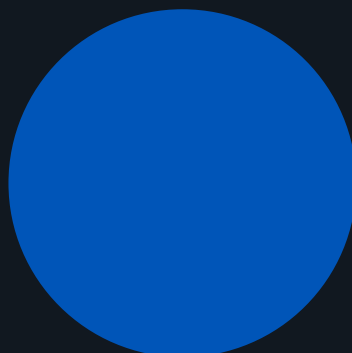
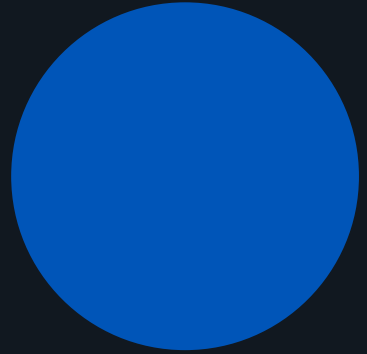
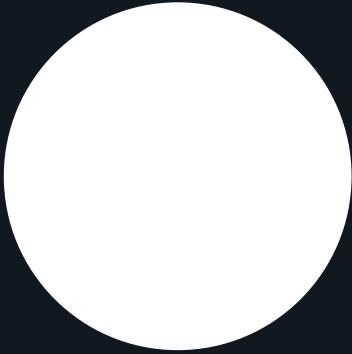




Mansfield Heights, Great North Road, London N2 0NY

Planning Statement

LPA Ref: Mansfield Heights

Firstplan Ref: 20137/TW/CB

Date: November 2022

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Section 1 Introduction

- 1.1 This Planning Statement has been prepared by Firstplan Ltd on behalf of our client, Redington Capital Ltd, in relation to a prior approval scheme for a new roof extension to deliver 2no. residential units to the central block of flats at Mansfield Heights, Great North Road, London N2 0NY ('the site').
- 1.2 This submission follows the recent decisions below issued by Haringey Council in respect of the wider Mansfield Heights estate including the north and south blocks:
- 28 January 2021 - Prior Approval issued for the following under HGY/2020/3203 - **Application to determine if prior approval is required for a proposed: Erection of roof extension over detached north and south blocks of flats to provide 9 new residential homes in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class A.** This Prior Approval remains valid however following further structural investigations is now undeliverable.
 - 2 July 2021 - Planning permission granted under HGY/2021/1288 - **Replacement of ancillary cycle and refuse stores with alterations to building entrances, car park layout and associated development.** Works under this permission have started.
 - 10 September 2021 - Prior Approval issued for the following under HGY/2021/2156 - **Application to determine if prior approval is required for a proposed: erection of roof extension over detached north and south blocks of flats to provide 11 new residential homes in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class A.** This Prior Approval has been implemented, with works still ongoing.
- 1.3 The proposed development for the central block is considered to comply with the criteria for permitted development rights under Schedule 2, Part 20, Class A of the amended Town and Country Planning (General Permitted Development) (England) Order 2015. These PD rights allow for new dwellinghouses on detached blocks of flats subject to prior approval and various conditions. The enclosed application seeks Prior Approval for the proposed works.

- 1.4 As set out within the relevant permitted development legislation, from 1 April 2021, any new dwellinghouse will only be eligible for permitted development rights if it has a gross internal floor area of at least 37 sqm, and complies with the nationally described space standard. It is confirmed that the units in the proposed scheme accord with these standards.
- 1.5 This Planning Statement is accompanied by a Design & Access Statement prepared by Mutiny Architecture; a Transport Statement prepared by i-Transport, and an Interior Daylight Analysis and Daylight & Sunlight Impact Assessment prepared by Eight Versa.
- 1.6 This Planning Statement adopts the following structure:
- **Section 2** sets out the information required by Class A of the GPDO to accompany the Prior Approval application;
 - **Section 3** sets out the relevant background information including a description of the application site and details of the site's planning history and pre-application discussions;
 - **Section 4** details the proposed works;
 - **Section 5** assesses the compliance of the proposed works against the Class A;
 - **Section 6** assesses the proposal against the various prior approval matters; and
 - **Section 7** draws a conclusion.

