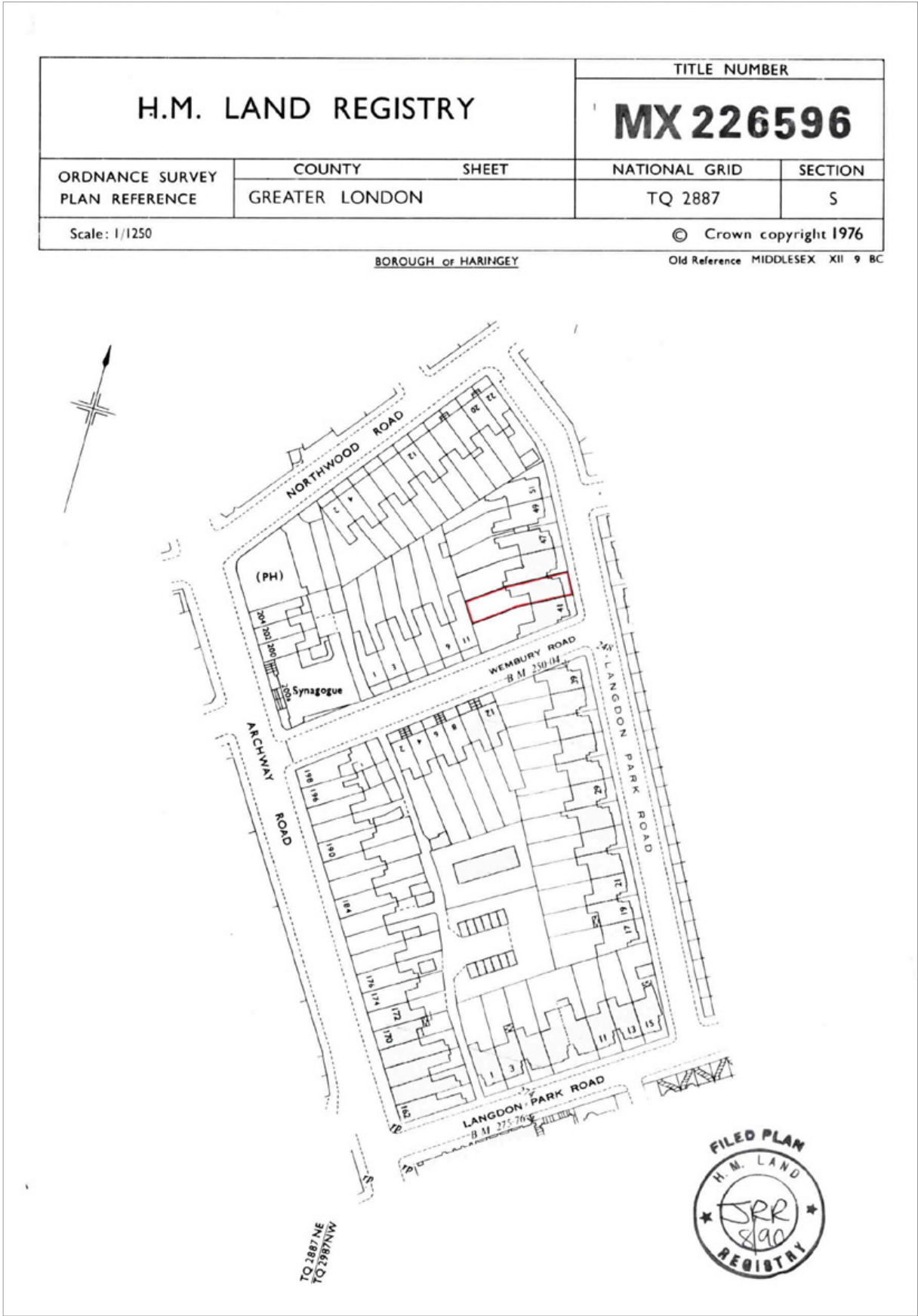


2.0 Site Context

2.1 Land Title / Location Plan



— Approximate outline of site

Not to Scale



Excerpt from Land Title as Location Plan at scale 1:1250 / A3



2.2 Aerial Location Plan



— Approximate outline of site

Not to Scale

Householder Planning Application
43 Langdon Park Road, London, N6 5PT

2.3 Site Context



Approximate outline of site

The application site is located on the north-west side of Langdon Park Road, near the corner of Wembury Road, and within the Miltons, part of the Highgate Conservation Area of the London Borough of Haringey. Its neighbours are No. 41 Langdon Park Road, on the corner of Wembury Road and No.45, to the north.

The existing dwelling was built in the 1890's and was part of the first phase of development in the Miltons. The external appearance of the dwelling remains largely unaltered, although the building is in need of restoration.

