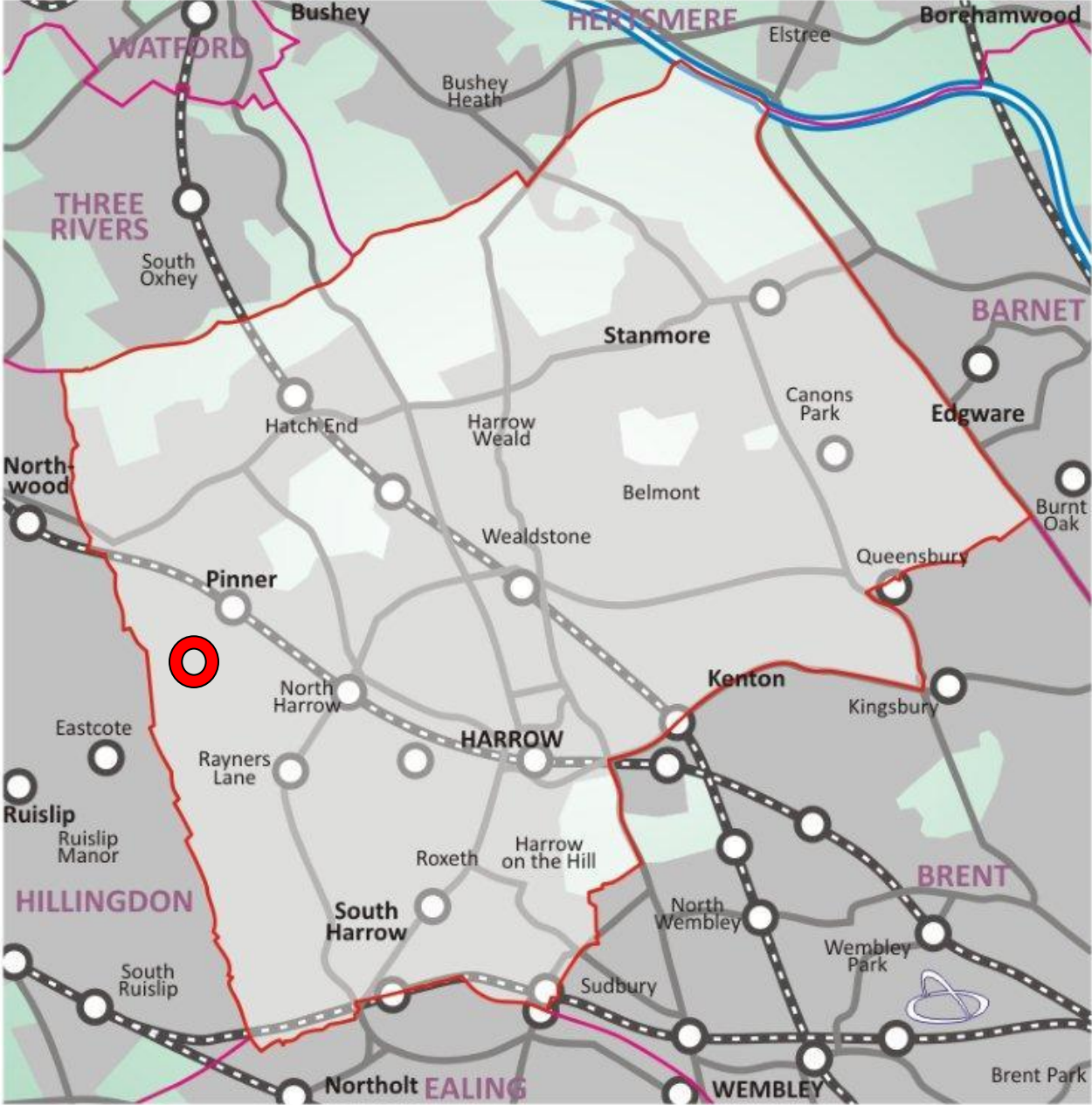
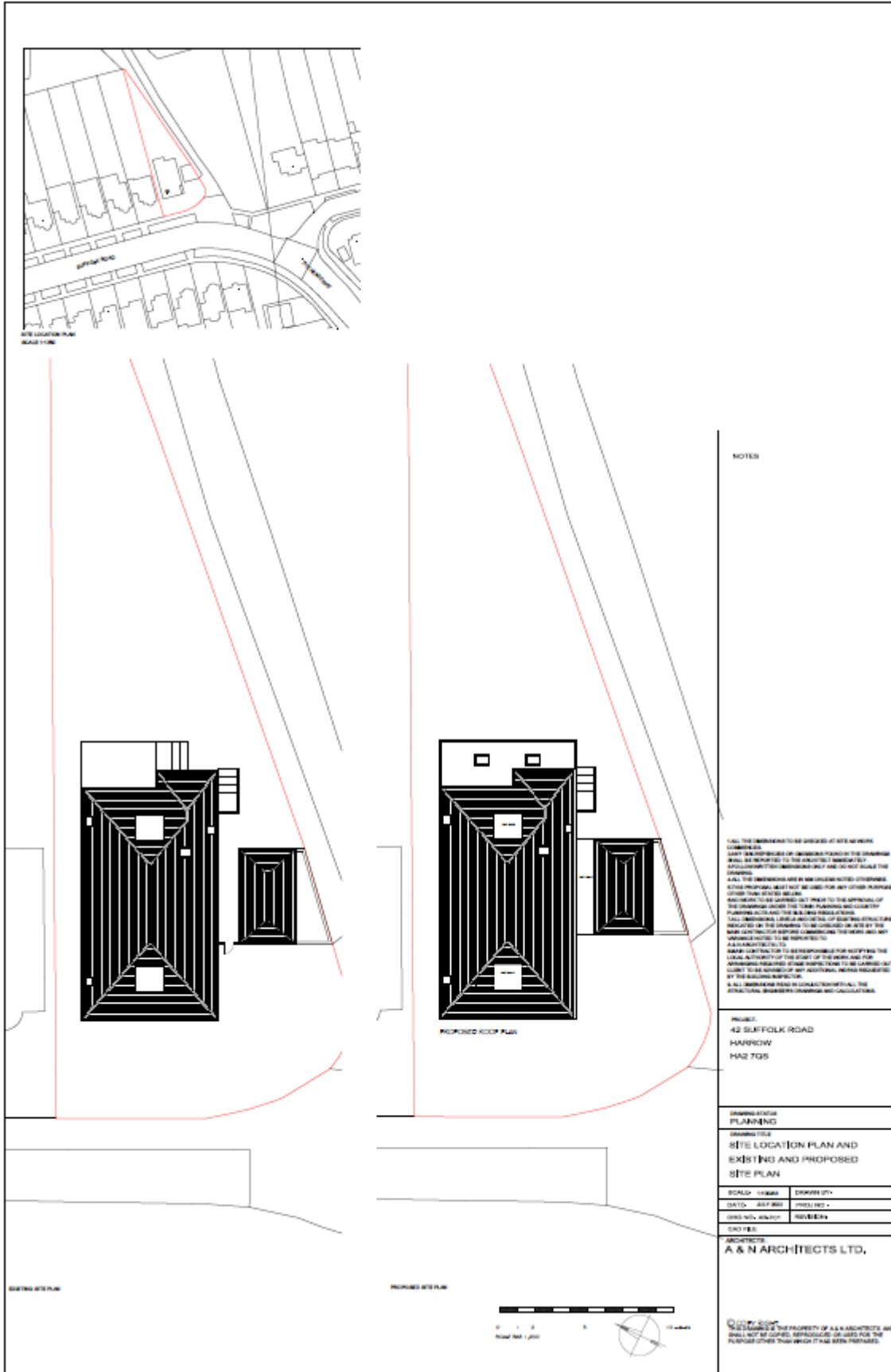