Section 2 Required Information

- 2.1 Schedule 2, Part 20, Class A of the amended Town and Country Planning (General Permitted Development) (England) Order 2015 specifies the information the developer is required to submit to support a prior approval application. The regulations are set out below and the information required is provided in blue:

(a) a written description of the proposed development, which, in relation to development proposed under any of Classes A to AD, must include details of any dwellinghouse and other works proposed under paragraph A(a) to (d), AA(1)(a) to (d), AB(3)(a) to (d), AC(2)(a) to (c), or AD(2)(a) to (c) (as the case may be); The development involves the erection of a roof extension over the central block of flats at Mansfield Heights to provide 2no. new residential units. The new units will comprise 2no. two bed flats.

Other works proposed under paragraphs A.(a) to (d) include.

(a) engineering operations reasonably necessary to construct the additional storeys and new dwellinghouses; None

(b) works for the replacement of existing plant or installation of additional plant on the roof of the extended building reasonably necessary to service the new dwellinghouses; None

(c) works for the construction of appropriate and safe access to and egress from the new and existing dwellinghouses, including means of escape from fire, via additional external doors or external staircases; The new units will be accessed by extending the existing primary and secondary circulation stairs upwards to the new 6th floor. Internal fire lobbies are proposed to be added to the existing flats. An Automatic Opening Vent to the stair and new lift lobby serving the new units will be installed to provide smoke ventilation in the event of a fire. This has been informed by the accompanying Outline Fire Safety Strategy Report, prepared by Ashton Fire.

(d) works for the construction of storage, waste or other ancillary facilities reasonably necessary to support the new dwellinghouses. On-site cycle parking and waste facilities are being upgraded for the Mansfield Heights estate under planning permission ref: HGY/2021/1288. As such, no works are proposed as part of this Prior Approval application.

A more detailed description of the proposed works is set out at Section 4 of this report.

(b) a plan which is drawn to an identified scale and shows the direction of North indicating the site and showing the proposed development; See drawing nos. 221-03-EXT-10-02; 221-03-EXT-11-02; 221-03-PRP-11-02;

(c) floor plans which are drawn to an identified scale and show the direction of North indicating the total floor space in square metres of each dwellinghouse, the dimensions and proposed use of each room, the position and dimensions of windows, doors and walls, and the existing and proposed

elevations of the building; See drawing nos. 221-03-PRP-100-01; 221-03-PRP-101-01; 221-03-EXT-102-01; 221-03-PRP-200-01; 221-03-PRP-300-01; 221-03-PRP-301-01.

(d) a written statement specifying the number of new dwellinghouses proposed by the development (that is, additional to any dwellinghouses in the existing building) the proposed development will provide 2no. new dwellinghouses. There are 12no. dwellinghouses in the existing central block.

(e) a list of all addresses of any flats and any other premises in the existing building See Appendix A of covering letter.

(f)the developer's contact address; Mr James Frost (Redington Capital Ltd) c/o Planning Agent: Mr Tim Williams, Firstplan, Broadwall House, 21 Broadwall, London SE1 9PL.

(g)the developer's email address if the developer is content to receive communications electronically; Please send communications to Planning Agent at twilliams@firstplan.co.uk

(h)where (i) sub-paragraph (6) requires the Environment Agency to be consulted, a site-specific flood risk assessment, Not applicable, (ii) sub-paragraph (6A) requires the Health and Safety Executive to be consulted a statement about the fire safety design principles, concepts and standards that have been applied to the development, An Outline Fire Safety Strategy Report, prepared by Ashton Fire is enclosed with this application. and

(i)where the application for prior approval relates to the requirement mentioned in paragraph A.2(1)(i) or AA.2(1)(k), a report from a chartered engineer or other competent professional confirming that the external wall construction of the existing building complies with paragraph B4(1) of Schedule 1 to the Building Regulations 2010 Not applicable – the existing building is less than 18 metres in height when measured from ground level of lowest side of the building to the top storey upper floor surface (excluding any roof top machinery or plant area).

Section 3 Background Information

a) Site and Surrounding Area

- 3.1 The application site forms part of Mansfield Heights, located on the south side of Great North Road close to its junction with the A1/Archway Road. Mansfield Heights comprises three blocks of flats which originally date from 1956 and were designed by the Metropolitan Police Architects Department for use as police housing. The properties are now in private ownership. The rear part of the site includes 2-storey houses which were formerly part of the estate and are now in separate ownership.
- 3.2 Mansfield Heights comprises a total of 45 flats (33 no. 2bed and 12 no. 3 bed). **Table 1** below provides a brief description of each of the existing three blocks. It should be noted that only the central block is subject of these development proposals.

Block	Description
Central block (the application site) 	• Seven storey block (G + 6), with the ground floor including ancillary storage areas at varied levels). • 12 no. 3b4p flats.

	• Two linked buildings each extending to three storeys. • East part extends to between 10.77m and 11.03m. • West part extends to between 12.42m and 12.88m. • 15 no. 2b3p flats.
	• Three storey block extending to between 10.69m and 11.14m. • 18 no. 2p3b flats

Table 1. Description of existing buildings at Mansfield Heights

- 3.3 As shown in **Figure 1** below, the blocks of flats are surrounded by large areas of communal green space. On-site vehicle parking is provided to the front of the site and is accessed via the Great North Road.

There are also single storey communal storage sheds/garages in the centre of the site. The parking layout and cycle storage is being upgraded under planning permission ref: HGY/2021/1288.

- 3.4 The site is not locally or statutorily listed. Blenheim Lodge, a Grade II listed is located approximately 100m to the north- west of the site. The site is not located within a conservation area. The Highgate Conservation Area lies approximately 100m south of the site beyond Aylmer Road (A1).
- 3.5 The site lies within Flood Zone 1. There are no Tree Preservation Orders within the site.



Figure 1. Aerial Image showing existing site

- 3.6 The surrounding area is predominately residential in nature. The south side of Great North Road is characterised by blocks of modern flats ranging in architectural style, which are set back from the street frontage broadly in line with the north block of Mansfield Heights. Noble Heights, which adjoins the site to the north- east, is a post-war 6-storey block of flats. A four-storey block of flats lies to the south- west of the site. The properties further to the east at Alymer Parade include commercial use at ground floor level.
- 3.7 There are a number of examples of successful rooftop extensions in the immediate area including those shown in **Table 2** below.

Examples of other roof extensions in the local area

Bishops Wood Court, Aylmer Road - a distinctive, contemporary top floor with a metal finish



94 Great North Road – an example of a traditional mansard addition



Cherry Tree Hill House, Great North Road – a new development with varied roof height



76-78 Great North Road – a recently permitted development with a varied roof height



Table 2. Examples of roof extensions in local area

b) Planning History

3.8 On 28 January 2021, prior approval under ref: HGY/2020/3203 was issued for:

“Application to determine if prior approval is required for a proposed: Erection of roof extension over detached north and south blocks of flats to provide 9 new residential homes in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class A.”

3.9 This Prior Approval remains valid, however following further structural investigations, the scheme is no longer deliverable.

3.10 On 2 July 2021, planning permission under ref: HGY/2021/1288 was granted for comprehensive upgrades and improvements to the Mansfield Heights estate as follows:

“Replacement of ancillary cycle and refuse stores with alterations to building entrances, car park layout and associated development.”

3.11 Under this permission, no conditions were attached, with the following granted and implemented, with the delivery of enhancement works ongoing in parallel with approved works to the North and South Blocks:

- Upgraded bin store for up to 60no. residential units;

- Upgrading of existing cycle storage and provision of new cycle storage to provide a total of 99 no. cycle spaces across 63 stores:
 - North Block: one store with 6no. storage units (with each unit accommodating 1no. cycle) = total 6no. cycles;
 - Central Block: one store with 12no. storage units (with each unit accommodation 1no. cycle) = total 12no. cycles;
 - South Block: one store with 9no. storage units (with each unit accommodating 2 cycles) = total of 9no. cycles.
 - Communal Area: one store with 36no. storage units (with each unit accommodating 2no. cycles) = total of 72no. cycles
- Alterations to building entrances, landscape enhancements and improvements to the car park layout to include 2no. dedicated disabled parking and 5no. EV charging points.

