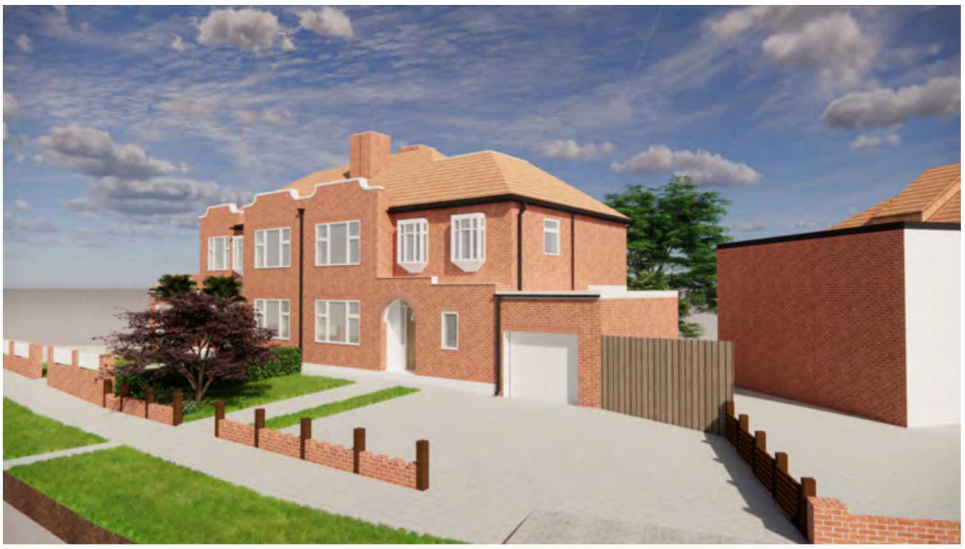
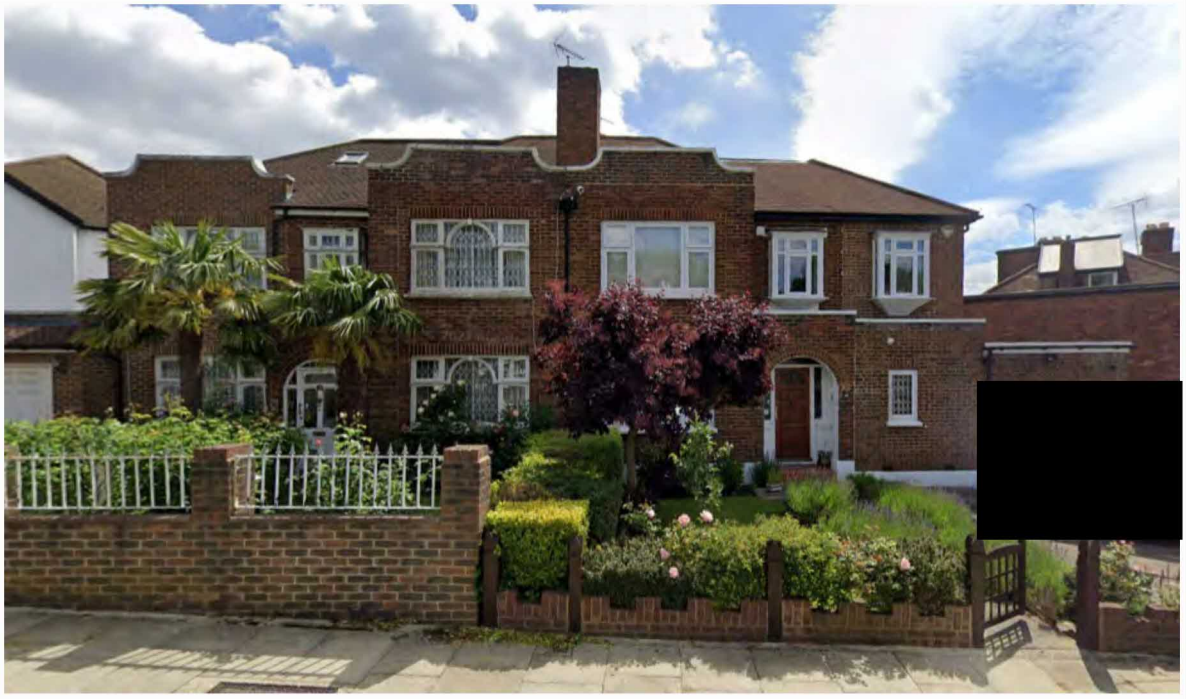


1. PROJECT BACKGROUND

Fanis Anastasiadis Architecture has been appointed by Mr John Zani to create a design and submit for a certificate of lawful development for the roof extension and the creation of a dormer to the rear of the roof at no 46 Abbots Gardens N2 0JH

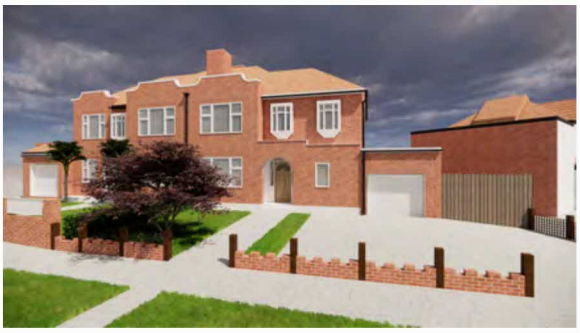


Existing front elevation - the mismatch of the ridge line between no 46 and 48 (left) is evident.