 = application site





42 Suffolk Road	P/0001/22
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Site Plan

## LONDON BOROUGH OF HARROW

### PLANNING COMMITTEE

20<sup>th</sup> July 2022

**APPLICATION NUMBER:** P/0001/22  
**VALID DATE:** 11/01/2022  
**LOCATION:** 42 SUFFOLK ROAD HARROW  
**WARD:** HEADSTONE NORTH  
**POSTCODE:** HA2 7QG  
**APPLICANT:** BORAL  
**AGENT:** A & N ARCHITECTS LIMITED  
**CASE OFFICER:** ABRAR SHARIF  
**EXPIRY DATE:** 28/07/2022 EOT

### PROPOSAL

Single Storey Side Extension Linking Dwelling To Detached Garage; Conversion Of Garage Into Habitable Room With Alterations To Front Elevation; Single Storey Rear Extension (Demolition Of Rear Conservatory)

### RECOMMENDATION A

The Planning Committee is asked to:

- 1) Agree the reasons for approval as set out in this report, and
- 2) Grant planning permission subject to subject to the Conditions listed in Appendix 1 of this report.

### REASON FOR THE RECOMMENDATION

The proposed development is considered to be a modest and sympathetic addition which would not result in a detrimental impact to the character and appearance of the original building and the surrounding area, nor would it result in a detrimental impact to the residential amenities of neighbouring properties.

Accordingly, weighing up the development plan policies and proposals along with other material considerations including comments received in response to notification and consultation as set out below, Officers consider and conclude that, subject to planning conditions, the proposed development is acceptable and worthy of support. In accordance with the National Planning Policy Framework, including its presumption in favour of sustainable development, and subject to conditions, Officers recommend that the application is granted.

## **INFORMATION**

This application is reported to Planning Committee at the request of a nominated member in the public interest and therefore falls within proviso A of the Scheme of Delegation.

Statutory Return Type:	(E)21. Householder Development
Council Interest:	None
Net Floorspace:	12.53 sqm
GLA CIL Contribution (provisional):	N/A
Local CIL Contribution	N/A

## **HUMAN RIGHTS ACT**

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

## **EQUALITIES**

In determining this planning application, the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

## **S17 CRIME & DISORDER ACT**

It is considered that the proposed development would not adversely impact upon community safety issues or conflict with development plan policies in this regard.

## **1.0 SITE DESCRIPTION**

- 1.1 The application site relates to a detached bungalow located on the northwest side of Suffolk Road near its junction with The Ridgeway.
- 1.2 The bungalow sits in a wedge-shaped plot which narrows and slopes downward in a northwest direction.
- 1.3 No.44 adjoins the property on its southwest side and its ground floor level is approximately 0.9m higher than the property.
- 1.4 The host dwelling benefits from having a detached garage (HAR/18057), a single storey rear conservatory (LBH/3162), single storey rear extensions and a rear dormer roof extension (WEST/298/95/FUL).
- 1.5 The host dwelling is not listed, is not located within a conservation area, nor is it in a critical drainage area or flood zone.

## **2.0 PROPOSAL**

- 2.1 The proposal includes the construction of a single storey side extension to infill the gap between the house and the garage. This would form a direct link and connect the house to the garage.
- 2.2 The single storey side extension would be 1.09m wide, 2.57m high and 5.54m deep.
- 2.3 The garage would be converted to an additional bedroom, which would be accessible internally when entering the hallway from the main entrance.
- 2.4 The external alterations to the front of the property to facilitate the garage conversion would include: the replacement of the existing 1.09m wide, 2.44m high metal gate with a brick wall to match existing; the replacement of the garage door with a window, to make good in brick to match existing any void around the new window, and the infill of the small 0.5m diameter circular window in brick to match existing.
- 2.5 In addition, the proposal includes the construction of a single storey rear extension, following the demolition of the existing rear conservatory. The existing conservatory is 2.66m deep, 2.79m high and 2.27m wide. This would be demolished.
- 2.6 The proposed single storey rear extension would be the same depth and height as the existing conservatory, but would be 7.90m wide, which would be the full width of the existing bungalow.

### 3.0 RELEVANT PLANNING HISTORY

3.1 WEST/298/95/FUL Granted 12/07/1995

Single storey rear extensions and rear dormer

3.2 LBH/3162 Granted 06/05/1968

Erection of a conservatory

3.3 HAR/18057 Granted 25/04/1961

Erection of garage

### 4.0 CONSULTATION

#### Neighbour Notification

4.1 A total of 1 consultation letter was sent to the neighbouring property on 12/01/2022 regarding this application. In addition, a site notice was posted on 13/01/2022. The overall public consultation period expired on the 03/02/2022.

#### Initial Neighbour Consultation

4.2 1 objection letter was received. The comments are summarised below.

#### **Principle of Development**

- The objector states they understand the implications of the housing situation and the need to extend existing properties and does not entirely object to the proposal.

*Officer response: The objector acknowledges that the development is acceptable in principle.*

#### **Impact to Residential Amenity**

- *The objector notes the rear of the site property, and the rear of no.44 are staggered, and that the rear elevation of the site property finishes further northwest into the garden than no.44.*
- *Concern is expressed over the harmful impact on light caused by the massing of the proposed single storey rear extension, which would have resulted from the 4m depth, further rear than the original rear wall of the house.*

- *The objector says they would be happier if the single storey rear extension were 1m less deep.*
- The objector states they have enjoyed a good level of light for an uninterrupted period of many years plus a good view into the park and its greenery to the rear of their property.

*Officer response: Noted, please refer to the section on Impact to Residential Amenity.*

### Neighbour Re-Consultation

- 4.3 Following the submission of amended drawings to reduce the size of the proposed single storey rear extension, a re-consultation took place where a total of 1 consultation letter was sent to the neighbouring property on 29/06/2022 and will expire on 13/07/2022. Any comments or objections received will be reported to the Planning Committee via Addendum.