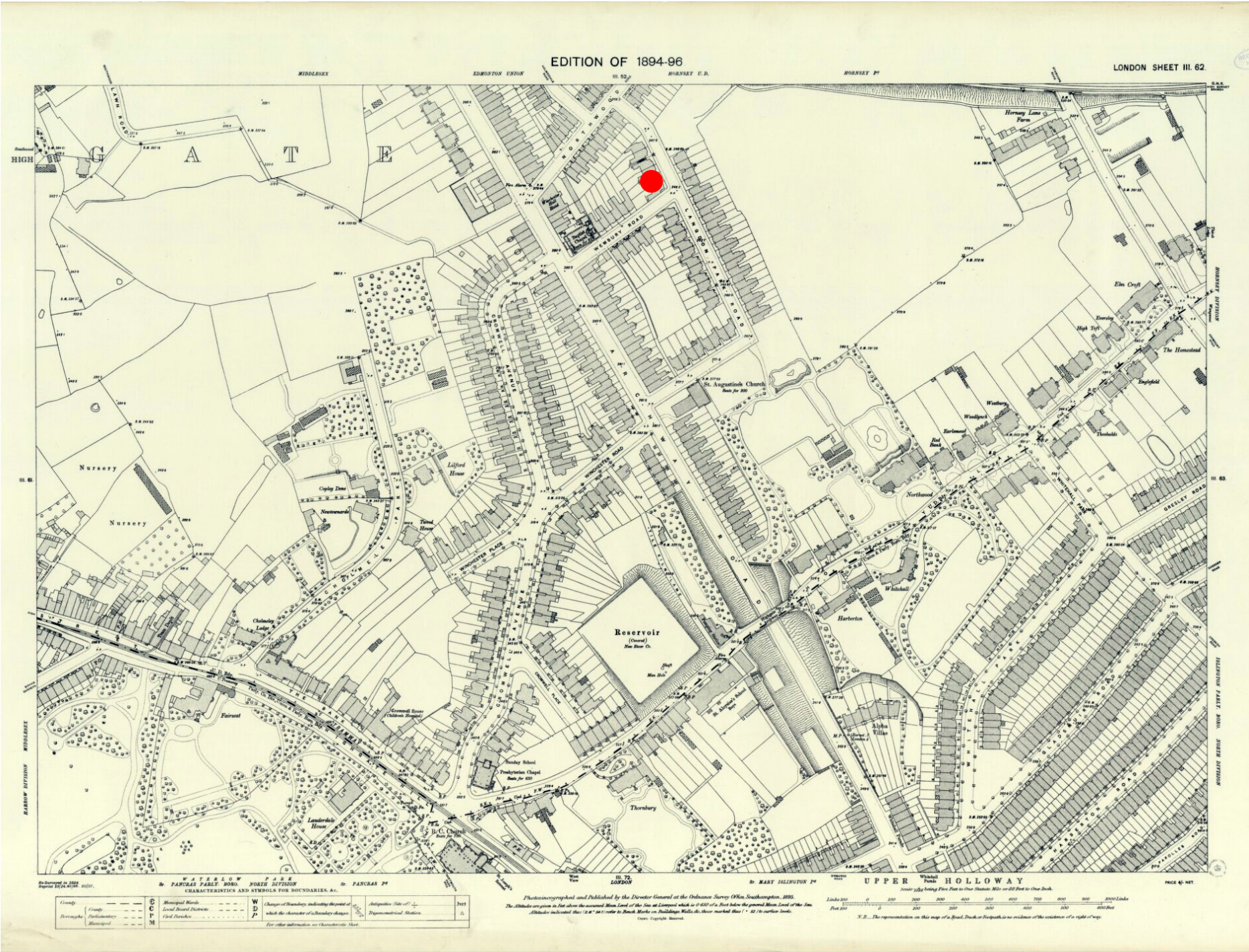


2.4 Existing Rear Elevation, Rear Extension and Roof Terrace



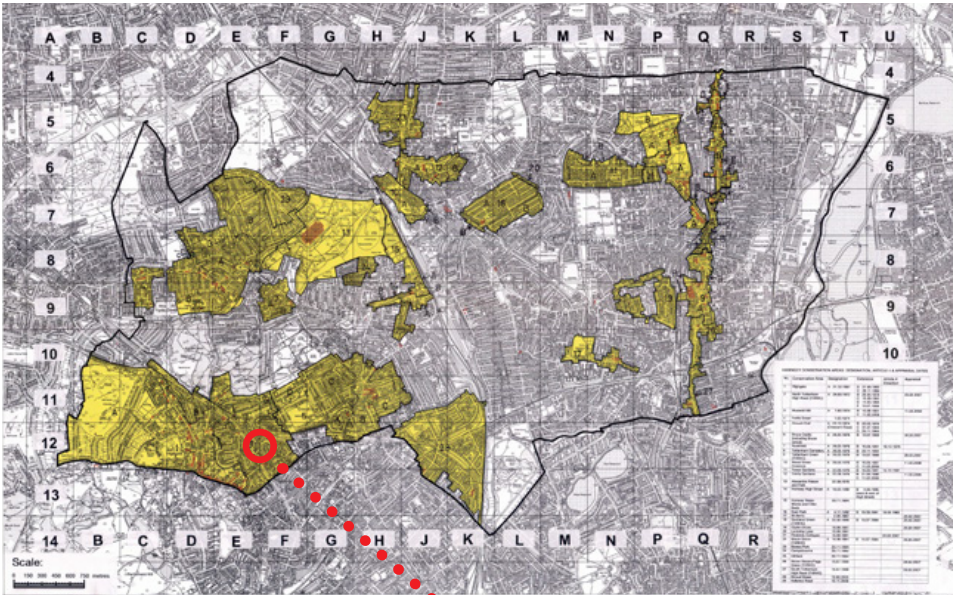
View north-east of existing rear extension and roof terrace at application site, 43 Langdon Park Road.

