

MR & MRS PATEL

9 SHELDON AVENUE HIGHGATE N6 4JS

**PLANNING, DESIGN, ACCESS & SIGNIFICANCE
APPRAISAL**

FEBRUARY 2026

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1.0 INTRODUCTION

1. This is the Planning, Design, Access and Significance Appraisal which supports a Full Householder Planning Application to create a replacement side (north) extension, rear extension, replacement of front and rear dormers, insertion of dormers on side elevations, and formation of a carriage driveway including boundary treatment at No. 9 Sheldon Avenue.

The Application Bundle

2. This comprises:
 - A copy of the application form;
 - A completed CIL Form 1: Additional Information Form; and
 - A copy of the following application plans:

Drawing Number	Drawing Title
145/LP01	Site Location Plan
145/S01	Existing Block Plan
145/S02	Existing Site and Roof Plan
145/S03	Existing Context Elevations
145/S04	Existing Front Elevation
145/S05	Existing Side Elevation 01
145/S06	Existing Rear Elevation
145/S07	Existing Side Elevation 02
145/S08	Existing Section AA
145/S09	Existing Ground Floor Plan
145/S10	Existing First Floor Plan
145/S11	Existing Second Floor Plan
145/AP01	Proposed Block Plan
145/AP02	Proposed Site and Roof Plan
145/AP03	Proposed Context Elevations
145/AP04	Proposed Front Elevation
145/AP05	Proposed Side Elevation 01
145/AP06	Proposed Rear Elevation
145/AP07	Proposed Side Elevation 02
145/AP08	Proposed Section AA
145/AP09	Proposed Ground Floor Plan
145/AP10	Proposed First Floor Plan
145/AP11	Proposed Second Floor Plan
145/AP12	Front Elevation Photomontage
145/AP13	Rear Elevation Photomontage
145/AP14	Proposed Section BB
145/AP15	Context Elevation Photomontage
145/SK01	Existing Morphology Plans
145/SK02	Proposed Morphology Plans
145/SK03	Side Extension Comparison

3. The application is supported by the following reports:
- This Planning, Design, Access and Significance Appraisal prepared by Michael Burroughs Associates dated February 2026;
 - Tree Table prepared by Tre Tec dated January 2026;
 - Tree Survey and Arboricultural Method Statement prepared by Tre Tec dated February 2026.

2.0 THE SITE

4. No. 9 is 2- storey with rooms in the roof detached dwelling in a free-English style with some Neo-Georgian influences. The site is on the west side of Sheldon Avenue about 350m from its junction with Denewood Road. It is within Sub Area 7 Bishops of the Highgate Conservation Area. The property is hard to view in full from the road due to boundary treatment and the existing elevation has the following appearance:



Existing Front Elevation

5. In the 1980s the side (south) extension and rear extensions were added. The garage element is built hard up against the boundary with No. 11 and views through to the rear are over this bulk.



Existing Rear Elevation

6. The site extends to 0.17ha, has a depth of 62m with a frontage of 27m onto Sheldon Avenue. The trees on site are protected by the blanket group A.1 Hornsey Tree Preservation Order 1954. The proposal will have no impact on the TPO'd trees.

7. It is neither a Statutory Listed Building nor a Locally Listed Building of Merit. The Conservation Area Appraisal for the area does not mention it specifically as making a positive contribution.
8. There are no Listed Buildings in the immediate area. No. 3 Kenwood House to the south is the only locally listed building on Sheldon Avenue added in 1997.



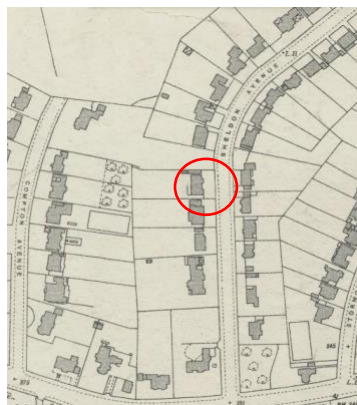
Extract from the Council's Policies Map

9. The only Heritage Assets that require consideration are thus the Conservation Area and No. 3 which is locally listed.

3.0 CONTEXT

The Surrounding Area

10. The area north of Hampstead Lane was previously part of the Bishop's Wood before it was used for residential development. Sheldon Avenue was developed in the 1920s as part of the major inter-war development of the area.
11. The 1935 OS map shows development at the south end of the road was largely complete by the mid 1930s.



1935 OS

12. The Highgate Conservation Area was designated in 1967. The **Highgate Conservation Area Character Appraisal and Management Plan (December 2013)** accurately describes the road's character:

10.4.17 Sheldon Avenue links Hampstead Lane and Aylmer Road. It divides naturally into two sections, a southern section between the junctions with Hampstead Lane and Denewood Road which was developed during the 1920s by the Quennell brothers and northern section, not developed until the 1950s, between the junctions with Denewood Road and Aylmer Road.