### Statutory and Non Statutory Consultation

- 4.4 A summary of the consultation responses received along with the Officer comments are set out in the Table below.

<b>Consultation Responses</b>
<p><b>LBH Highway Officer</b></p> <p>The loss of the garage would not be a problem for this property, as there is a good level of off-street parking. There are no other issues for Highways.</p> <p><i>Officer response: Noted.</i></p>

## **5.0 POLICIES**

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

*'If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.'*

- 5.2 The Government has issued the National Planning Policy Framework [NPPF 2021] sets out the Government's planning policies for England and how these should be applied, and is a material consideration in the determination of this application.
- 5.3 In this instance, the Development Plan comprises The London Plan 2021 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP].
- 5.4 A full list of all the policies used in the consideration of this application is provided as Informative 1.

## **6.0 ASSESSMENT**

6.1 The main issues are:

- Character and Appearance of the Area
- Impact to Residential Amenity
- Development and Flood Risk
- Fire Safety

### **6.2 Character and Appearance of the Area**

6.2.1 The relevant policies are:

- National Planning Policy Framework (2021)
- The London Plan (2021): D3
- Harrow Core Strategy (2012): CS1.B
- Harrow Development Management Policies Local Plan (2013): DM1
- Supplementary Planning Document: Residential Design Guide (2010)

#### Single Storey Side Extension

6.2.2 The existing gate between the bungalow and garage would be removed. The proposed single storey side extension would infill the 1.09m gap between the bungalow and its detached garage. It would be approximately 2.57m high with a flat roof and extend the 5.54m depth of the existing garage. The proposed single storey side extension has been designed so that its roof would sit below the eaves of the original dwellinghouse and garage. Its height would not exceed 3m in accordance with paragraph 6.41 of the adopted SPD.



- 6.2.3 The proposed single storey side extension would have a subordinate roof in relation to the bungalow and garage and would not project beyond the existing building lines, which would limit its visual impact. The proposed single storey side extension, given its size, scale and siting would therefore retain a satisfactory degree of openness and space as recommended by paragraph 6.52 of the SPD. The proposed single storey side extension would therefore not result in a detrimental impact to the character and appearance of the original dwellinghouse and the surrounding area.

#### Conversion of the Garage into a Habitable Room and External Alterations

The proposal seeks to convert the garage into a bedroom, which would be accessed from the hallway as you enter the main entrance of the property. The external alterations to facilitate this include replacing the existing garage door with a window of a similar design and style of the existing windows of the main house.

- 6.2.4 An existing 0.51m diameter circular front window near the northeast boundary of the plot would also be infilled in brickwork to match existing.
- 6.2.5 As per the LBH Highway Officer comments, the loss of the garage would not be a problem, since there is a good level of off-street parking provided on the forecourt and there are no other issues regarding Highways.
- 6.2.6 The proposed external alterations are considered to be modest and sympathetic and would not result in a detrimental impact to the character and appearance of the original dwellinghouse and its surroundings.

#### Single Storey Rear Extension (Demolition of Rear Conservatory)

- 6.2.7 The proposed single storey rear extension would extend the full width of the host dwellinghouse and it would be the same depth as the existing conservatory - 2.66m deep in accordance with paragraph 6.59 of the adopted SPD.
- 6.2.8 The proposed single storey rear extension would be built on top of the existing rear raised platform, which is 0.38m high above the natural ground level.
- 6.2.9 Therefore, the total height of the proposed single storey rear extension above the natural ground level would be 3.35m high, when measured from the rear wall of the proposed extension, The proposed single storey rear extension would be no higher than the existing conservatory and would be a proportionate and subservient addition to the dwellinghouse. Furthermore, sufficient garden space would remain.
- 6.2.10 Summary
- 6.2.11 The proposed development, due to its size, scale and design would be a proportionate addition which would relate well to the original dwellinghouse. It is

therefore considered that the proposal would have an acceptable impact on the character and appearance of the dwellinghouse and the surrounding area.

### 6.3 Impact to Residential Amenity

6.3.1 The relevant policies are:

- National Planning Policy Framework (2021)
- The London Plan (2021): D3
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies Local Plan (2013): DM1
- Supplementary Planning Document: Residential Design Guide (2010)

#### No.44 Suffolk Road:

6.3.2 The proposed single storey side infill extension would be sited between the main house and the garage and sited away from the shared boundary with No.44. Therefore, given its size and siting it would not have a detrimental impact to the visual and residential amenities of No.44.

6.3.3 Given the nature of the proposed external alterations to facilitate the proposed garage conversion, they would not result in a detrimental impact to the visual and residential amenities of No.44.

6.3.4 In order to reduce the impact of the proposed single storey rear extension on the amenities of No.44, the applicant submitted amended drawings to reduce the depth from 4m to 2.66m. The amendments also include the initially omitted patio, existing raised platform, the existing chimneys and fenestration.

6.3.5 The original rear elevation of the host dwellinghouse extends 3.94m further rear than No.44, but the amended single storey rear extension would now be no deeper or higher than the existing conservatory, while being set away 2.18m from the southwest flank of no.44. This depth at which, according to the neighbour comments received, affords a good level of light and outlook.

6.3.6 The proposed single storey rear extension due to its design, size, scale, siting and its relationship with No.44 would not result in a detrimental impact on the visual and residential amenities of No.44 due to a loss of privacy, outlook or light.

#### Properties Located to Northeast and to the Rear of the Site

6.3.7 The Yeading Walk is located to the northeast and to the rear of the site. Given the size and scale of the proposed development it would not result in a detrimental visual impact on the visual local area as seen by users of the open space.

## Summary

6.3.8 The proposed development, due to its design, size, scale and relationship with neighbouring properties, would not result in a detrimental impact to the visual or residential amenities of neighbouring properties. The proposed development therefore complies with the above mentioned policies and guidance.

## 6.4 **Development and Flood Risk**

6.4.1 The relevant policies are:

- National Planning Policy Framework (2021)
- The London Plan (2021): SI12, SI13
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies Local Plan (2013): DM1, DM10

6.4.2 The application site is not located within a critical drainage area or flood zones and therefore the proposed development complies with the above mentioned policies and guidance.

## 6.5 **Fire Safety**

6.5.1 The relevant policies are:

- National Planning Policy Framework (2021)
- The London Plan (2021): D12.A

6.5.2 Part A of Policy D12 of the London Plan (2021), requires the demonstration of suitably positioned and unobstructed space for fire appliances and evacuation assembly points, and that developments ensure robust strategies for evacuation are in place as well as confirmation of the fire-fighting water supply.

6.5.3 The applicant has submitted a Reasonable Exemption Statement to confirm that the development would not adversely affect the appropriate fire safety measures of the site.

## Summary

6.5.4 The applicant has submitted a Reasonable Exemption Statement to address fire safety. On that basis, the proposal therefore complies with the above mentioned policies.