3.12 On 10 September 2021, prior approval under ref: HGY/2021/2156 was issued for:

“Application to determine if prior approval is required for a proposed: erection of roof extension over detached north and south blocks of flats to provide 11 new residential homes in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class A.”

3.13 The design of this scheme is broadly similar to the earlier permitted January 2021 scheme, with the Construction Management Plan formally discharged by the LPA in December 2021. This scheme has since been implemented, with all works due to be completed by the end of 2023.

Section 4 Description of Development

- 4.1 The proposed development involves a new roof extension over the central block at Mansfield Heights to provide two 2no. bed duplex residential units, with both upper floors comprising mezzanines (less than 50% of the internal floor area below).
- 4.2 The two new residential units have been designed to meet the nationally described space standard. Each unit will comprise 180.5 sqm of GIA floorspace (220 sqm NIA). In addition, each unit is provided with private amenity space in the form of a dedicated, south facing, open terrace measuring 6 sqm with metal rail balustrades. As per the existing flats below, the proposed floor to ceiling height is 2.35m.
- 4.3 The new units will be accessed from the new 6th floor level only, with the existing separate primary and secondary circulation stairs and internal lift shaft to be extended. In keeping with the materiality of the approved extensions to the north and south blocks, the existing pitched slate roof will be replaced with a zinc clad roof, with a butterfly design form introduced. The existing roof chimneys will be extended through the new roofline and will continue to be clad in the same zinc material to match the extended storeys below. Automatic Opening Vents are proposed to stair and lift lobby serving the two new units.
- 4.4 Across the north-east and south-east elevations of the new roof extension, large new pane glazing set within zinc standing seam cladding in anthracite grey is proposed. The new walls along the north-west and south-east elevations will also be in the same material.
- 4.5 Overall, the massing and appearance of the proposed extension shall complement both the host building as well as the approved works on the north and south blocks at Mansfield Heights. The continued single material use across the walls and roof of each block emphasises a clear rationale for these current proposals, with the proposed butterfly roof form unifying the three blocks at Mansfield Heights with each block now delivering their own unique roof forms that still retain a clear relationship with one another.
- 4.6 In terms of cycle parking and refuse, dedicated on-site cycle parking for the two new units will be provided as part of the upgraded cycle parking facilities which are being implemented under permission ref: HGY/2021/1288. The new properties will also share the waste storage facilities on the Mansfield Estate which are also to be upgraded under permission ref: HGY/2021/1288. The approved cycle parking and refuse facilities are shown on drawing no. 221-03-PRP-11-02.

Section 5 Compliance with PD Rights

- 5.1 Regulation 22 of the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 amended the Town and Country Planning (General Permitted Development) (England) Order 2015 to introduce a new PD right, which allows the construction of up to two storeys "to create new flats on the topmost residential storey of a building which is an existing purpose-built, detached block of flats". The new PD rights came into force on 1 August 2020, and have since been subject to amendments, most recently made on 11 January 2022.
- 5.2 Schedule 2, Part 20 *Construction of New Dwellinghouses*, Class A *New dwellinghouses on detached blocks of flats* confirm that the following development is considered to be permitted:

A. Development consisting of works for the construction of up to two additional storeys of new dwellinghouses immediately above the existing topmost residential storey on a building which is a purpose-built, detached block of flats, together with any or all -

- (a) engineering operations reasonably necessary to construct the additional storeys and new dwellinghouses;*
- (b) works for the replacement of existing plant or installation of additional plant on the roof of the extended building reasonably necessary to service the new dwellinghouses;*
- (c) works for the construction of appropriate and safe access to and egress from the new and existing dwellinghouses, including means of escape from fire, via additional external doors or external staircases;*
- (d) works for the construction of storage, waste or other ancillary facilities reasonably necessary to support the new dwellinghouses.*

- 5.3 The regulations provide a definition of 'purpose-built', 'detached' and 'block of flats' as set out below. The central block of Mansfield Heights complies with these definitions.