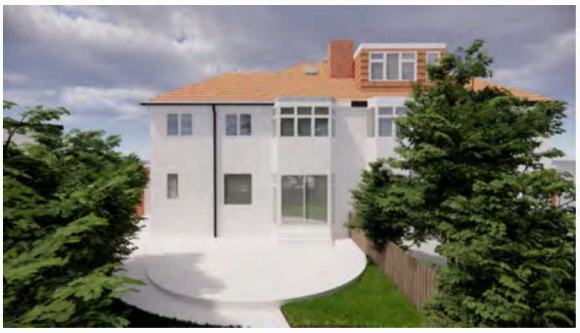
[redacted]

2. INTRODUCTION

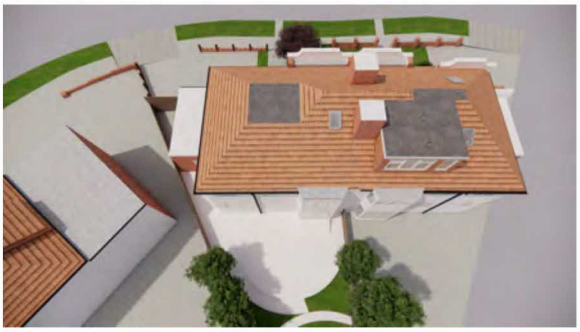
The site is a semi detached two storey house (including GF) with a rear garden. The site is not within a conservation area.
The house has a living room and kitchen area on the ground floor and two bedrooms and a bathroom on the first floor. The house has a side single storey garage
The adjacent property at No 48 has a rear dormer similar in design to what we are planning to achieve at no 46. The property at no 44 has done multiple extensions to the roof and to the ground and first floor over the years and has two further planning applications running. There are also many examples of similar development in the area.



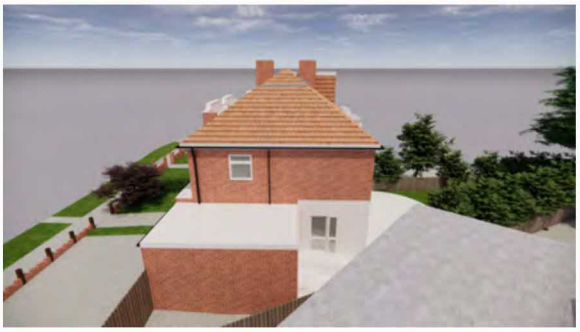
front elevation



rear elevation



top view



Side elevation

Visuals of existing roof layout

[redacted]

3. PERMITTED DEVELOPMENT POLICY

Under the permitted development policies, as available on the planning portal,

1. Loft conversions are NOT permitted development for houses on designated land.
   46 Abbots Gardens is NOT on designated land.

2. To be permitted development any additional roof space created must not exceed 40 cubic metres for terraced houses and 50 cubic metres for detached and semi-detached houses. Any previous roof space additions must be included within this volume allowance. Although you may not have created additional space a previous owner may have done so.
   The added volume as seen on layouts 2000 and 2001 is less than 50m3 (semi detached house) Approx 24m3

3. An extension beyond the plane of the existing roof slope of the principal elevation that fronts a highway is NOT permitted development.
   No extension will project from the front plane of the existing roof slope as seen on Side Elevation - Layouts 3000 and 3001

4. Materials to be similar in appearance to the existing house.
   Cladding will follow the tiling of the roof
   The new windows will be painted white (aluminium or timber)

5. No part of the extension to be higher than the highest part of the existing roof.
   No part of the proposed dormer is higher than the highest part of the roof as shown on the elevations - Layouts 3000 and 3001