2.5 Historic and Planning Context

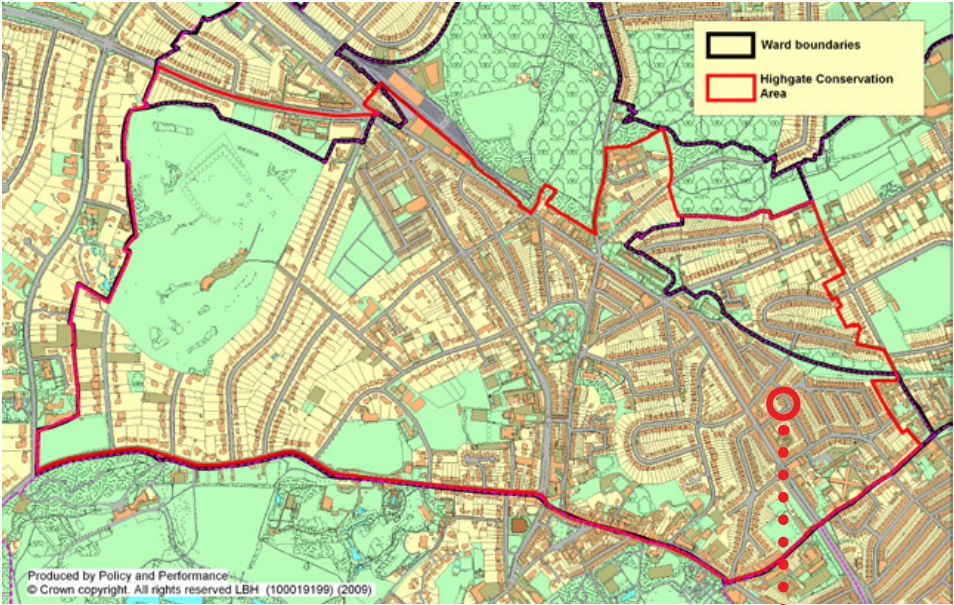


Historic map of the area from 1894-1896. 43 Langdon Park Road appears towards the top of the map.

 Approximate site location

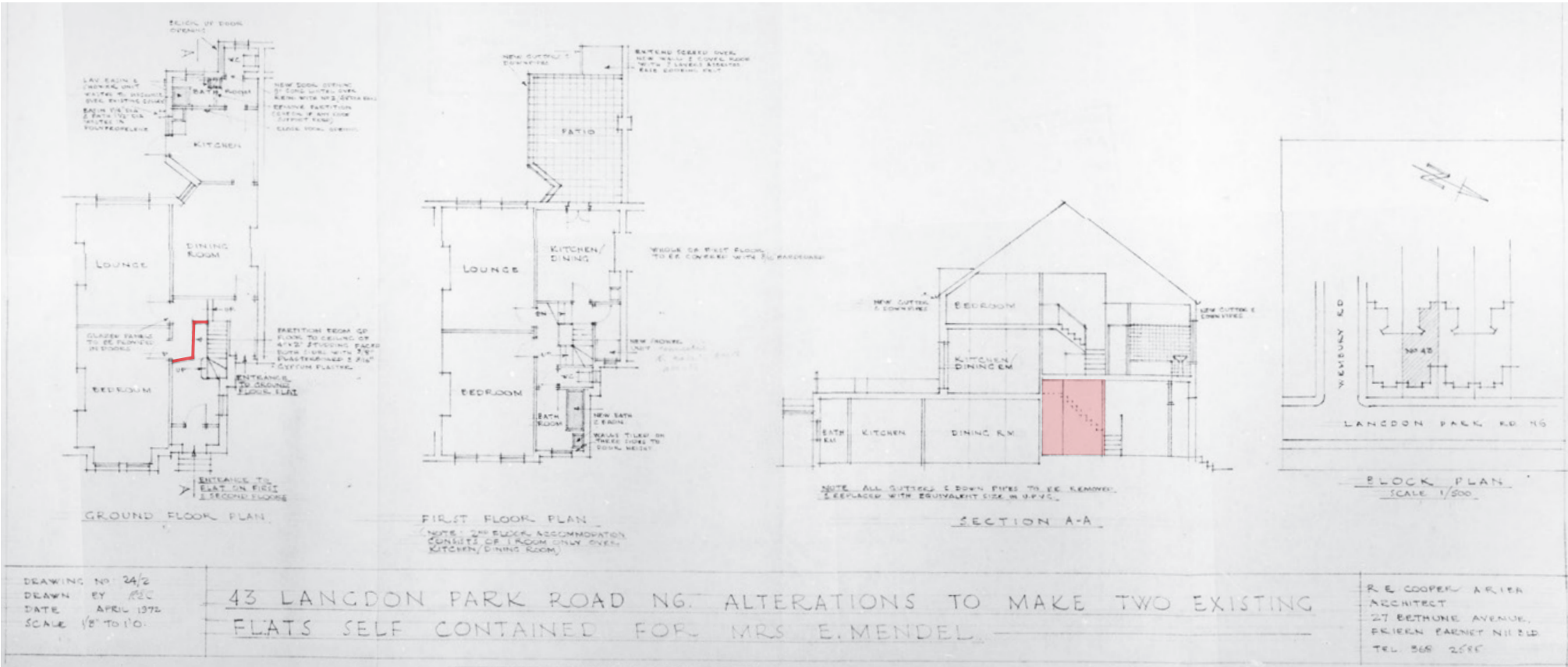


Haringey Conservation Areas Application Site

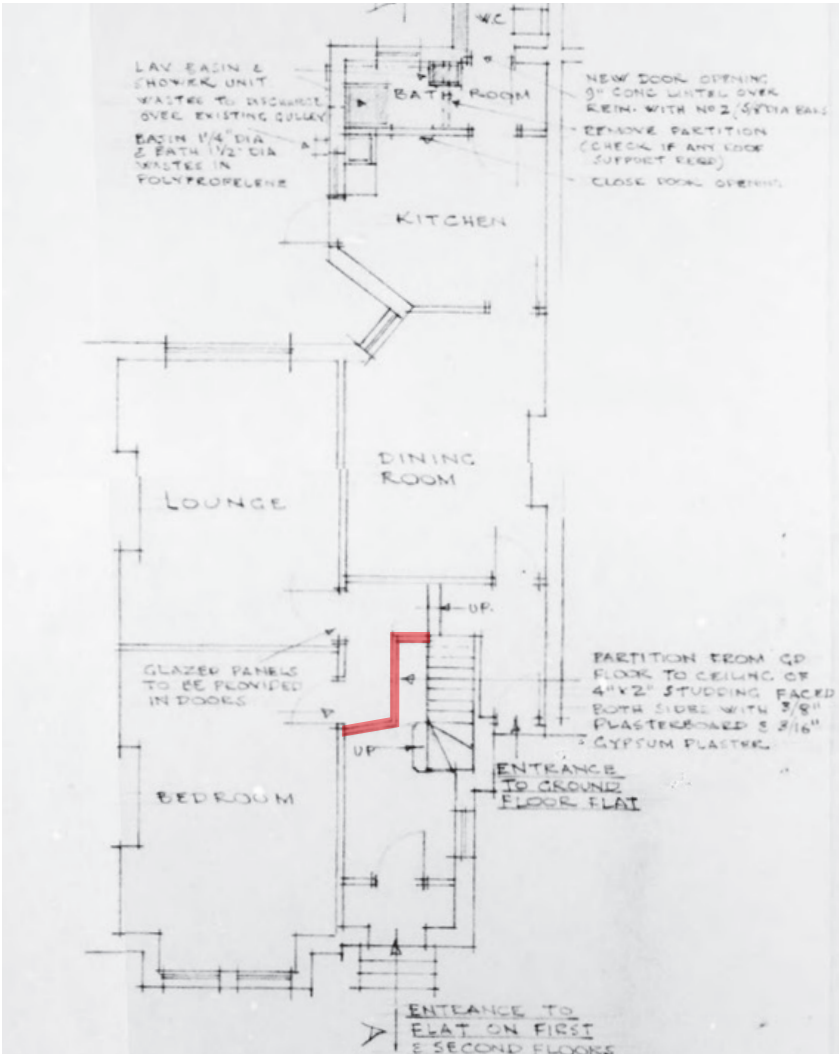