## 7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 The statutory position is that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The relevant policies have been set out within the report above.
- 7.2 For all the reasons considered above and weighing up the development plan policies and other material considerations including comments received in response to notification and consultation as set out above, this application is recommended for grant, subject to conditions.

Interim Head of Development Management	DM 05/07/2022
Corporate Director	07/07/2022

## **APPENDIX 1: Conditions and Informatives**

### **Conditions**

1. **Time Limit**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. **Plan List**

The development hereby permitted shall be carried out in accordance with the following documents and plans: AR-P01; AR-P02 REV.A; AR-P03; AR-P04; AR-P05 REV.A; AR-P06 REV AR-P06a REV.A; AR-P07 REV.A; AR-P08; AR-P09; AR-P10 REV.A; AR-P11 REV.A.

REASON: For the avoidance of doubt and in the interests of proper planning.

3. **Glazing 1**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s), other than those shown on the approved plans shall be installed in the flank elevation(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the residential amenities of neighbouring residents, in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

4. **No Balcony**

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority.

REASON: To safeguard the residential amenities of neighbouring residents, in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

5. **Materials**

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

## **Informatives**

### 1. Relevant Policies

The following policies are relevant to this decision:

**The National Planning Policy Framework (2021)**

**London Plan 2021:** D3, D11, D12, SI12, SI13

**The Harrow Core Strategy 2012:** CS1.B, CS1.W

**Harrow Development Management Policies Local Plan 2013:**  
DM1, DM10

**Supplementary Planning Documents:** Residential Design Guide SPD (2010).

### 2. Grant without Pre-App Advice

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedures) (England) Order 2015

This decision has been taken in accordance with paragraphs 39-42 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.

### 3. Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

### 4. Party Wall Act

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property
2. building on the boundary with a neighbouring property
3. excavating near a neighbouring building,  
and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

"The Party Wall etc. Act 1996: Explanatory booklet" is available free of charge from:

Communities and Local Government Publications, PO Box 236,  
Wetherby, LS23 7NB

Please quote Product code: 02 BR 00862 when ordering

Also available for download from the CLG website:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/>

133214.pdf

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: [communities@twoten.com](mailto:communities@twoten.com)

5. Compliance with Planning Conditions

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences - You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority. Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted. Beginning development in breach of a planning condition will invalidate your planning permission. - If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

6. Liability for Damage to Highway

The applicant is advised to ensure that the highway is not interfered with or obstructed at any time during the execution of any works on land adjacent to a highway. The applicant is liable for any damage caused to any footway, footpath, grass verge, vehicle crossing, carriageway or highway asset. Please report any damage to [nrswa@harrow.gov.uk](mailto:nrswa@harrow.gov.uk) or telephone 020 8424 1884 where assistance with the repair of the damage is available, at the applicants' expense. Failure to report any damage could result in a charge being levied against the property.

7. Surface and Foul Water Connections

The applicant is advised that the Drainage Authority in Harrow recommends the submission of a drainage plan, for their approval, indicating all surface and foul water connections and their outfall details. Please also note that separate systems are used in Harrow for surface water and foul water discharge. Please email [infrastructure@harrow.gov.uk](mailto:infrastructure@harrow.gov.uk) with your plans.

8. Sustainable Drainage Systems

The applicant is advised that surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible.

SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands.

SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity.

Where the intention is to use soak ways they should be shown to work through an appropriate assessment carried out under Building Research Establishment

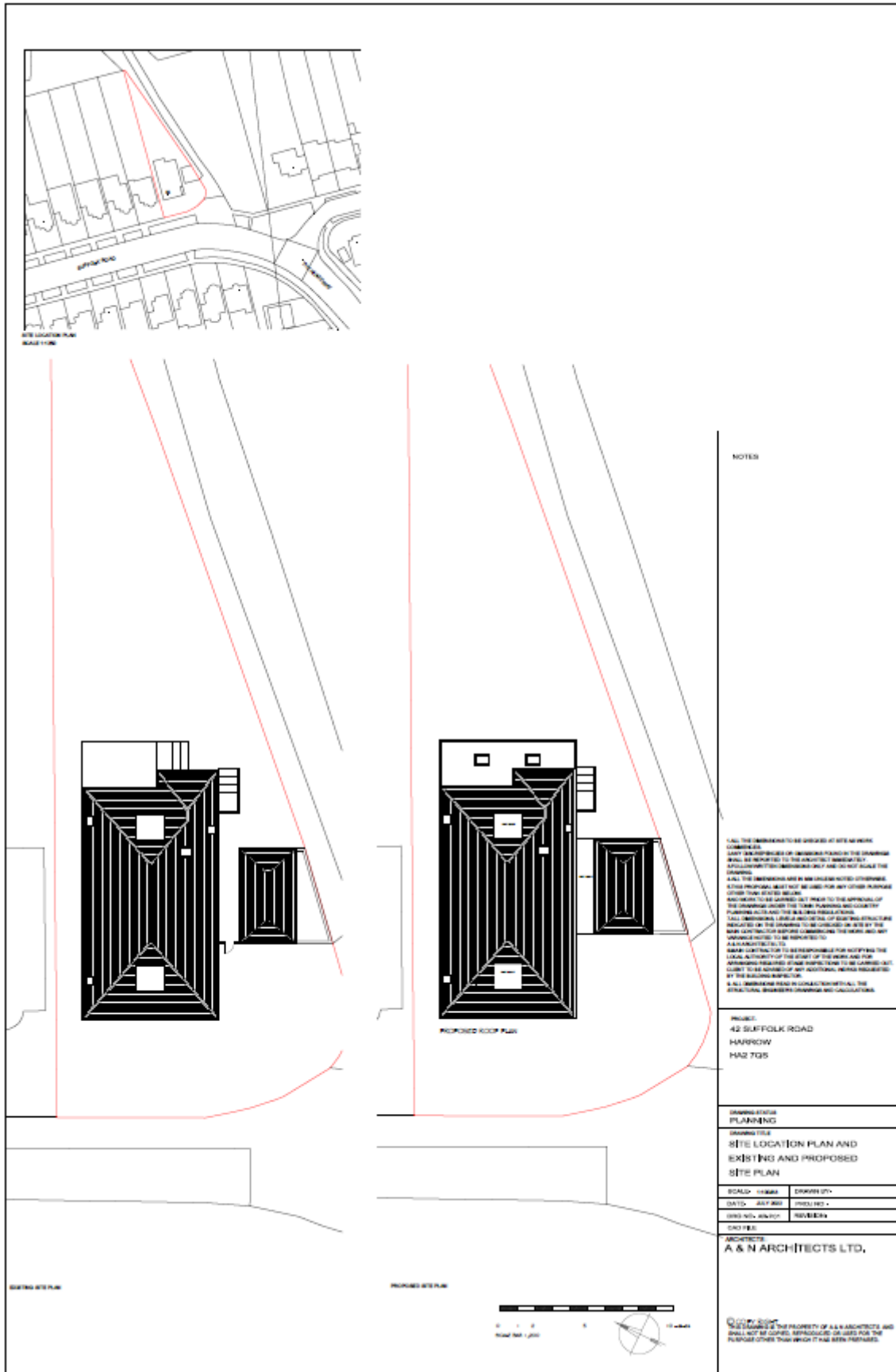
(BRE) Digest 365.

Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2012) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy 5.13 of the London Plan (2016) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles.

The applicant can contact Harrow Drainage Section for further information.



## APPENDIX 2: SITE PLAN



## APPENDIX 3: SITE PHOTOS



Site property is a corner plot with a detached bungalow. Yeading Walk to the northeast.



No.44 is located to the southwest of the site property.



View of the rear of the site property from Yeading Walk



Rear elevation. Rear of existing garage (left). Existing conservatory (right).



Rear view. Existing conservatory (centre). No.44 (right)



Northeast side access way, granting access from the front to the rear garden. Looking in the direction of the rear garden. No.44 over the fence to the left.



Southwest side access way, granting access from the front to the rear garden between the house and the garage.



Looking over the fence at No.44.



Photo taken from the patio of No.44, looking across to the site property



Photo taken from the kitchen of No.44, looking across to the site property and rear garden towards Yeading Walk to the rear of the property

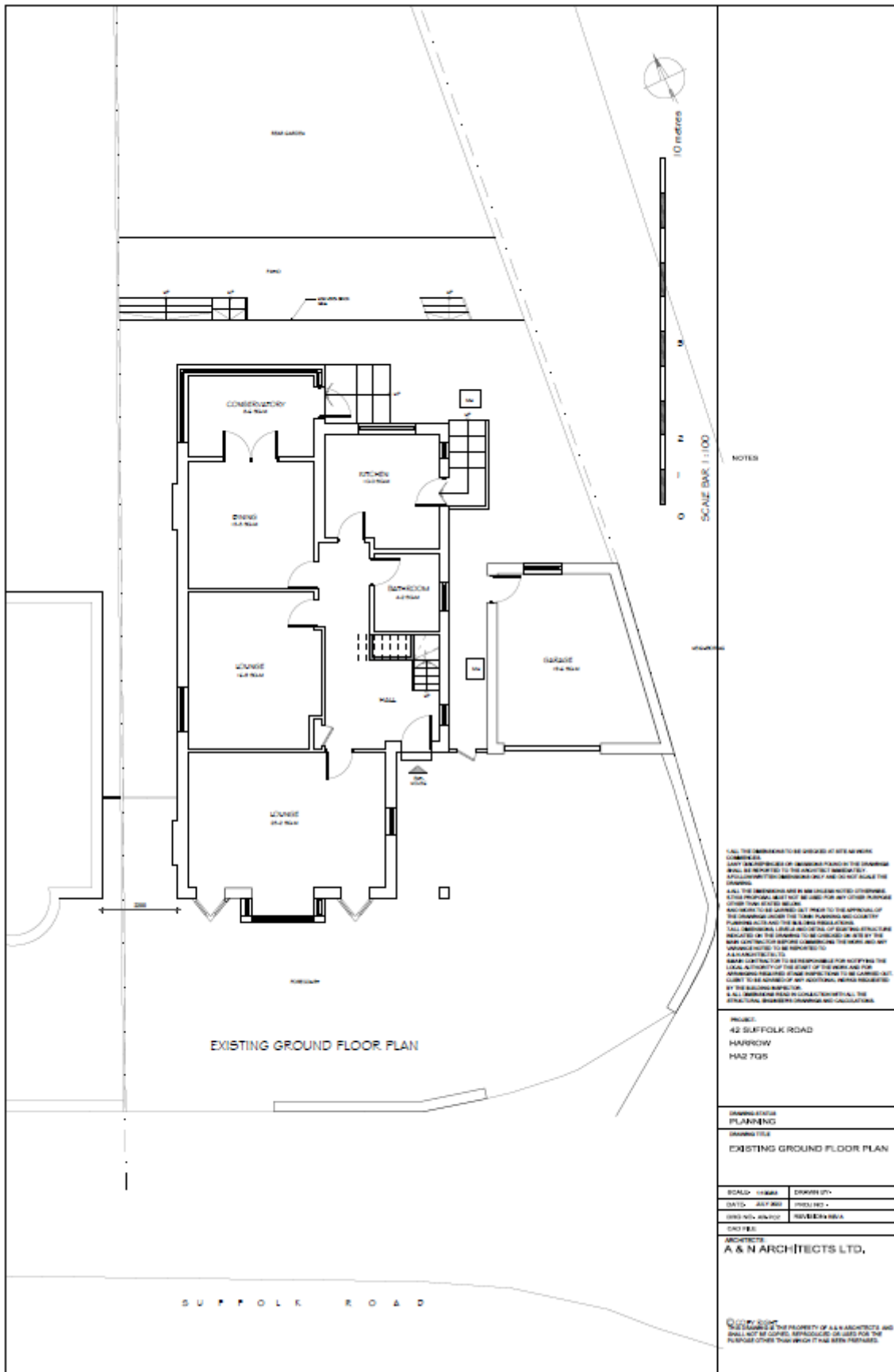


Photo taken from the kitchen of No.44, looking out into the rear garden towards Yeading Walk to the rear of the property