Northern [sic] Section: between junctions with Hampstead Lane and Denewood Road

10.4.18 The relatively uniform appearance of this section of road is due to the fact that it was designed and developed by the Quennell brothers. There has been pressure to demolish and re-build many of the original houses, which has lessened the unity of the street.

10.4.19 The road has pleasant variations both in direction and gradient which combine to highlight the verdant character of many of the front gardens along the length of the road and to provide glimpse of mature trees in the front and rear gardens. The houses are of broadly similar height, size and character and set back a consistency from the road.

10.4.20 The footprint of the houses is consistent to the size of the plot with sufficient space between the houses to allow gap views to the rear gardens. Street trees and mature trees in front gardens maintain the wooded nature of the road and are a very valuable feature of its character. Although many houses have a third storey, the common use of dormer windows prevents any building appearing over dominant in the streetscape. No 3 is locally listed.

10.4.21 Some houses, however, have been inappropriately altered by insertion of uPVC windows and the occasional incorporation of excessively large porticoes above front entrances. For example, porticoes to nos. 11, 27, 29, 31 and 43 detract from the balance of the buildings. The occasional use of white render on a façade is also in contrast with the restrained and predominantly brick character of the rest of the road, for instance at no 39.

10.4.22 The more recent houses built at the Hampstead Heath end of the road, 1a, 1b and 2 do not relate appropriately to the road. There has also been a recent tendency to replace the low front walls with clear views of planted gardens with much higher walls often combined with gates blocking the houses from the rest of the road and destroying the rhythm of the streetscape.

4.0 PLANNING HISTORY

13. The planning history is set out below:

14. In 1960 planning permission **OLD/1960/0861** was permitted for alterations to dwelling house including boiler house and fuel store.
15. In 1987 planning permission **OLD/1087/1747** was granted for the erection of rear and side extensions.

5.0 RELEVANT PLANNING POLICY

16. Haringey's Development Plan comprises the London Plan (2021), the Strategic Policies (July 2017) and the Development Management Policies (July 2017). As this proposal does not raise strategic issues, the relevant policies that have been taken into account in drafting this proposal are as follows:

Haringey's Local Plan Strategic Policies 2013-2026

17. **Policy SP11 (Design)** requires all new development to be *of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity*. The householder extensions have been designed to respect the host property and preserve the character and appearance of the conservation area.
18. **Policy SP12 (Conservation)** ensures the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. In this case the relevant heritage asset is the Highgate Conservation Area and No.3 to the south which is locally listed.

Haringey Development Management DPD

19. **Policy DM1 (Delivering High Quality Design)** requires development proposals to relate positively to their locality, having regard to building heights and the form, scale and massing prevailing around the site. The proposal has been carefully designed to respect the established building lines and harmonise with the adjoining built development.
20. **Policy DM9 (Management of the Historic Environment)** supports *development that conserves and enhances the significance of a heritage asset and its setting*. It states *proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive*. The proposal provides a high-quality design which meets modern day living requirements whilst enhancing the character and appearance of the Conservation Area as a whole.
21. **Policy DM12 (Housing Design and Quality)** requires all new housing and residential extensions to be *of a high quality, taking account of the privacy and amenity of neighbouring uses and are required to meet or exceed the minimum internal and external space standards of the London Plan and the Mayor's Housing SPG*. The proposal fully complies with the national standards.

22. The application is accompanied by a Structural Statement that demonstrates the proposal can be constructed without harm to the built and natural environment and neighbouring amenity in accordance with **Policy DM18 (Residential Basement Development and Light Wells)**.

Highgate Neighbourhood Plan

23. **Policy DH2 (Development Proposals in Highgate's Conservation Areas)** indicates development proposals, including *alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate's conservation areas, and respect the setting of its listed buildings and other heritage assets*. The householder extensions respect the host property and preserve the character and appearance of the conservation area.
24. **Policy DH3 (Rear Extensions)** requires rear extensions on residential properties to be *subordinate in scale to the original dwelling, complement its character in terms of design, proportion, materials and detail, should not harm the amenity of adjacent properties, and should retain a significant area of garden or amenity space which is proportionate to that of neighbouring properties in the surrounding area. Development should respect and preserve existing architectural features where these contribute to local character and appearance, for example projecting bays and decorative balconies*. The rear extension is consistent with the established rear building line in the area and preserves the residential amenity of the neighbouring properties.
25. **Policy DH4 (Side Extensions)** requires side extensions to *detached or semi-detached properties, including the enlargement of existing garages, should be sensitive to and respect the character of the streetscape, and not block or significantly infill gaps between buildings, or otherwise disrupt the integrity of the individual architectural composition or group where these contribute to the character of the local area. They should be subordinate in scale to the original dwelling and complement its character in terms of design, proportion, materials and detail. They should not harm the amenity of adjacent properties*. The revised side extension is similar to the existing side extension and preserves the view through to the rear.