- "purpose-built", in relation to a building (whether a block of flats or a dwellinghouse), means built as such and remaining as such [Complies - the application site was purpose-built as police housing in 1956.](#)
- "detached" means that the building does not share a party wall with a neighbouring building [Complies – the central block does not share a party wall with any other external neighbouring properties. The Mansfield Heights estate \(including the North and South Block and the](#)

properties to the rear outside the application site boundary) was constructed at the same time as police housing.

- “block of flats” means a building which is divided horizontally and consists of separate and self-contained premises constructed for use for the purposes of a dwellinghouse, and any ancillary facilities constructed solely for use by occupiers of the building; [Complies – Mansfield Height comprises ‘blocks of flats’ in accordance with this definition.](#)

5.4 The regulations go onto confirm the various forms of development that is not permitted. Our comments are set out in blue against each of the exemptions below.

A.1. Development is not permitted by Class A if—

(a) the permission to use any building as a dwellinghouse has been granted only by virtue of Class M, MA, N, O, P, PA or Q of Part 3 of this Schedule;

[Not applicable – it is understood the estate was purpose built as housing for police officers.](#)

(b) above ground level, the building is less than 3 storeys in height;

[Not applicable – the existing central block is 7 storeys including the ground floor which sits over ancillary storage areas partly located at varied ground levels.](#)

(c) the building was constructed before 1st July 1948, or after 5th March 2018;

[Not applicable – it is understood the property was constructed in 1956.](#)

(d) the additional storeys are constructed other than on the principal part of the building;

[Not applicable – the additional storeys will be constructed on the principle part central block.](#)

(e) the floor to ceiling height of any additional storey, measured internally, would exceed the lower of—

(i) 3 metres; or

(ii) the floor to ceiling height, measured internally, of any storey of the principal part of the existing building;

[Not applicable - the floor to ceiling height of the two proposed flats measured internally are 2.35m to match the floor to ceiling height of the storeys of the principal part of the existing building.](#)

(f) the new dwellinghouses are not flats;

[Not applicable – the two proposed dwellinghouses will be flats.](#)

(g) the height of the highest part of the roof of the extended building would exceed the height of the highest part of the roof of the existing building by more than 7 metres (not including plant, in each case); [Not applicable – the height of the highest part of the roof of the extended building exceeds the highest part of the roof of the existing building by 2.385m not including plant, in each case. This excludes chimneys.](#)

(h) the height of the highest part of the roof of the extended building (not including plant) would be greater than 30 metres Not applicable – the extended Central Block will be 23.820m in height with small variations. This excludes including plant and chimneys.

(i) development under Class A.(a) would include the provision of visible support structures on or attached to the exterior of the building upon completion of the development
Not applicable - no such visible structures.

(j) development under Class A.(a) would consist of engineering operations other than works within the existing curtilage of the building to—

(i) strengthen existing walls;

(ii) strengthen existing foundations; or

(iii) install or replace water, drainage, electricity, gas or other services;

Not applicable – any engineering operations will be contained within the existing curtilage of the building.

(k) in the case of Class A.(b) development there is no existing plant on the building;
Not applicable.

(l) in the case of Class A.(b) development the height of any replaced or additional plant as measured from the lowest surface of the new roof on the principal part of the extended building would exceed the height of any existing plant as measured from the lowest surface of the existing roof on the principal part of the existing building
Not applicable.

(m) development under Class A.(c) would extend beyond the curtilage of the existing building;
Not applicable.

(n) development under Class A.(d) would—

(i) extend beyond the curtilage of the existing building;

(ii) be situated on land forward of a wall forming the principal elevation of the existing building; or

(iii) be situated on land forward of a wall fronting a highway and forming a side elevation of the existing building;

Not applicable – the development follows the existing footprint.

(o) the land or site on which the building is located, is or forms part of—

(i) article 2(3) land;

(ii) a site of special scientific interest;

(iii) a listed building or land within its curtilage;

(iv) a scheduled monument or land within its curtilage;

(v) a safety hazard area;

(vi) a military explosives storage area; or
(vii) land within 3 kilometres of the perimeter of an aerodrome.
Not applicable – the land on which the building is located is not subject to such designations.

- 5.5 In light of the above, the proposed development is considered to comply with Schedule 2, Part 20, Class A of the amended Town and Country Planning (General Permitted Development) (England) Order 2015 and should therefore be considered permitted development.

