

Friday, 27 February 2026

Planning Statement

37 Midhurst Avenue, London N10 3EP



1. Introduction

This Planning Statement has been prepared in support of a full planning application for works to 37 Midhurst Avenue, London N10 3EP.

The application seeks consent for:

- De-conversion of two self-contained flats into a single dwellinghouse
- Erection of a single storey rear extension
- Loft conversion including rear dormer extension and front rooflights
- Replacement of front and rear windows and front entrance door
- Removal of one small bay tree
- Installation of an air source heat pump
- Associated internal reconfiguration

The property lies within the Muswell Hill Conservation Area. The proposals have therefore been developed with careful regard to the established character of the building and its surroundings.

2. Site and Area Context

37 Midhurst Avenue forms part of a traditional terraced residential street within Muswell Hill. The terrace is characterised by two-storey dwellings with pitched tiled roofs and consistent ridge heights.

A defining feature of the terrace is the material treatment of façades, typically comprising exposed brickwork at ground floor level and rendered upper storeys towards the end of the road.

The streetscape is cohesive in scale and rhythm, with regular window proportions and retained chimney stacks contributing to the roofline. Rear elevations are more varied, reflecting incremental extensions and roof alterations over time.

Many neighbouring properties have constructed single storey rear extensions and rear dormer additions. These dormers are typically set in from party walls and finished in materials that integrate with the existing roofscape.

The application property was originally constructed as a single dwellinghouse and was subsequently converted into two self-contained flats (one 2-bedroom unit at ground floor and one 2-bedroom unit at first floor level). The proposal seeks to restore the building to its original single dwelling use.

3. Description of Proposed Development

3.1 De-conversion to Single Dwellinghouse

The proposal involves the amalgamation of the two existing flats into a single family dwelling.

The internal layout will be reconfigured to create a cohesive arrangement suited to contemporary family living. The applicant's family comprises two adults and three children, and the loft conversion will provide the additional bedroom accommodation required.

The proposal reinstates the original residential typology of the building as a single dwellinghouse. Also Midhurst Avenue falls within the Family Housing Protection Zone we trust this proposal aligns with Haringey objectives.

3.2 Single Storey Rear Extension

A single storey rear extension is proposed projecting 3 metres from the original rear wall.

The extension will have a maximum height consistent with neighbouring rear extensions, maintaining alignment within the established pattern of development along the terrace.

The design includes:

- Exposed brickwork to complement the existing ground floor façade
- Dark aluminium framed sliding doors
- A pitched roof form
- Wide strip rooflight within the roof slope
- Rooflight framing to match the sliding door frame colour

The extension remains subordinate to the host building and reflects the common approach to rear additions within the street. The height and projection are comparable to nearby properties. Properties on both sides already have rear extensions built we therefore believe the development will have no significant impact on them.



3.3 Loft Conversion and Rear Dormer

The proposal includes the conversion of the loft space incorporating:

- A rear dormer extension
- Two standard-sized front rooflights
- Roof tiles to match the existing roof finish

The rear dormer will be similar in width and scale to those on neighbouring properties. It will be set in from the party walls, reflecting the established pattern along the terrace.

The chimney stacks will be retained.

The dormer will be finished in materials that integrate with the existing roof, ensuring continuity. The two front rooflights will be modest in scale, maintaining the integrity of the principal roof slope.

3.4 Replacement of Windows and Front Door

At the front elevation, the existing white uPVC windows and entrance door will be replaced with traditional white painted timber frames and new front door.

This replacement reflects the architectural character of the terrace and aligns with the material treatment commonly associated with properties within the conservation area.

At the rear elevation, existing white uPVC units will be replaced with white uPVC sash windows.

The fenestration proportions and arrangement will remain consistent with the existing façade composition.

3.5 Tree Removal

The proposal involves the removal of one small bay tree located within the rear garden area.

The tree is not subject to a Tree Preservation Order. Its removal is required to facilitate construction of the rear extension. Given its modest size and garden location, it does not form a defining feature within the wider streetscape.

3.6 Air Source Heat Pump

An air source heat pump is proposed within the gap between the properties at the front of the dwelling.

The unit will be:

- Positioned discreetly
- Screened with an appropriate cover
- Located away from habitable room windows

This location reduces visibility from the public realm and limits potential acoustic impact. The installation supports improved energy performance of the dwelling.

4. Heritage Considerations – Muswell Hill Conservation Area

The Muswell Hill Conservation Area is characterised by cohesive residential terraces of consistent height and architectural detailing. The area derives its character from:

- Regular building lines
- Uniform ridge heights
- Brick and render or all brick façades
- Pitched tiled roofs with retained chimney stacks
- Traditional window proportions
- Incremental rear extensions and roof alterations

The principal character of the conservation area is expressed through the street-facing elevations. Rear elevations exhibit some variation, reflecting historic patterns of extension and adaptation.

The proposals respond to this context in the following manner:

- The principal façade remains unchanged in form and massing.
- Replacement of uPVC windows with painted timber frames at the front reinstates a more traditional material treatment.
- The rear extension is limited in depth (3 metres) and height, consistent with neighbouring additions.
- The rear dormer is proportionate, set in from party walls, and comparable in size to nearby examples.

- Chimney stacks are retained.
- Front rooflights are modest and not protruding excessively.

The overall height, bulk and rhythm of the terrace remain unaltered. The works maintain the architectural coherence of the building and integrate with the established character of the conservation area.

5. Impact on Neighbouring Properties

Neighbouring properties have existing rear extensions and dormer additions which are set back from party walls. The proposed extension and dormer follow this established pattern.

The scale and projection of the rear extension are typical within the terrace. The dormer remains proportionate to the roof slope and does not introduce additional height.

The proposals are consistent with the prevailing built form and will not introduce new elements to the terrace in terms of scale or massing.

6. Conclusion

The proposed development at 37 Midhurst Avenue:

- Restores the property to its original single dwellinghouse use
- Provides appropriate accommodation for a family of five
- Introduces a modest 3-metre rear extension consistent with neighbouring properties
- Incorporates a proportionate rear dormer set in from party walls
- Retains chimney stacks and principal roof form
- Enhances the front elevation through reinstatement of traditional timber windows
- Introduces discreet sustainable technology

The scale, form and materials are aligned with the established character of the terrace and the Muswell Hill Conservation Area.

The property is currently in a neglected condition and requires comprehensive refurbishment. The proposed works will significantly improve its overall appearance, condition and functionality. The reinstatement of appropriate materials,

refurbishment of the façade, will contribute positively to the character of the terrace and the wider Muswell Hill Conservation Area

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