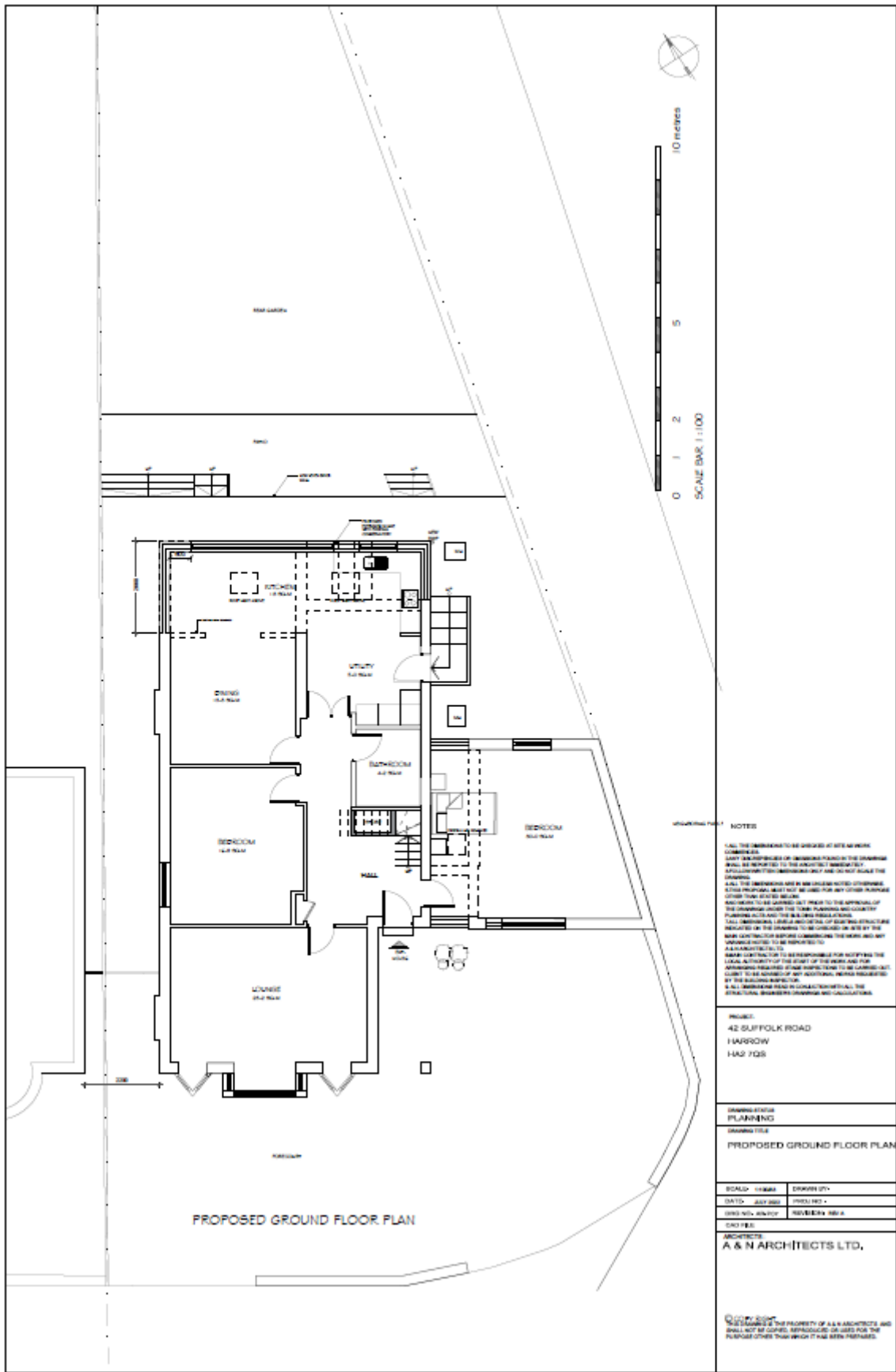
Photo taken from the dining room of No.44, looking across to the site property and rear garden towards Yeading Walk to the rear of the property

# APPENDIX 4: PLANS AND ELEVATIONS

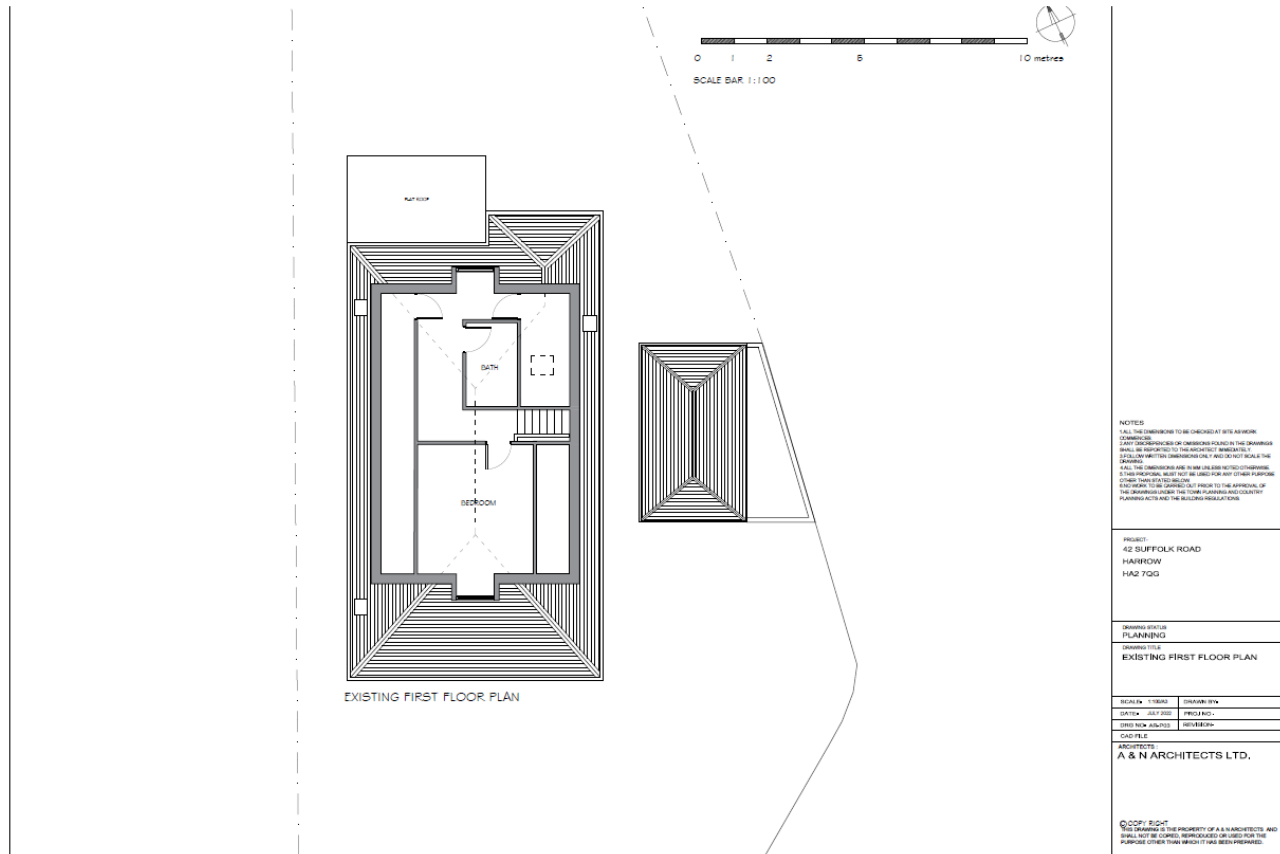


Existing Ground Floor Plan





Proposed Ground Floor Plan



Existing First Floor Plan

**NOTES**

1. ALL THE DRAWINGS TO BE CHECKED AT SITE BEFORE COMMENCEMENT OF WORKS.

2. ANY CHANGES OR OMISSIONS TO THE DRAWINGS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.

3. ALL THE DRAWINGS ARE TO BE USED FOR THE PURPOSES OF THE DRAWING ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE.