6.0 PRE-APPLICATION ADVICE

26. On 21 October 2025 a pre-app meeting (**PRE/2025/0298**) took place by way of video call with Mr Matthew Gunning (Team Manager – Development Management), Mr Richard Truscott (Design Officer), Ms Elisabetta Tonazzi (Principal Conservation Officer Officer) and Mr Benjamin Coffie (Case Officer).



Existing front elevation



Original Pre-app Proposed Front Elevation

27. Following the pre-app meeting, revised plans were sent on 3 November 2025 which reduced the width of the 2-storey side extension adjoining No. 11 by 1.3m. The side extensions have a ridge height that matches No. 7 to be subservient.



Revised Pre-app Proposed Front Elevation

28. The Council's written pre-app feedback issued on 18 November 2025 and helpfully accepted the following:

- The design approach is welcomed as an alternative to wholesale demolition (**Para 4**);
- The extension adjoining No. 7 is modest in width and is both set down and set back relative to the main body of the house. As such, it would not be a highly discernible feature in the streetscene (**Para 6**);
- The rear extensions to the main bulk of the house are substantial in scale but, as reflected in the planning submission, seek to follow established building lines (**Para 10**);
- The ground and first-floor footprint is, on balance considered more acceptable (**Para 11**);

- The proposal also includes a carriage driveway, tree house, and rear garden building. These elements should remain modest in scale and be sensitively designed to respect the landscaped, verdant character of the site (**Para 12**); and
- The proposed extensions do not raise specific concerns in relation to residential amenity (**Para 13**).

29. On 24 December 2025 revised plans were submitted to the Council which incorporated the Council's helpful design suggestions as follows:

- The extension adjacent to No. 11 has been reduced to single storey to maintain the same balance as the original dwelling to allow views through to the rear; and
- The extensions sit below the main ridge to break down the massing, reduce visual dominance and preserve the original roof form.



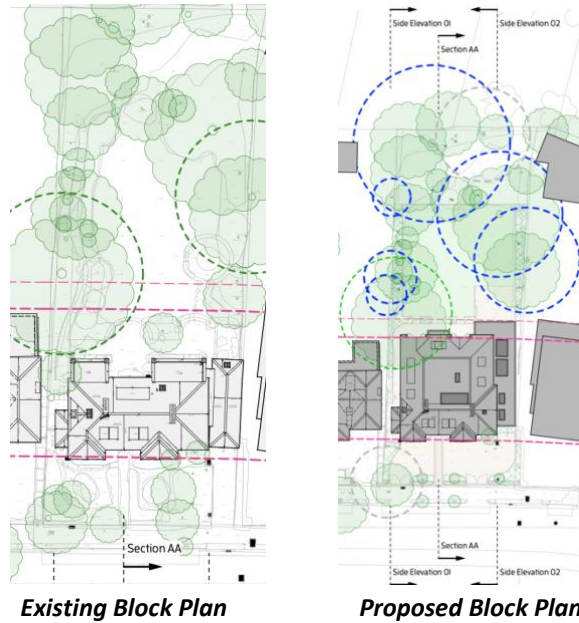
Revised Pre-app Proposed Front Elevation

30. On 15 January 2026, Daniel Monk (Tree Officer) confirmed the project arboriculturist's Arboriculturist Method Statement and Tree Protection Plan is acceptable.
31. On 15 January 2026, Matthew Gunning (Team Manager – Development Management) confirmed the revised plans addressed the points raised at the pre-app meeting.

7.0 THE PROPOSAL

32. The proposal seeks consent to create a replacement side (north) extension, rear extension, replacement of front and rear dormers, insertion of dormers on side elevations, and formation of a carriage driveway including boundary treatment at No. 9 Sheldon Avenue.
33. Drawing no.145/SK02 (Proposed Morphology Plans) shows that the proposal does not involve substantial demolition and retains as much of the original building as possible to allow for the extension.

34. The proposal provides a replacement side (north) and rear extension. Comparison of the existing and proposed block plans below show the footprint sits entirely within the established rear building line.



35. The proposed front elevation below shows the extensions sit below the main ridge to break down the massing, reduce visual dominance and preserve the original roof form.
36. The proposed side (north) extension removes the garage element and later link addition and provides a high-quality single storey side extension. This introduces a larger setback of 1.25m and retains the important view through to the rear.