Highgate Conservation Area Application Site

2.6 Site Planning History - HGY/1666/43/1 dated 03/06/1972 - Adding Separating Wall to Create Two Flats

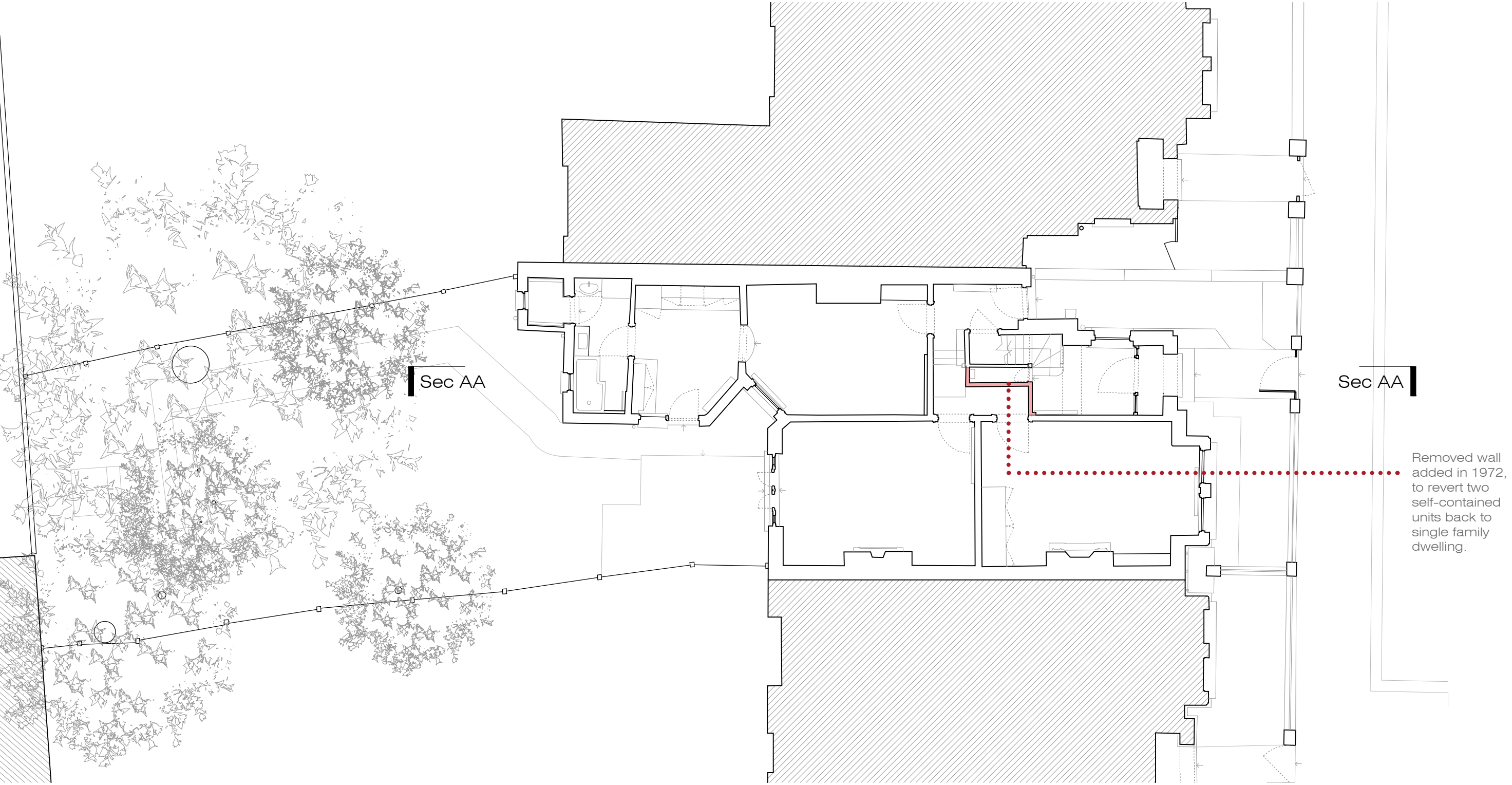


Added wall to separate dwelling into two flats.



Detail of Ground Floor Plan.