4. THE DRAWINGS ARE TO BE USED IN ACCORDANCE WITH THE TOWN PLANNING ACT 1990 AND THE BUILDING REGULATIONS.

5. THE DRAWINGS ARE TO BE USED IN ACCORDANCE WITH THE TOWN PLANNING AND COUNTRYSIDE ACTS AND THE BUILDING REGULATIONS.

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**PROJECT:**  
42 SUFFOLK ROAD  
HARROW  
HA2 7GS

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**DRAWING STATUS:**  
PLANNING

**DRAWING TITLE:**  
EXISTING FIRST FLOOR PLAN

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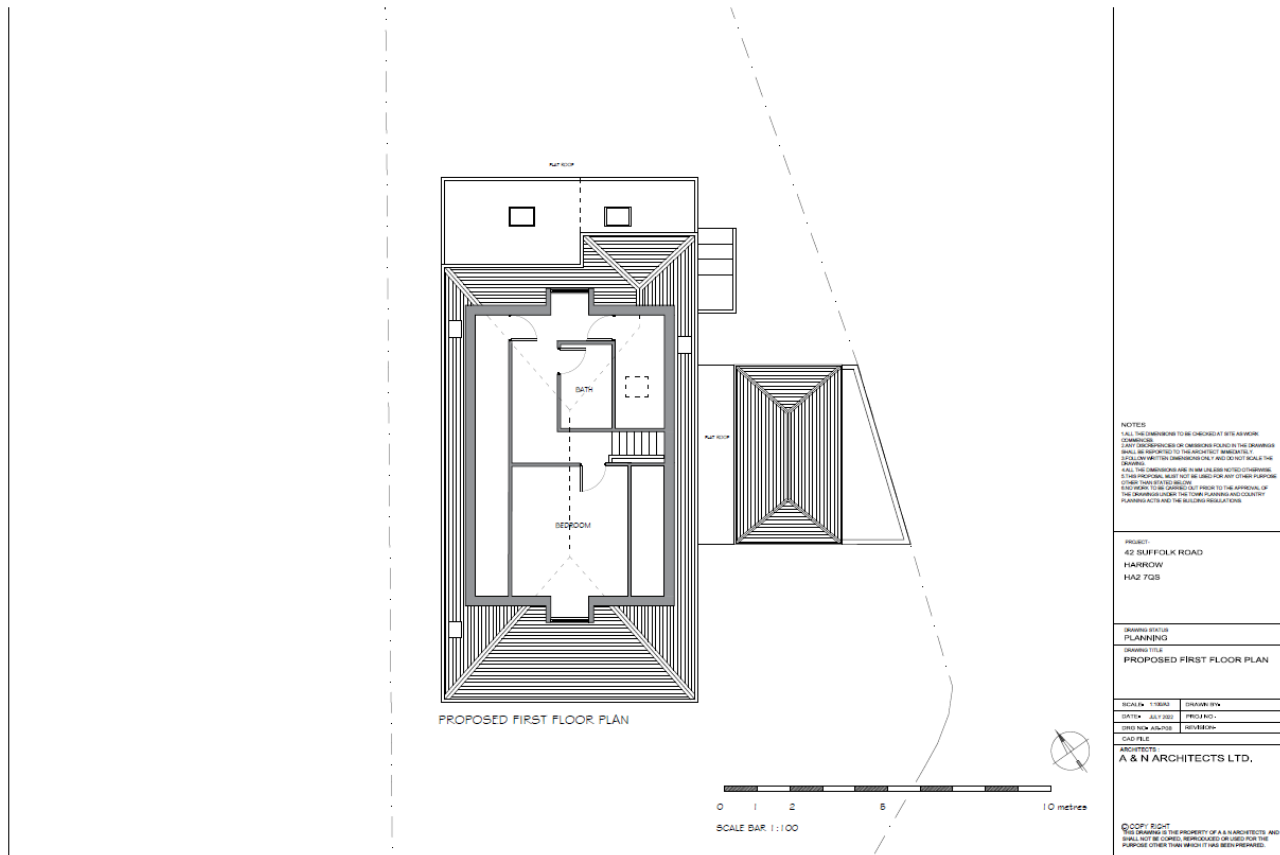
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DATE: JUL 2022	PROJECT:
DRG NO: A/HA2/2022/01	REVISED:

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**CAD FILE:**  
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Proposed First Floor Plan

**NOTES**

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**PROJECT:**  
42 SUFFOLK ROAD  
HARROW  
HA2 7GS

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**DRAWING STATUS:**  
PLANNING

**DRAWING TITLE:**  
PROPOSED FIRST FLOOR PLAN

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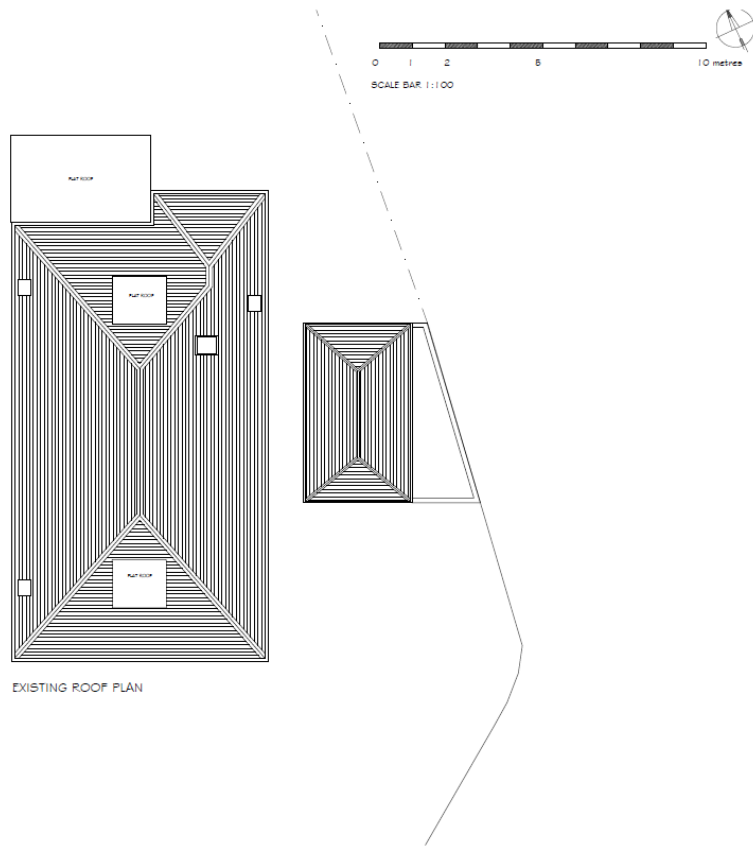
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DRG NO: A/HA2/2022/01	REVISED:

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PROJECT:  
42 SUFFOLK ROAD  
HARROW  
HA2 7QG

