

PLANNING STATEMENT:
Householder Planning Application

Re: Proposed single-storey rear and side return ground floor extension and replacement of existing windows and balustrade of existing dormer and associated refurbishment works to a period mid-terrace property.

Prepared for: Matt Green and Paul Smith
Site Address: 69 Lothair road South, London, N4 1EN
Date: January 2026

Planning Statement

Application Details

Applicant: Matt Green and Paul Smith

Agent: William Tozer Associates Ltd.

Local Planning Authority: London Borough of Haringey

Project: Proposed single-storey rear and side return ground floor extension and replacement of existing windows and balustrade of existing dormer and associated refurbishment works to a period mid-terrace property.

Site Address: 69 Lothair road South, London, N4 1EN

1.0 Preface:

This document sets out the proposed works to a three bedroom Victorian mid-terraced house, with existing accommodation over three floors. The existing property had a loft conversion and dormer built in 2013. The proposal entails the construction of a single-storey rear and side return infill extension to the existing closet wing / outrigger. It should be noted that the property is not statutorily listed and is not within a conservation area.

2.0 Neighbouring Area:

The satellite image (Fig.01) marks no.69 Lothair road in relation to its immediate context and neighbouring properties. It should be noted the adjacent railway at the rear and proximity to the New River. Fig. 02 shows the rear elevation of Lothair road. Some properties have carried out rear-side return ground floor extensions (n.47, n.43, n.41) whilst n. 67 and 69 show rear extensions / conservatory to their closet wing.



Fig.01 (to the left) Fig. 02 (to the right) showing a satellite view of street. The application site (no. 69 Lothair Road) is shown in context of neighbouring properties. It shows the proximity to the railway and New river.

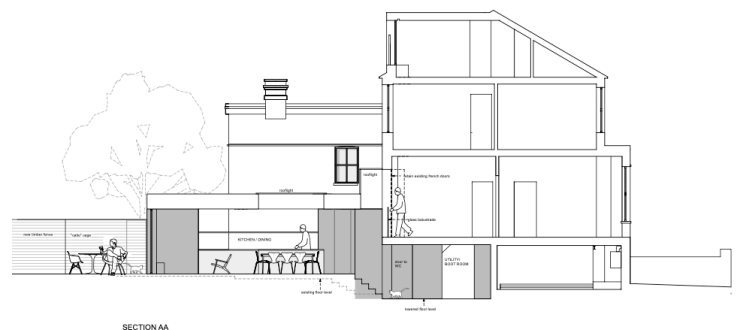
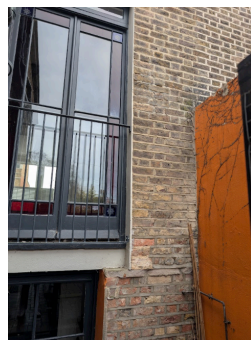
3.0 Design, Scale, Character and Appearance

The design maintains the integrity of the host property and its period features while introducing a high-quality, contemporary addition. The proposal provides increased dining space and enhances the dwelling's connection to the garden in a sympathetic manner.

The existing windows on the ground floor are small and do not provide a good visual connection with the garden. For this reason, the existing dining and kitchen feel dark despite being adjacent to the side return and rear garden. The existing layout does not provide sufficient space for their occupants, making an awkward circulation between the kitchen and the access to the garden and dining area. The new ground floor extension will enhance the much needed natural light into the space as well as provide a direct connection (physically and visually) from the new kitchen-dining to the garden. At present, the existing openings to the rear garden are small and segregated. The proposal will present a unified frontage with new full-height glazed doors across the width of the rear facade, providing enhanced views and access to the garden, whilst providing a large amount of natural light to the interior of the house.



The proposed works are considerate to the host property and its original features. A key feature of the proposal is the preservation of the original stained-glass French doors. To protect this feature whilst extending the property, a frameless "glass box" link is proposed. This lightweight intervention will create a clear architectural distinction between the historic fabric and the modern extension, ensuring the original features remain visible. The glass will be a subtle addition which will also provide natural light to an otherwise dark area of the house. The existing doorway will provide crossed views between the existing part of the house and the new extension.



The size of the new extension has been carefully considered to minimise the impact on the neighbouring properties. The proposed 3m extension from the rear of the existing closet wing and its height of 3m tall meets the Permitted Development criteria. The modest 3m. height is kept consistently across the side return extension.

