

FPS (UK) PLANNING

London Borough of Haringey

Haringey Council - Placemaking and Housing

Planning Department

Development Management, Level 1,

40 Cumberland Road,

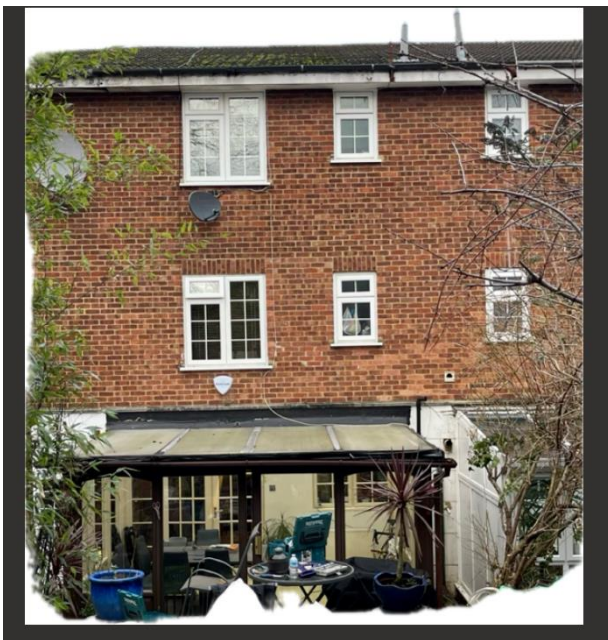
London, N22 7SG

21st January 2026

Dear Planning Team,

RE: 3 Oldfield Mews N6 5XA

I enclose an application for the above site. The application involves a replacement single storey rear extension. The existing extension can be seen in the photograph below, the replacement would be the same depth at 3m and have a higher flat roof and the fenestration would be aluminium framed. The property is situated on the south side of Oldfield Mews and its rear boundary stretches close to the boundary with Hornsey Lane. The property is mid terrace with the adjoining properties set forward and behind their neighbours.



Design and Access Statement:

The main issues in the case would be as follows:

The impact on the character and appearance of the property and the locality, the Highgate Conservation Area, and secondly the impact on the amenity of adjoining residents.

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The extension is at the rear of the property with no public views. The land slopes down from the rear of the garden to the house and therefore the extension is well concealed amongst the landscaping and the gradient, within the ample garden area.

The extension is modest and subordinate to the main house and would be developed in matching brickwork and suitable fenestration. The extension being single storey would remain subordinate to the main house and abut an existing projection at No.2 (to the east)

The extension would have a neutral impact on the character and appearance of the Highgate Conservation Area.

The impact on the amenity of adjoining properties.

The extension would be the same depth as the existing conservatory at 3m but have a higher flat roof also at 3m. The extension is considered to be of a modest depth which reasonably allows the applicant to extend without causing demonstrable harm to the amenities of the adjoining neighbours.

It is noted that the adjoining property to the east has a projection along its boundary with the application site and therefore the impact on this property would be acceptable. The adjoining property to the west does not have an extension and has fenestration at ground floor and therefore the impact on this property would be higher but taking into account the modest 3m depth and the open nature of that property due to the staggering to the rear of the adjoining property further to the west, the overall impact would be acceptable.

If any issues arise during the course of the application process please contact me on the details below.

Yours sincerely

Frixos Kyriacou



Contact Details:

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