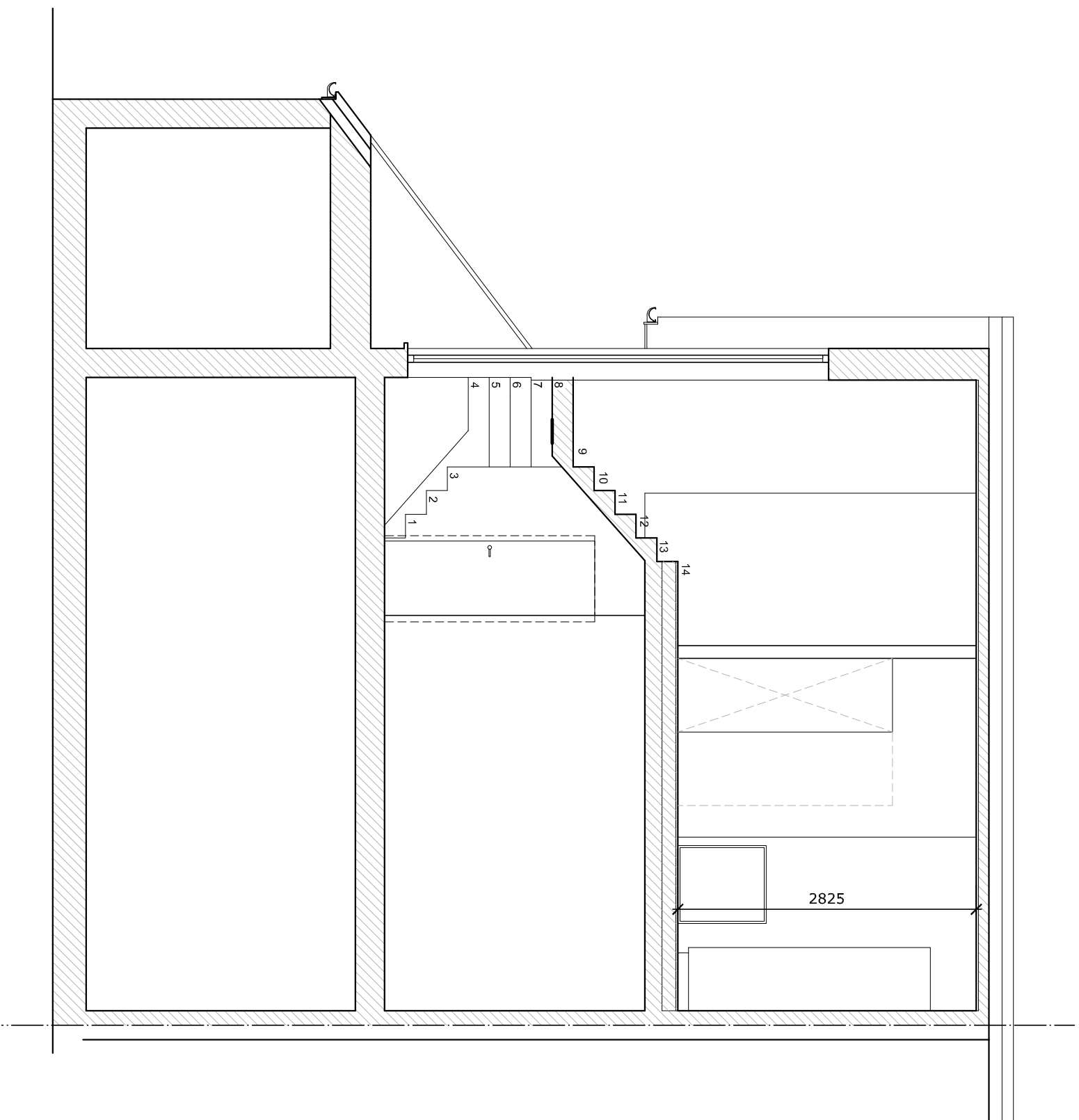
SHEET TITLE:

**PROPOSED  
SECTION  
A-A**

SHEET NO.:

**A-117**





1 PROPOSED SECTION B-B

DESIGNER:

**AHRBERG  
JACKSON  
DESIGN**

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B-B**



SHEET NO.:

**A-118**