Section 6 Assessment against Prior Approval Matters

- 6.1 Where any development under Class A is proposed, development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for prior approval of the authority as to the following matters:

(a) transport and highways impacts of the development;
(b) air traffic and defence asset impacts of the development;
(c) contamination risks in relation to the building;
(d) flooding risks in relation to the building;
(e) the external appearance of the building;
(f) the provision of adequate natural light in all habitable rooms of the new dwellinghouses;
(h) whether because of the siting of the building, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15 March 2012 issued by the Secretary of State,
(i) where the existing building is 18 metres or more in height, the fire safety of the external wall construction of the existing building; and
(j) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building.

- 6.2 The development proposal is considered against each of these matters in turn below.

(a) Transport and highways impact of the development

- 6.3 This prior approval application is supported by a Transport Statement ('TS') prepared by i-Transport. The TS provides an assessment of the transport and highway impacts of the development. It takes into account the 2021 permitted prior approval schemes for the north and south blocks (Ref: HGY/2020/3203; Ref: HGY/2021/2156), alongside the 2021 approved estate enhancement works (Ref: HGY/2021/1288).

- 6.4 The TS prepared in support of this current application for the central block confirms that:

"The proposal at the site will have no material impact on the operation of the local highway or transport networks.

- 6.5 A further material consideration is the Officer Delegated Report accompanying the second 2021 prior approval (Ref: HGY/2021/2156) which confirmed that:

“Transportation have been consulted and state that there are no particular potential transportation issues are identified with this proposal. Parking, cycle and refuse arrangements were approved under HGY/2021/1288. The CMP condition recommended under the previous PA remains.”

- 6.6 This current application is accompanied by a Construction Management Plan, alongside a Delivery and Servicing Plan and Construction Logistics Plan enclosed within the TS to enable any impacts from the construction and operation of the site to be managed and mitigated as appropriate.

(b) Air traffic and defence asset impacts of the development

- 6.7 The proposed development is not considered to result in any air traffic or defence asset impacts.

(c) Contamination risks in relation to the building

- 6.8 The proposed development does not involve any ground works and is not considered to raise any contamination risks. There is no known historical contamination at the site. This is supported by Officers’ assessment of the second prior approval application for the north and south blocks (ref: HGY/2021/2156), with the Officer’s Delegated Report confirming that:

“Pollution/Carbon Management have been consulted and it is considered that there will be no major detrimental land contamination or AQ impacts to the development. Therefore, this service has no objection to the proposed new development with regards to land contamination and air quality.”

(d) Flooding risks in relation to the building

- 6.9 The application site is located within Flood Zone 1. The development is not considered to increase the risk of flooding.

(e) The external appearance of the building

- 6.10 The design, scale and massing of the proposed extension on the central block shall sit comfortably within the context of the Mansfield Heights estate and its surroundings. In keeping with the roof extensions to the north and south blocks, the central block's existing pitched slate roof shall be replaced with a unique design in the form of a butterfly roof proposed in standing seam zinc cladding to match the other two blocks. Notably, this introduces a dynamic roof massing to complement the south block's trapezoidal roof, and north block's pitched roof, with all three elements on top of each block sharing a clear relationship to one other.
- 6.11 Importantly, unlike conventional brick, the proposed use of folding zinc shall allow for fine details around complex corner junctions, and can be used to transition neatly around openings, gutters, and windows, resulting in an enhancement to the external appearance of the estate and surrounding area.



Central Block – The Proposals
(in context with approved North & South Blocks)



Table 3. External Appearance Comparison at Mansfield Heights

6.12 The external appearance proposed for the central block is therefore considered acceptable.

(f) the provision of adequate natural light in all habitable rooms of the new dwellinghouses

6.13 As demonstrated in the accompanying Interior Daylight & Sunlight Impact Assessment, prepared by Eight Versa, 100% of all rooms within the two proposed flats meet the BRE recommendations (2011 and 2022 guidance editions).

6.14 More generally, the new units offer high quality living accommodation with both meeting minimum relevant unit space standards and benefiting from a private amenity space in the form of dedicated terrace balconies that are both south facing.