On the top floor, the existing dormer faces towards the New River and railway. The existing three bi-fold windows and heavy vertical metal railings considerably obstruct the views. The proposals seek to replace these with slim-profile sliding windows and a frameless glass balustrade. This will reduce significantly the amount of framing, opening up the currently obstructed views while appearing more lightweight and less intrusive from the rear aspect.

The design maintains the overall integrity of the host property whilst reconfiguring the rear of the property in a contemporary way to give the residents enhanced views from the living and dining areas to the garden. The development complies with the broad requirement for high quality design that enhances the appearance of the existing house and preserves the character of the wider terrace along with the surrounding area. The development allows generous daylight, sunlight and privacy for the adjoining neighbour. There is no additional harm to the character and appearance of the existing building, the street scene and the wider locality. No harm is caused to the living condition of the neighbouring residents and the proposal represents a high-quality design. The design draws upon previous works that William Tozer Associates have completed to this type of building and urban environment and upon a considered assessment of the existing building and streetscape.

4.0 Materials

The extension has been developed with regards to its immediate context, ensuring the design displays a sensitivity to the character of the host property through its use of material. The existing property is composed by primary exposed brickwork, dark glazing frames, rendered window reveals and cills. The existing dormer presents a combination of timber cladding—in need to replacement given it presents signs of weathering—and dark metal railings and top and side cladding.

The contemporary detailing of the proposed extension is carried out in a subtle and sympathetic manner, with the proposed exposed brick flank walls referencing the existing Victorian masonry. The proposed timber clad roof fascia will tie in with the timber cladding on the existing dormer. As the current dormer cladding shows signs of significant weathering, the project includes the comprehensive replacement of this timber to match the new extension. This creates a cohesive architectural language across both existing and new additions, ensuring the building reads as a single, well-considered entity.

The contemporary detailing of the proposed extension is carried out in a subtle and sympathetic manner, with the proposed brickwork referencing the existing property, and the minimal detailing of the glazing being subordinate to the original detailing on the property.

5.0 Access

The proposed works will not alter the existing use of the property, affect pedestrian access or reduce disabled access. Existing transport links remain unchanged.

6.0 Sustainability

In line with planning policies adopted by Haringey Borough council, the construction of the project will be carefully considered so that the proposals are mindful of the environment. New walls will be insulated, and all new glazing will be double-glazed and thermally broken. Additionally, energy efficient materials and construction will be employed to improve the green credentials of the historic property.

7.0 Adherence to Policy Documents

Full consideration has been given to the relevant policies and as such the proposals are in accordance with the National Planning Policy Framework; Residential Design Guidance (SPD) 2013, Sustainable Design and Construction (SPD) 2013. The proposals are also compliant with Haringey Local Plan Policy SP12 which requires the conservation of heritage assets, through material choices which help to preserve the historic character of properties. The detailing and styling of the additional extension is in line with Policy DM9 of the Development Management, development Plan Document (2017) which requires the proposal to complement the architectural style, scale, proportions, materials and details of the host building, while not appearing overbearing or intrusive. DM Policy (2017) DM12 'Housing Design and Quality' requires extensions to be site specific, sensitive in design while respecting the original features of the house. The extension also relates positively to its locality, as per Policy DM1 'Delivering High Quality Design', the Local Plan (2017) SP11 and the London Plan (2016) Policies 7.4 and 7.6 The siting, massing, depth and height of the proposed extension would not result in an unacceptable loss of light or outlook by neighbouring occupants. The proposal is therefore acceptable with regard to amenity impact considerations, the London Plan (2016) Policy 7.6 and DM Policy (2017) DM1 'Delivering High Quality Design.'

The guidance for these policies support alterations to properties but require that such alterations respect the existing character and appearance of the building. The amenities, appeal and character of the residential area are not impacted by the development. The proposals adhere to the broad requirement of many of these policies to introduce a piece of high-quality architecture, with good levels of light, privacy, coherency, and positive visual impact. Adequate access amenity is retained to the residents as well as the neighbouring properties. The materials proposed are of high quality and will respectfully complement the existing building fabric. As such the proposal contributes positively to the local area.

7.0 Conclusion

The proposal for no.69 Lothair Road has been carefully considered to create a design that is of high quality. The materials, position and scale of the extension has been designed to minimise the visual impact of the proposals and the massing is sympathetic and proportional to the surrounding context. The scheme described above and in the accompanying drawings is of high quality, both in terms of design and materials, and proposes a sympathetic addition to the host property that will add to the appearance and character of the surrounding area, without detriment to the neighbouring properties. For these reasons we strongly feel the proposals should be granted consent.