DRAWING STATUS:  
PLANNING

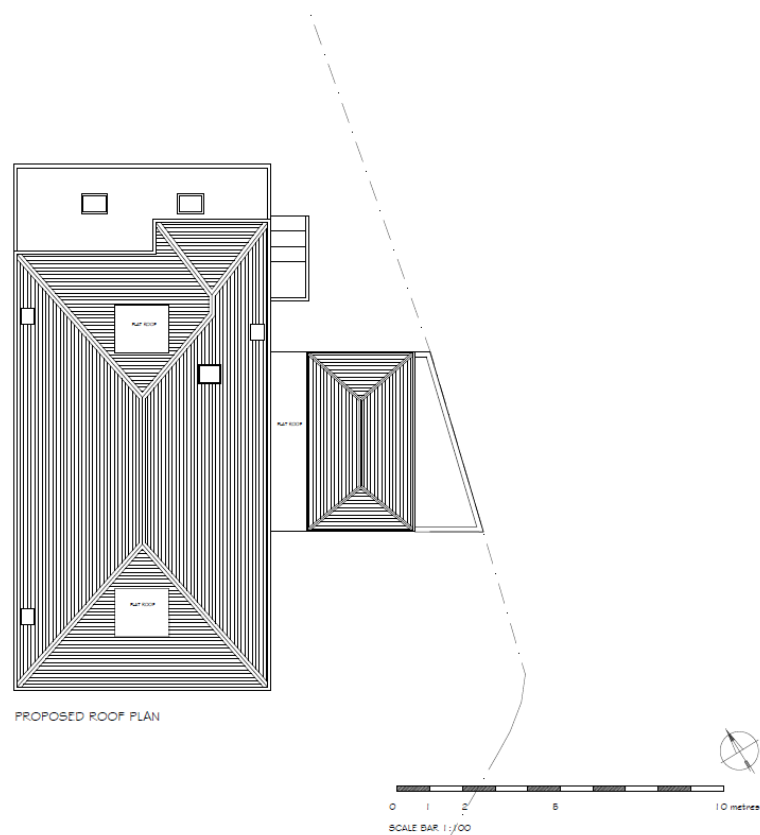
DRAWING TITLE:  
EXISTING ROOF  
FLOOR PLAN

SCALE:	1:100	DRAWN BY:	
DATE:	JULY 2022	PROJECT NO.:	
DRG NO.:	AR-010	REVISED:	
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Existing Roof Plan



NOTES

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PROJECT:  
42 SUFFOLK ROAD  
HARROW  
HA2 7QG

DRAWING STATUS:  
PLANNING

DRAWING TITLE:  
PROPOSED ROOF PLAN

SCALE:	1:100	DRAWN BY:	
DATE:	JULY 2022	PROJECT NO.:	
DRG NO.:	AR-010	REVISED:	
CAD FILE:			

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Proposed Roof Plan



NOTES

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PROJECT:  
42 SUFFOLK ROAD  
HARROW  
HA2 7QG

DESIGNED BY:  
PLANNING

DRAWING TITLE:  
EXISTING ELEVATIONS

SCALE: 1:100	DRAWN BY:
DATE: APRIL 2022	PROJECT NO.:
PROJECT NO.:	REVISION NO.:
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Existing Front and Rear Elevation



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PROJECT:  
42 SUFFOLK ROAD  
HARROW  
HA2 7QS

DESIGNED BY:  
PLANNING

DRAWING TITLE:  
PROPOSED ELEVATIONS

SCALE: 1:100	DRAWN BY:
DATE: JULY 2022	PROJECT NO.:
PROJECT NO.:	REVISION NO.:
CAD FILE:	

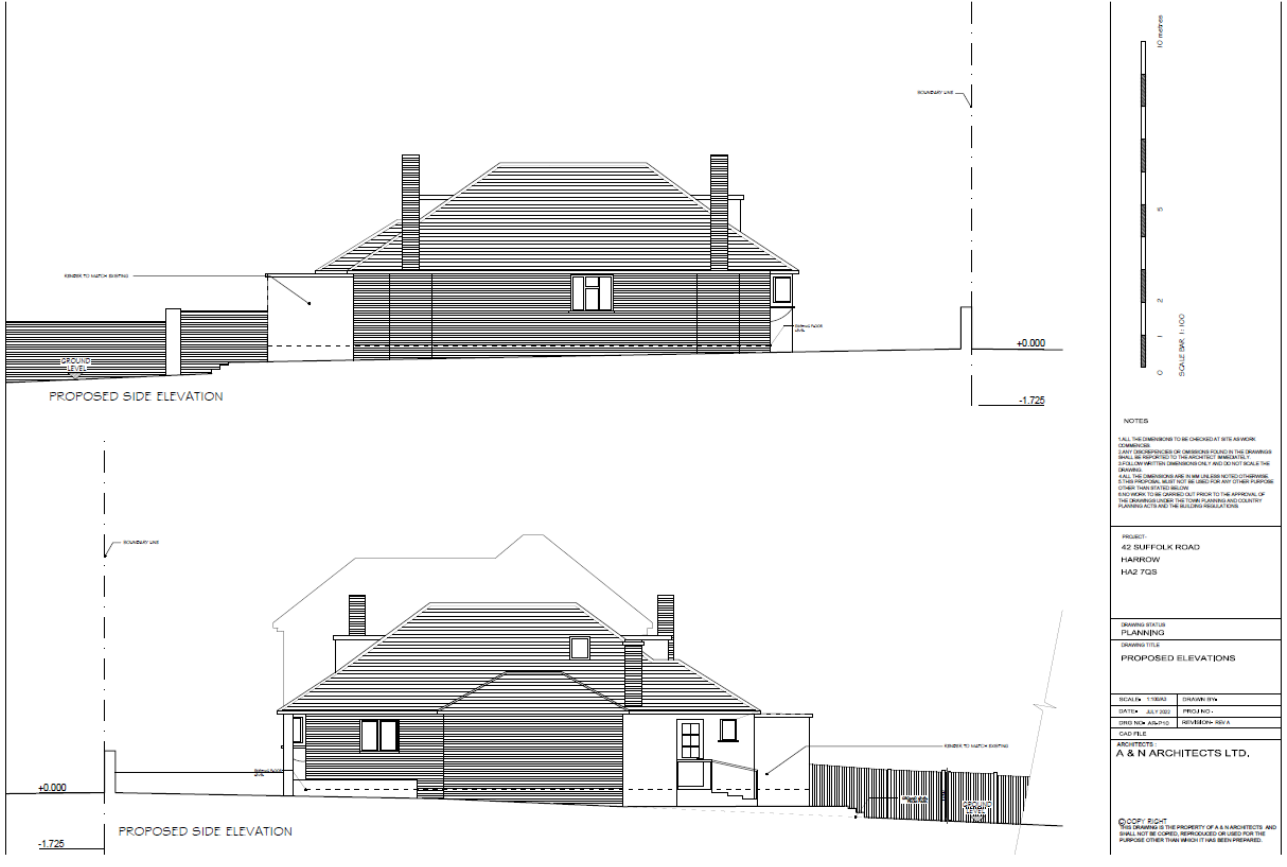
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Proposed Front and Rear Elevation



Existing Side Elevations



Proposed Side Elevations

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