(g) impact on the amenity of the existing building and neighbouring premises including overlooking, privacy and the loss of light;

6.15 This submission is supported by a Daylight & Sunlight Impact Assessment prepared by Eight Versa which assesses the proposed development above the existing central block and its potential impact on the daylight and sunlight received by neighbouring buildings based on the third edition BRE guidance (2022). The following neighbouring buildings were assessed:

- 60-64 Aylmer Road

- 54-58 Alymer Road
- 66-68 Alymer Road
- Manor Court
- The Lodge Manor Court
- The Chestnuts
- Noble Fields
- Mansfield Heights North Block
- Mansfield Heights South Block

6.16 The above list of neighbouring properties aligns with those previously subject to the daylight and sunlight impact assessment undertaken in support of the recently approved roof extensions for the North and South Blocks at Mansfield Heights, which are taken into account in this latest assessment. Positively, the assessment concludes that:

- 100% of assessed windows meet the recommendations for the Vertical Sky Component.
- 100% of assessed rooms meet the recommendations for the No-Sky Line.
- 100% of the analysed south facing windows meet the recommendations for Annual Probable Sunlight Hours.
- The sunlight of all existing gardens would not be affected by the proposed development.

6.17 Notwithstanding Mansfield Heights sitting within generous communal gardens, the two new flats include private amenity space to ensure that the amenity of existing residents is not compromised in any way. Through the appropriate orientation, internal layout, and external treatment of the proposed extension above the central block, existing properties at Mansfield Heights and within the surrounding area are able to maintain their privacy, with no resultant overlooking.

6.18 The application submission is also supported by a Construction Management Plan, prepared by ECDB Limited. A list of all addresses is provided at Appendix A of the cover letter.

(h) whether because of the siting of the building, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15 March 2012 (1) issued by the Secretary of State

6.19 The proposals will not impact on protected views.

(i) where the existing building is 18 metres or more in height, the fire safety of the external wall construction of the existing building

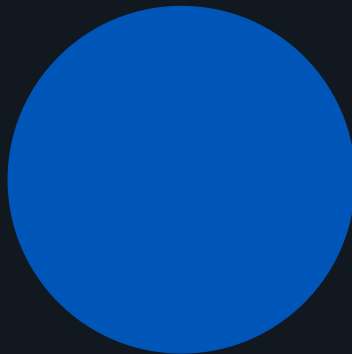
6.20 The existing building is not 18 metres or more in height.

(j) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building.

6.21 The fire safety impacts on the intended occupants of the building are fully reviewed and considered by the Outline Fire Strategy Report, prepared by Ashton Fire which accompanies this application. The proposals include internal fire lobbies proposed to serve the flats in the building, with the stair and lift lobby serving the two new units to also be installed with an Automatic Opening Vent. There are existing primary and secondary circulation stair cores within the building that will be extended to the new 6th floor serving the two new units.

Section 7 Conclusions

- 7.1 This application seeks prior approval in relation to a new roof extension to deliver 2no. residential units to the central block of flats at Mansfield Heights, Great North Road, London, N2 0NY.
- 7.2 This application follows two prior approvals issued by Haringey Council for roof extensions to the north and south blocks at Mansfield Heights (Refs: HGY/2020/3203; HGY/2021/2156), with the most recent approved scheme in September 2021 involving the creation of 5no. and 6no. residential flats across the north and south blocks respectively. This prior approval has since been implemented, with all works due to be completed by the end of 2023. Alongside these prior approvals, planning permission in July 2021 was granted for comprehensive upgrades and improvement works to the Mansfield Heights estate, which includes the upgrade of bin stores and provision of cycle storage (Ref: HGY/2021/1288). This now implemented permission will also serve the two new proposed residential units in the central block.
- 7.3 The development proposals are considered to comply with the criteria for permitted development rights under Schedule 2, Part 20, Class A of the amended Town and Country Planning (General Permitted Development) (England) Order 2015.
- 7.4 This Planning Statement to be read alongside the other technical reports submitted, has demonstrated that the development proposals are acceptable in relation to all of the matters set out in the regulations and, as such, we respectfully request that prior approval is granted.



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