37. At the rear the proposal involves removing the two existing non original 1980s rear projections and replacement with a rear extension. It has been designed to relate sensitively to the existing building allowing for the original roof form to be preserved.



Existing rear elevation



Proposed rear elevation

38. The rear extension does not breach the 45-degree line drawn from the centre of the window of the lowest, and closest, habitable room on the neighbouring property. It follows that there will be no unreasonable impact on the amenity of the neighbouring homes in relation to daylight, sunlight, privacy and outlook.
39. The ground floor swimming pool will have a 2.4m deep sub floor beneath to provide pool undercroft and a plant room. There will be no visible external manifestations of this lower ground floor.
40. The plans also show a carriage driveway with permeable paving which will involve tree pruning and relocation. This is similar to the existing carriage drives at Nos. 7 and 11.
41. Impact on trees has been fully considered by Tre Tec. The proposal involves the removal of seven trees (T5; T7; T13; T14; T15; T16; and T17). Tre Tec has confirmed the existing Oak roots to the rear of the site will be undisturbed as a result of this proposal.

8.0 HERITAGE IMPACT

42. The **Revised National Planning Policy Framework ("RNPPF")** was published in December 2024. This has current national policy on the impact of development on heritage assets. At the heart of the

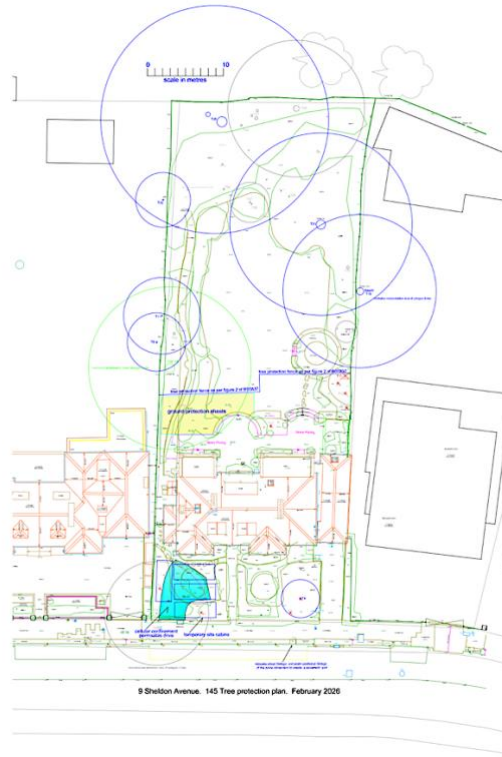
NPPF is a presumption in favour of sustainable development, including contributing to protecting and enhancing our built and historic environment and conserving heritage assets in a manner appropriate to their significance.

43. **RNPPF Para 8** outlines the environmental objective to achieving sustainable development is to protect and enhance the historic environment.
44. A heritage asset is defined in the RNPPF glossary as “A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).” Listed buildings and conservation areas are termed ‘designated heritage assets’.
45. **RNPPF Para 207** requires applicants to describe the historic significance of heritage assets affected by proposals, including any contribution made by their setting. Under **RNPPF Para 212** great weight should be given to an asset’s conservation. The more important the asset, the greater the weight should be and as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.
46. **RNPPF para 215** says: Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
47. The Council’s pre-app response states that the house is considered to make a positive contribution to the character and appearance of this part of the Conservation Area. We agree with this analysis.
48. We agree with the Council’s analysis and our assessment of the house’s significance is also that its contribution to the Conservation Area is positive.
49. No. 9 is not in its original form and the substantial post-war rear alterations do not harmonise with the main house as they are not subservient. The Council accepts the 1980s flat roof additions are not sympathetic to the original design. The proposal retains and extends the existing house within the established rear building line.
50. The principal relevant heritage asset is the Conservation Area. The effect of the proposal on the Conservation Area will be neutral – a positive building will be extended whilst preserving the character and appearance of this part of the Conservation Area. It will have no impact on No. 3 the locally listed building to the south.

9.0 TREES

62. The application is supported by an updated Tree Survey and Arboricultural Method Statement prepared by Tre Tec dated February 2026.

63. The proposal involves the removal of seven trees (T5; T7; T13; T14; T15; T16; and T17). The Tree Survey prepared by Tre Tec confirms all trees proposed to be removed are of poor shape and form, and will be replaced with native trees that can withstand extreme weather.
64. Prior to any building work a construction exclusion zone will be put in place, including assembling a tree protection fence within the rear garden. The positioning of the fence can be seen below within the Tree Protection Plan:



Tree Protection Plan

10.0 CONCLUSION

65. The proposal is a sustainable development that adheres to the historic environment policies contained in the RNPPF and preserves the quality of the Conservation Area. The householder extensions respect the host property and the Conservation Area as a whole and have responded accurately to the Council's helpful pre-app advice.