2.7 Site Planning History - HGY/2023/1189 dated 27/6/2023 - Removing Separating Wall to Revert to Single Family Dwelling



2.8.1 Relevant Planning Precedent Proximate to Application Site



This overlay indicates locations of full-width and infill rear extensions in proximity to the application site,:

Full-width Rear Extensions

- 1. 13 Langdon park Road: HGY/2021/0741
- 2. 11 Langdon Park Road: HGY/2016/2798
- 3. 3 Langdon Park Road: HGY/2016/3335

Infill Extensions Creating Full-width Rear Extensions

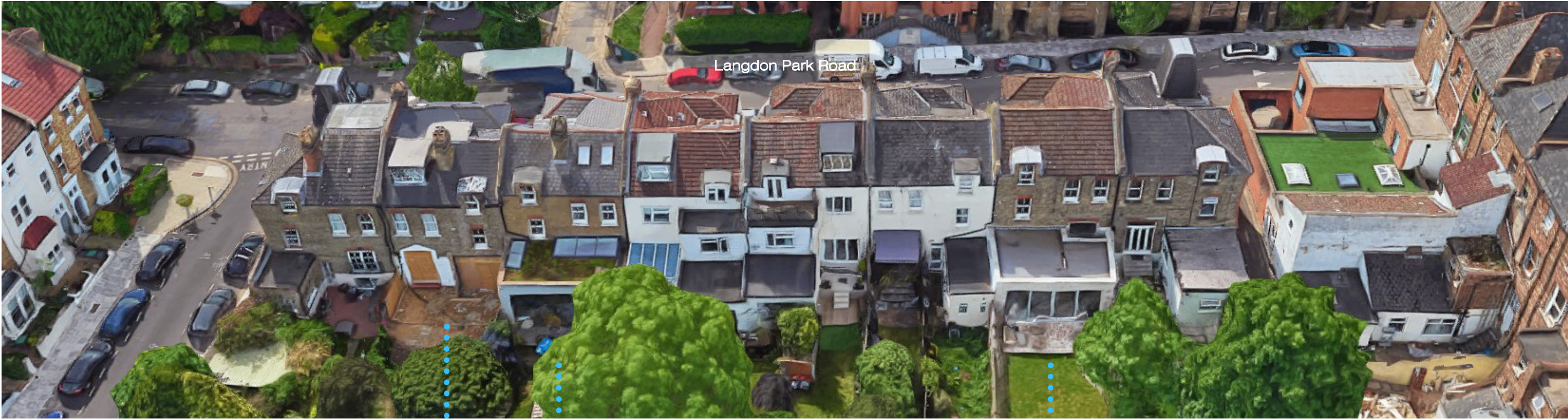
- 4. 51 Langdon Park Road: HGY/2019/3157

Approximate outline of site

Not to Scale



2.8.2 Full-width Rear Extensions Proximate to Application Site



Rear View of numbers 1-15 Langdon Park Road.



1. 13 Langdon Park Road: HGY/2021/0741
Drawing Sebouh Architects



2. 11 Langdon Park Road: HGY/2016/2798 and HGY/2001/0174
Photo Jones Associates Architects



3. 3 Langdon Park Road: HGY/2016/3335
Extension completed by Russell Jones.

2.9.1 Existing Roof Terraces Proximate to Application Site



This overlay indicates locations of rear roof terraces in proximity to the application site,;

Existing Roof Terraces

- a. Langdon Park Road, at numbers:
39, 35, 33, 31, 25 and 17.
- b. Langdon Park Road, at numbers:
22, 24, 30, 32, 34, 38, 40, 42, 44, 46, 48 and 58.

2.9.2 Views of Existing Roof Terraces Proximate to Application Site



a. Roof Terraces on Langdon Park Road at numbers: 39, 35, 33, 31, 25 (2 roof terraces) and 17.



b. Roof Terraces on Langdon Park Road at numbers: 22, 24, 30, 32, 34 (2 roof terraces), 38, 40, 42, 44, 46 (2 roof terraces), 48 and 58.

Application Site