6. Verandas, balconies or raised platforms are NOT permitted development.
   None of the above is being proposed

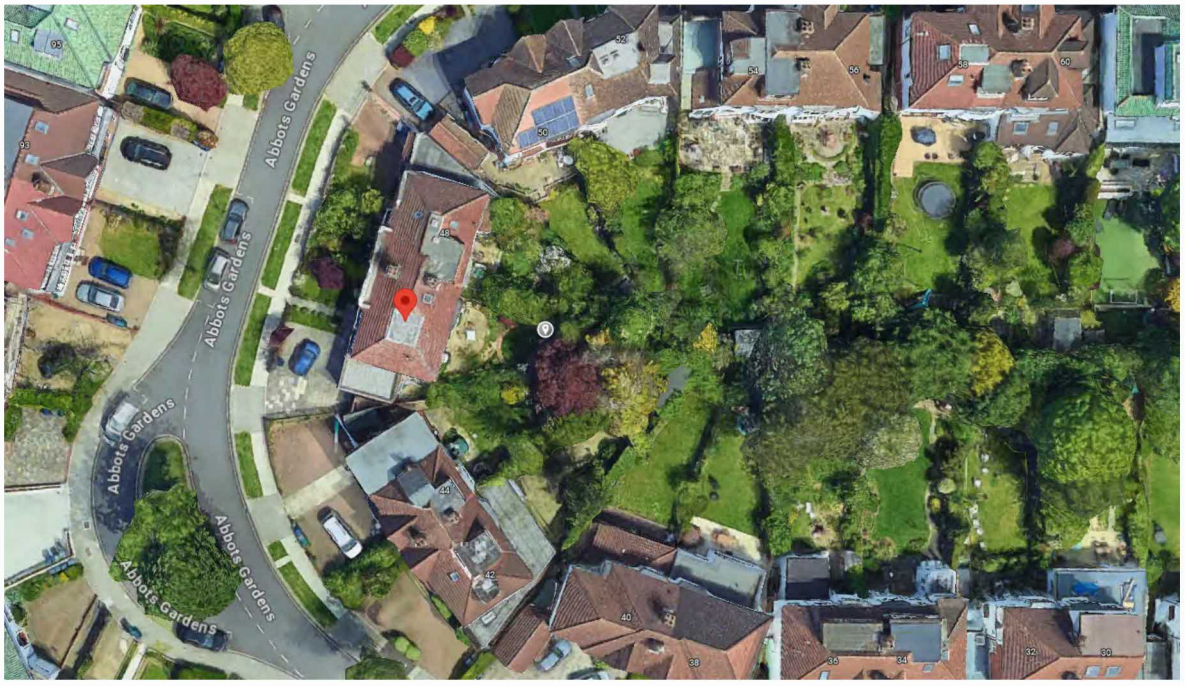
7. Any side-facing windows must be obscure glazed and non-opening unless the parts which can be opened are more than 1.7 metres above the floor of the room in which it is installed.
   The new proposed skylight on the side hip of the roof (side elevation) will be frosted

8. Roof extensions, apart from hip to gable ones, to be set back, as far as is practicable, at least 20cm from the original eaves. The 20cm distance is measured along the roof plane. The roof enlargement cannot overhang the outer face of the wall of the original house.
   The proposed dormer rests 37.3cm from the eaves

9. Work on a loft or a roof may affect bats. You need to consider protected species when planning work of this type. A survey may be needed, and if bats are using the building, a license may be required.
   The whole of the roof - up to the eaves - is currently being used for storage and there is no evidence of bats anywhere in the roof space.

4. PRECEDENTS

As can be seen from the Google Maps image above - a number of houses in the area has similar sized rear (and side and front) dormers under planning or permitted development Specifically No48 which is the adjacent semi detached house has the same dormer and ridge line as our proposal
No 30,34,36,42,44,48,54,58,60,62,64 - just from the same side of the street all have dormers of a similar arrangement at least.



Google maps image with pin on No46

[redacted]

5. USE AND AMOUNT

The rear dormer and loft conversion will be used as ancillary office and storage space
Its adding approx 19m2 to the internal floor space (above 1.5m headroom)
Its adding approx 24m3m3 to the roof form which is much less than the PD limit of 50m3

6. SCALE AND APPEARANCE

The dormer will match more or less the dimensions of the adjacent semi detached house's rear dormer. The whole roof will become more symmetrical for the front and rear elevation of the building making it more attractive and in line with the design intent of the original roof layout.
The materials to be used will match the house's materials. The Dormer will be clad in the same roof tiles as the rest of the roof and will blend in the overall appearance of the rear elevation. The windows will be double or triple glazed - with a white finish - timber or aluminium. Top flat roof of the dormer will be finished with a single ply membrane.

7. ACCESS

New access to the loft space will be provided internally
A new staircase will follow from the first floor to the loft, extending upwards the existing stairwell. The new staircase will match the existing in dimensions and design.
Access to and from the site will not be affected in any way

8. CONCLUSION

The proposal is for a modest addition to the house, within permitted development allowances. It will restore the symmetry to the front and rear elevations of the two semi detached houses and will blend in with the character of the building and context area.

We trust that the above information is adequate for the certificate to be issued.
We would be happy to discuss this further with you should you need any clarifications or further information on our proposal. If there are any comments involving amendments we would be happy to revisit the design as required.

Sincerely

Fanis Anastasiadis
Architect - RIBA chartered

[redacted]