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30 January 2026

Certificate of Lawfulness Statement for 1 Park Walk, N6 4AU

Proposal: Certificate of Lawfulness for proposed replacement of garden door with window in the same opening.

Context: 1 Park Walk is a small house accessed from the pedestrian path Park Walk in Highgate. The home backs onto the path and surrounding gardens and opens to its own private internal garden. The main entrance to the house is from Park Walk, whilst the windows to all the habitable rooms face the garden which can only be seen and accessed via the house. The home has been reconfigured over the years, and the lower ground floor bathroom has an unused door to the garden. This door is not a means of escape nor an access door, it is currently fixed shut and backs onto a shower cubicle. As the door is of poor quality and has single glazing, this causes significant heat loss and damp in this bathroom. See attached image below.

This proposal seeks to remove the existing door and replace it with a double glazed window with similar appearance as the existing windows. The area below the window will be closed by constructing a new wall in the existing opening, thermally insulating as per building regulations, and clad the wall in brick to match the existing.

Permitted Development Planning Statement

Proposal: Replacement of an existing fixed door with a window

Site: 1 Park Walk, N6 4AU, Highgate Conservation Area, London Borough of Haringey

Applicant: Jessica Harris

Date: 20th January 2026

1. Introduction

This statement has been prepared in support of the proposed replacement of an existing fixed external door with a window at the above property. The site lies within the Highgate Conservation Area. There is no Article 4 Direction in place that removes relevant permitted development rights; therefore, permitted development rights apply.

The purpose of this statement is to demonstrate that the proposal constitutes permitted development and preserves the character and appearance of the conservation area.

2. Site and Surroundings

The property, known as **1 Park Walk**, is a small residential dwelling accessed directly from the pedestrian route of Park Walk within the Highgate Conservation Area. The house backs onto the pedestrian path and is surrounded by neighbouring gardens, opening onto its own private internal garden to the rear.

The principal entrance to the dwelling is from Park Walk. All habitable room windows face the private garden, which is only visible from within the site and is not publicly accessible other than through the dwelling itself. The garden elevations and garden-facing openings have a limited relationship with the public realm.

The property has been reconfigured over time. At lower ground floor level, the bathroom contains an unused external door opening onto the garden. This door is no longer functional, is currently fixed shut, and internally backs onto a shower cubicle. It does not serve as a means of access or escape.

3. Description of the Proposed Development

The proposal seeks a Certificate of Lawfulness for the replacement of an existing fixed garden door with a window within the same structural opening at lower ground floor level.

The existing door is of poor quality and single glazed, resulting in significant heat loss and contributing to damp conditions within the bathroom. The door is not operational and has no functional purpose.

The proposed works comprise of:

- Removal of the existing fixed external door.
- Installation of a double-glazed window sized to fit within the existing opening.
- Construction of a new wall below the window within the existing opening.
- Thermal insulation of the new wall in accordance with current Building Regulations.
- External facing of the new wall in brickwork to match the existing building.

The proposed window will be of similar appearance, proportion, and detailing to the existing windows serving the property, ensuring visual consistency across the elevation.

No enlargement of the opening, alteration to the building's footprint, or change to the overall form of the dwelling is proposed.

4. Permitted Development Assessment

Under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the improvement or alteration of a dwellinghouse is permitted development, subject to certain limitations and conditions.

The proposal complies with the relevant criteria because:

- It constitutes an alteration to the dwellinghouse and does not involve enlargement.
- It does not extend beyond the principal elevation in a manner that would breach the GPDO restrictions.
- It does *not* involve the insertion of a balcony, veranda, or raised platform.
- It does *not* materially alter the roof or impact the building's height.
- There is no Article 4 Direction in the place removing permitted development rights for the replacement of doors or windows.

While the property is within a conservation area, the replacement of a door with a window is not development that is excluded from permitted development under the GPDO, provided the above conditions are met.

5. Conservation Area Considerations

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

The proposal preserves the character and appearance of the Highgate Conservation Area for the following reasons:

- The scale, proportions, and detailing of the proposed window will reflect the existing architectural rhythm of the building;
- The works will not result in the loss of significant architectural features;
- The visual impact will be neutral or beneficial, replacing a fixed door with a more conventional fenestration element;
- There will be no harm to views, streetscape quality, or historic fabric.

6. Conclusion

The proposed replacement of a fixed door with a window constitutes permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposal accords with permitted development legislation and satisfies the statutory duty to preserve the character and appearance of the Highgate Conservation Area. As such, planning permission is not required for the proposed works.

Please see the associated drawings for further detail of the works:

CW-0338-005_revP1_Block Plan
CW-0338-010_revP1_Existing Plans - Lower Ground Floor
CW-0338-011_rev01_Existing Plans - Ground Floor
CW-0338-012_revP1_Existing Plans - Roof Plan
CW-0338-030_revP1_Existing Elevations
CW-0338-110_revP1_Demolition Plans - Lower Ground Floor
CW-0338-130_revP1_Demolition Elevations
CW-0338-210_revP1_Proposed Plans - Lower Ground Floor
CW-0338-230_revP1_Proposed Elevations

Please feel free to contact me should you require any further information. I look forward to hearing from you soon.

Yours Sincerely,



Siri Zanelli
RIBA ARB

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Image of existing door:

