

Planning & Heritage Statement

Erection of a side extension to replace the existing garage



4 Sheldon Avenue, London, N6 4JT

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1. Introduction

- 1.1** The application relates to a detached 2-storey house on the eastern side of Sheldon Avenue and specifically the side aspect that was previously used as a domestic garage. It is proposed to demolish the side aspect and replace it with a side extension featuring a crown roof.
- 1.2** The proposed side extension seeks to create usable accommodation at first-floor level. The existing side aspect has roof level accommodation but the floor level does not match that of the main house. The applicant wishes to have a safer arrangement for the occupants – particularly young and elderly people, as well achieving an improved living environment overall.
- 1.3** The application comprises a revised design following two previous refusals for applications to raise the height of the existing side aspect (LPA refs: HGY/2025/1310 & HGY/2025/2177) that proposed different designs to demolish the side aspect and raise the height of the side aspect to create usable accommodation at first-floor level.
- 1.4** Following the refusal of both planning applications, the applicant recently submitted two different designs for pre-application advice (LPA ref: PRE/2025/0388): one featuring a modern flat roof extension and the second design featuring a more traditional crown roof that is now proposed under this application.
- 1.5** An online pre-application meeting was held on 27th January 2026 – however, officers did not support either scheme.

1.6 This application for a traditional crown roof design includes an additional CGI view of the crown roof design and the applicant is of the view that the proposal is an appropriate form of addition that does not harm the character and appearance of the host building or the conservation area and is an improvement on the existing side aspect.

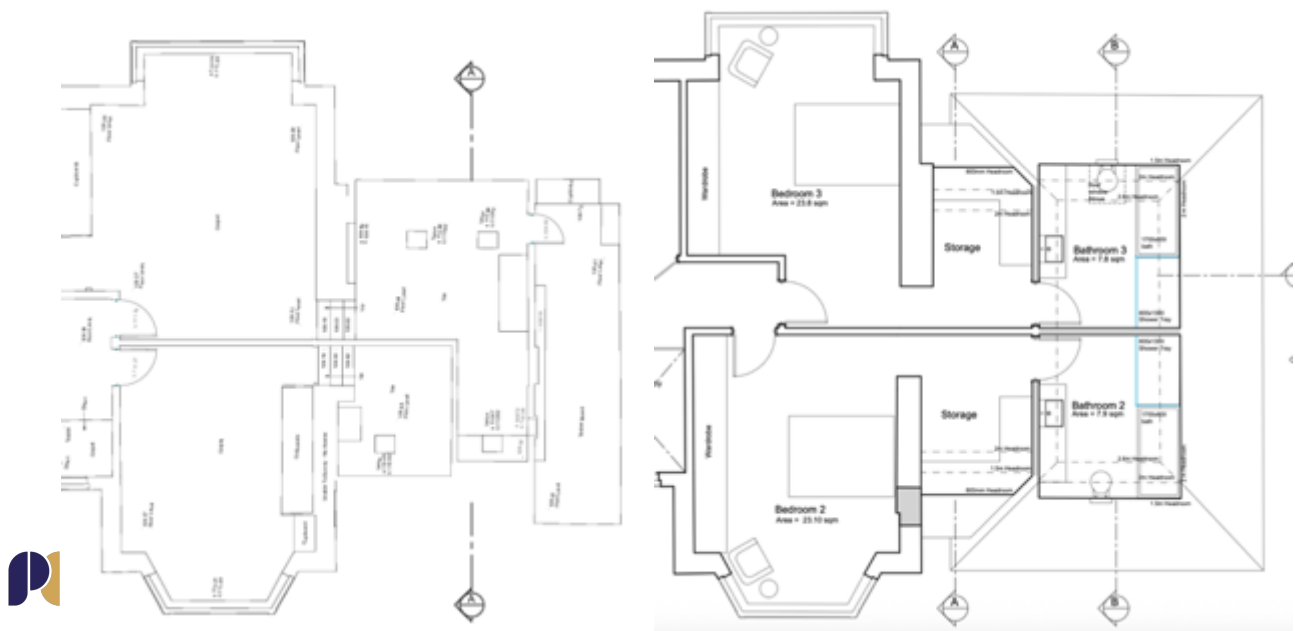
1.7 The **proposed development and its design impacts** are discussed are presented in Section 3 of this report

1.8 Section 4 demonstrates how the proposal affects **neighbouring amenity**.

1.9 A **Heritage Statement** is provided in Section 5.

1.10 The extension is required in order to create first-floor living accommodation in the existing side aspect roof - specifically to create en-suite bathrooms and dressing rooms for the existing first-floor front and rear bedrooms (see Fig.1 below).

Fig.1 – Existing & proposed partial first floor plans.



1.11 The proposed extension will facilitate level access between the bedrooms and the new dressing rooms and bathrooms. This will be a safer arrangement for the occupants – particularly young and elderly people.

1.12 Overall, this Planning & Heritage Statement, demonstrates how the proposed development is acceptable in terms of its impact on the host building, the conservation area and, neighbouring amenity.

2. The site

2.1 The application site comprises a detached 2-storey house on the eastern side of Sheldon Avenue. The house benefits from front and rear dormers. Fig.2 below shows the front elevation.

Fig.2 – Streetview image of the application site.



2.2 There is a two-storey side extension on the north side, and a single storey crown roof extension on the south side (adjacent to no. 2 Sheldon Avenue), that was originally a garage and is now used as living accommodation.

2.3 A view of the rear of the property is shown in Fig.3 below.

Fig.3 – Image of the rear elevation.



2.4 Sheldon Avenue predominantly consists of large detached dwelling houses with front and rear gardens.

2.5 The site is located within the Highgate Conversation Area, in sub area no. 7: Bishops.

2.6 The property is not a listed building.

Planning history

2.7 A search of the council's online planning record returned the following planning applications for this site:

HGY/2025/2177 Replacement of existing garage door with windows and brickwork, installation of front and rear roof lights to garage roof and raising the roof height of the garage by 0.97m. Installation of

doors and steps to the rear elevation of garage. **Refused 07.10.2025** on the following grounds:

“The proposed roof extension would, by reason of its design, bulk and massing, result in a poorly proportioned, overly dominant addition that relates poorly to the original building and that would have an unacceptably harmful impact on the character and appearance of the Highgate conservation area, contrary to Policies DH2 and DH5 of the Highgate Neighbourhood Plan 2017, Policies DM9 and DM12 of Haringey's Development Management Plan (2017) and Policies HC1 and D6 of the London Plan (2021).

HGY/2025/1310 Raising the height of the side garage roof by 0.85m to accommodate a new living space and two bathrooms within the roof space. Replacement of the garage door with windows and brickwork and installation of 2 new roof lights to the front and 2 new rooflight to the rear and garage roof. Replacement doors to the rear of the garage and new steps down to the rear garden. **Refused 8.7.2025** on the following grounds:

“The proposed roof extension would, by reason of its design, bulk and massing, result in a poorly proportioned, overly dominant addition that rebates poorly to the original building and that would have an unacceptably harmful impact on the character and appearance of the Highgate conservation area, contrary to policies DM9 and DM12 of Haringey's Development Management Plan (2017) and policies HC1 and D6 of the London Plan (2021).”

HGY/2025/1304 Increase the height of the existing first floor rear dormer roof by 350mm, with accompanying work to replace the current windows with new double-glazed, painted timber casement windows to the rear dormer. Replacement of rear patio doors with double glazed painted timber doors. Approved 8.7.2025

HGY/2025/0271 Demolition of existing brick front boundary walls & piers, construction of new walls, gate posts, installation of metal railings with vehicular and pedestrian gates, including new crossover. Approved.

HGY/2015/0746 Modification of previously approved scheme (Ref: HGY/2013/0309). In addition the application includes for a new carriage driveway within the front garden, new fenestration to front and rear elevations and construction of a new front boundary wall. Internal reconfiguration of the property and all associated works. Approved 8.5.2015

HGY/2015/2034 Non-material amendment following a grant of planning permission HGY/2015/0746, to introduce alterations to design of entrance porch. Approved 5.8.2015

HGY/2013/0309 Erection of side extension at ground and first floor level, extension of existing loft space, formation of rear dormer, and creation of portico above existing front door. Approved 17.4.2013.

HGY/2008/0242 Erection of first floor extension and conversion of garage into habitable room. Approved 18.4.2008.

HGY/2000/0073 Demolition of existing conservatory and single storey side extension and erection of single storey rear extension with 1st floor dormer windows at rear and single storey side extension. Approved 14.3.2000.

HGY/1998/0405 Demolition of existing conservatory and part single storey rear extension. Erection of two storey rear extension (first floor to be incorporated in extension of main roof with dormer window) and erection of single storey side extension. Approved 3.6.1998.

HGY/1997/1875 Erection of a two storey side extension at the north flank and erection of first floor extension above existing garage to enlarged bedroom and new ensuite bathroom at first floor level to facilitate a utility room store at ground floor level and facilitate a further bedroom with ensuite bathroom. Refused 3.3.1998.

HGY/1992/1006 Erection of conservatory to rear of property. Approved 1.12.1992.

HGY/1991/1144 Erection of conservatory at rear. Approved 23.12.1991.

OLD/1972/1340 Construction of dormer window. Approved 10/11/1972

OLD/1972/1339 Erection of garage and single storey extension. Approved 22/6/1972

OLD/1967/0787 Erection of a two storied addition and a car port. Approved 22.1.1967

Local planning policies

2.8 The Local Plan for the area comprises the Haringey Local Plan 'Development Management Document' (DPD) adopted 2017. The policies most pertinent to this application are set out below.

2.9 DPD Policy DM9 'Management of the Historic Environment', sets out the Council's approach to the management, conservation and enhancement of the Borough's historic environment. DPD Policy DM9 states that *"proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance."*

2.10 DPD Policy DM12 'Housing Design and Quality', states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches.

2.11 DPD Policy DM1 'Delivering High Quality Design' states that: *"Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours"*

3. The proposed side extension

- 3.1** The application presents a revised design that takes an entirely different approach to the previous applications by proposing a new roof form (crown roof) with a link section. The existing elevation is shown in Fig.4 below and the previously refused designs are shown in Figs 5 & 6 below.

Fig.4 – Existing front elevation.



Fig.5 – Proposed front elevation from the first application (HGY/2025/1310).



Fig.6 – Proposed front elevation from the second application (HGY/2025/2177).



3.2 The delegated report for the initial application describes the council's objection to the previous design in detail:

"The existing roof is already oversized and it not an overly subservient feature. However, the proposed roof extension will increase the ridge height so that it would project over the eaves of the main building and the decorative chimney and its cross banding. The awkward junction between the raised ridge, the eaves, existing roof plan and chimney is not fully shown on the plans and it is unclear how it would be accommodated. The proposed excess height would make the side extension unduly prominent and the roof particularly incongruous in its massing, with the roof almost twice as high as the building beneath it. The detailing shown in the elevations would emphasise the crown roof form and its mass. The raising of the garage roof would be considered to cause harm to the significance of the Conservation Area."

3.3 In response to the council's objections to the previous proposals to extend the existing side aspect, this revised scheme proposes an entirely different design in the form of the demolition of the existing side aspect and a new brick built extension with a crown roof design and a link to the main house. The design features two windows on the front elevation. The materials will match those of the main house. Fig.7 below shows the proposed front elevation.

Fig.7 – Proposed front elevation & CGI.



3.4 As the proposed front elevation in Fig.7 above shows, the shape of the proposed roof is similar to the roof form of the main house. In this regard, the proposed side extension is an appropriate form of addition.

3.5 A key reason for developing a design of this form, with a crown roof and link section, was to respond to the criticisms in the delegated report for the most recent refusal, where the council placed significant emphasis on the importance of the decorative chimney and its cross banding and how obscuring this feature was unacceptable. The proposed 'crown roof with link' design addresses this concern and actually improves the visibility of the chimney – as the comparison images in Fig.8 below demonstrate.

Fig.8 – Comparison views (existing & proposed).

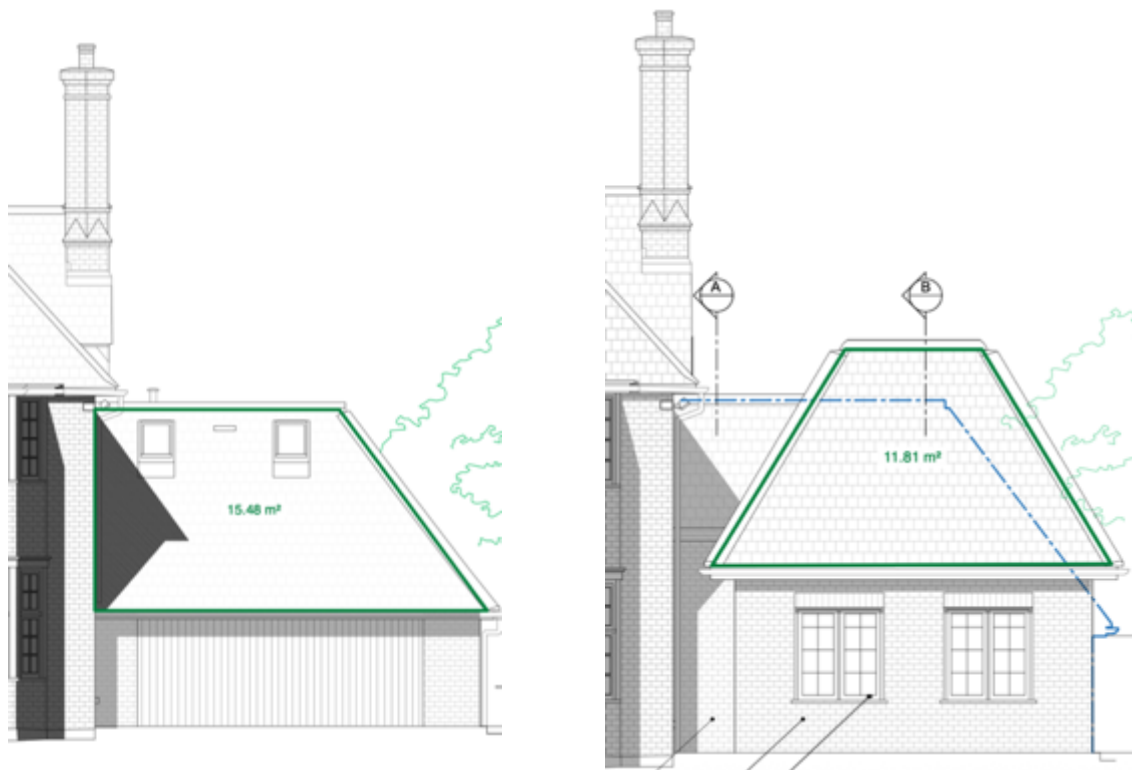


3.6 The manner in which the crown roof design exposes the flank wall and decorative chimney of the main house is a significant attribute of the proposed design. By stepping the roof of the extension away from the main house, this key feature becomes more readily visible and enhances the contribution it makes to the character and appearance of the conservation area.

- 3.7** Furthermore, the 'crown roof with link' design has a significantly better relationship with the main house than the existing side aspect as it moves the bulk of the side aspect and its roof away from the main house.
- 3.8** The existing side aspect adjoins the main house in an unfortunate way that emphasizes the bulk and asymmetry of the garage roof. The proposed 'crown roof with link' design adjoins the main house in a more sensitive and visually pleasing manner than the existing side aspect roof does and represents a significant improvement in this regard.
- 3.9** The fact that the proposed crown roof replaces the existing asymmetrical garage roof with a balanced, symmetrical design, is another way in which the proposed design improves on the existing side aspect and its impact on the main house and wider conservation area. The proposed design has a more harmonious relationship with the main house.
- 3.10** The delegated reports for the previous applications describe how the council considers the existing side aspect roof to be '*already oversized*' and '*not an overly subservient feature.*' The roof component of the existing side aspect is currently 3.3m high and the proposed crown roof design will have a similar height (approx. 3.4m). However, the symmetrical roof design and the separation of the roof bulk from the main house, are such that in relation to the existing side aspect roof, the proposed crown roof design represents a significant improvement on the bulk and form of the existing roof, even if it is similar in size.

- 3.11** Most importantly, the area of the proposed crown roof is significantly smaller than that of the existing side aspect; the existing garage roof has a roof plane of approximately 15.4m² and the proposed crown roof has a roof plane of approximately 11.8m². Fig.9 below shows these respective areas.

Fig.9 – Comparison images showing the respective roof planes.



- 3.12** The fact that the area of the front roof slope of the proposed crown roof is 24% smaller than that of the existing side aspect is a positive aspect of the proposed design – particularly in light of the council's comments about the existing garage roof being oversized.

3.13 Lastly, as the link section is recessed, the set back nature of this element means that it does not have an impact on the main roof of the proposed extension.

Replacing unbalanced structure with an extension matching the proportions of the main house

3.14 The proportions of the existing side garage are at odds with those of the main house; the ground floor element appears rather squat and the roof is very large in comparison. The existing side aspect has a ground floor to roof ratio of approximately 34:66 – showing how disproportionate the roof aspect is in relation to the ground level element.

3.15 The proposed extension has a ground floor aspect that better accords with the proportions of the main house – as the comparison images in Fig.10 below demonstrate. Most significantly, the larger ground floor element of the proposed extension enables the insertion of windows that are properly and appropriately proportioned in relation to the ground floor windows of the main house.

Fig.10 – Comparison images: existing and proposed front elevation.



- 3.16** The overall result is a side aspect that replaces an uncomplimentary addition with a design that better relates to the proportions and overall appearance of the main house and has a roof form that is more in keeping with the shape and form of the main house roof.
- 3.17** Lastly, the proposed window design will match the form and style of the windows in the principal façade and will be an improvement on the existing side aspect in this regard. The brickwork and traditional windows will ensure that the proposed side extension is in keeping with the appearance of the main dwelling.
- 3.18** Overall, the proposed replacement side extension will enhance the appearance of the host building and the streetscene. In this regard, the proposal complies with the provision of DPD Policy DM12 (E.) in that the proposed extension is of a high, site specific, and sensitive design quality, and respects the form, setting, period, architectural characteristics and detailing of the original house.

Rear elevation

3.19 The rear elevation of the proposed side extension contains timber patio doors with double glazing, with the material and colors matching with the existing property (see Fig.11 below).

3.20 The delegated report for the previous application described how the proposed patio doors, which are not markedly dissimilar to those proposed under this application, were considered acceptable:

"The proposed changes to the patio doors on the rear elevation would have a neutral impact on the conservation area as they are similar in style to the existing."

Fig.11 – Proposed rear elevation.

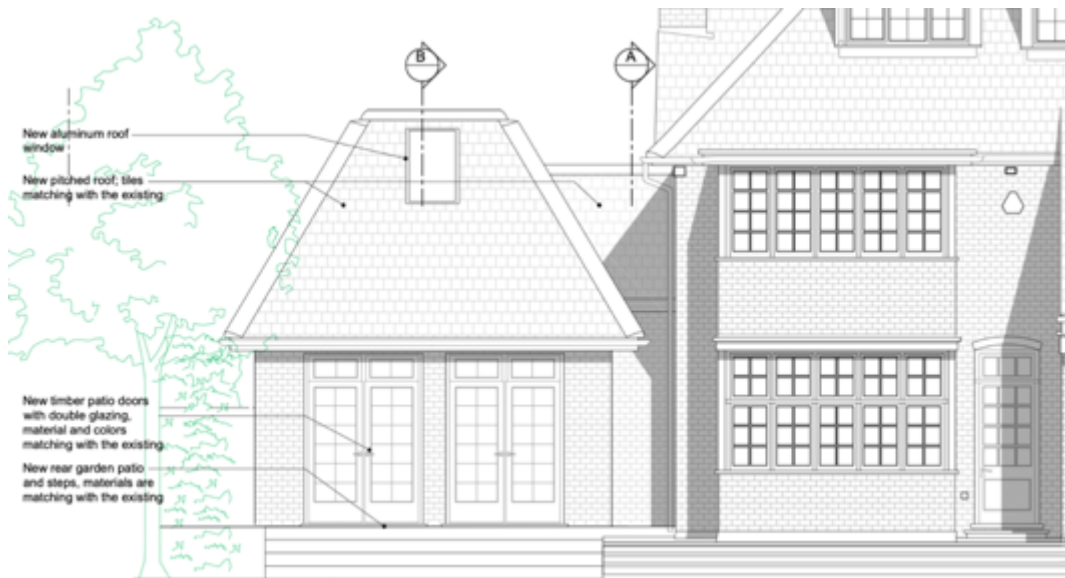
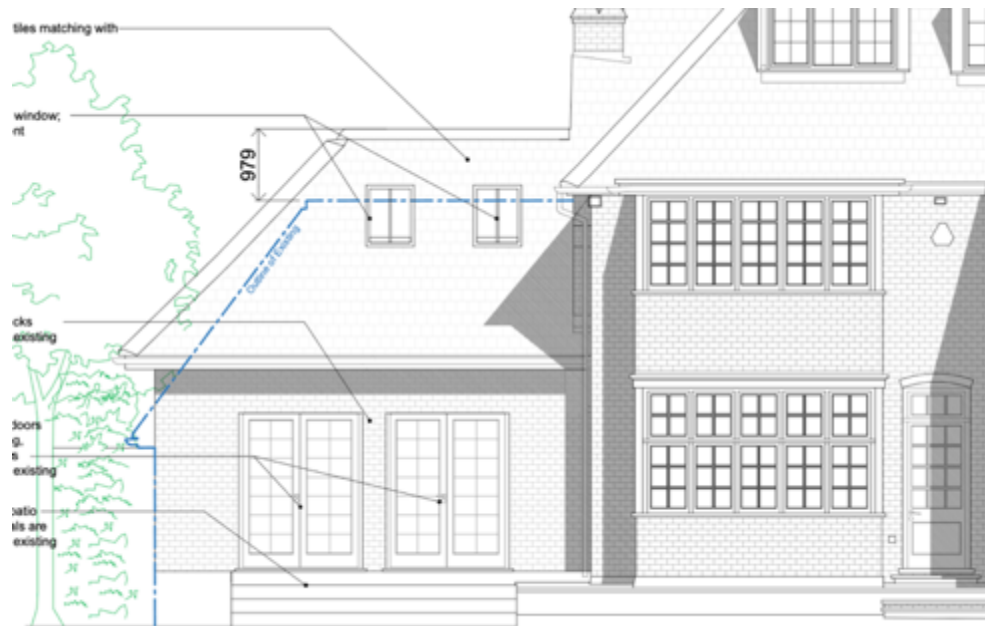


Fig.12 – Previously proposed rear elevation.



3.21 The alterations to the rear of the side aspect are in keeping with the main house in terms of their design, materials and colour, and are therefore considered acceptable.

Design conclusion

3.22 Overall, the proposed crown roof design has the following key attributes:

- It replaces an asymmetrical roof that adjoins the main house in an unfortunate manner with a symmetrical roof that better accords with the roof form of the main house and has a physical and visual separation from the main house; and
- It replaces an unbalanced side aspect with a better proportioned side extension that better accords with the proportions and overall appearance of the main house – particularly the ground floor element; and
- It has a significantly better relationship with the main house than the existing side aspect as it moves the bulk of the side aspect roof away from the main house; and
- The manner in which it exposes the flank wall and decorative chimney of the main house and improves the visibility of the chimney. In this regard, the proposed extension enhances the character and appearance of this part of the conservation area.

4. Impact on neighbouring amenity

Impact on no.2 Sheldon Avenue

- 4.1** The proposed extension of the side aspect could potentially impact on the amenities of the neighbouring property to the south, no.2 Sheldon Avenue. Fig.13 below shows the relationship of the application site with this neighbour.

Fig.13 – Images of the relationship of the side aspect with the side elevation of no.2 Sheldon Avenue.



- 4.2** The delegated report for the previous application described how the proposed extension was considered acceptable with regard to:

“The proposed development is not introducing any additional windows to the scheme. Furthermore, the proposed increase in ridge height is not significant enough to create an impact on the adjacent property’s amenity. The proposal is acceptable in amenity terms.”

- 4.3** Comparison images of the previous proposal and the current proposal are shown in Fig.14 below. It is clear that the roof form of the currently proposed crown roof extension is not significantly different to the previous proposal that was deemed acceptable with regard to its impact on the amenities of no.2 Sheldon Avenue. Both roof forms slope away from the neighbour at no.2

Fig.14 – Comparison images of the previously proposed side aspect extension and the currently proposed crown roof extension.



- 4.4** Due to the form of the roof, sloping away from the neighbour at no.2, the modest height difference in relation to the existing side aspect is not significant and the previous assessment of the proposal with regard to impact on neighbouring amenity is still applicable.

Scale/height/massing

- 4.5** No.2 Sheldon Avenue has first-floor side windows facing the application site. As the images below show, there is a 3-pane window and another single window at first floor level facing the existing side aspect.

Fig.15 – 3d Image of the side elevation of no.2 Sheldon Avenue.



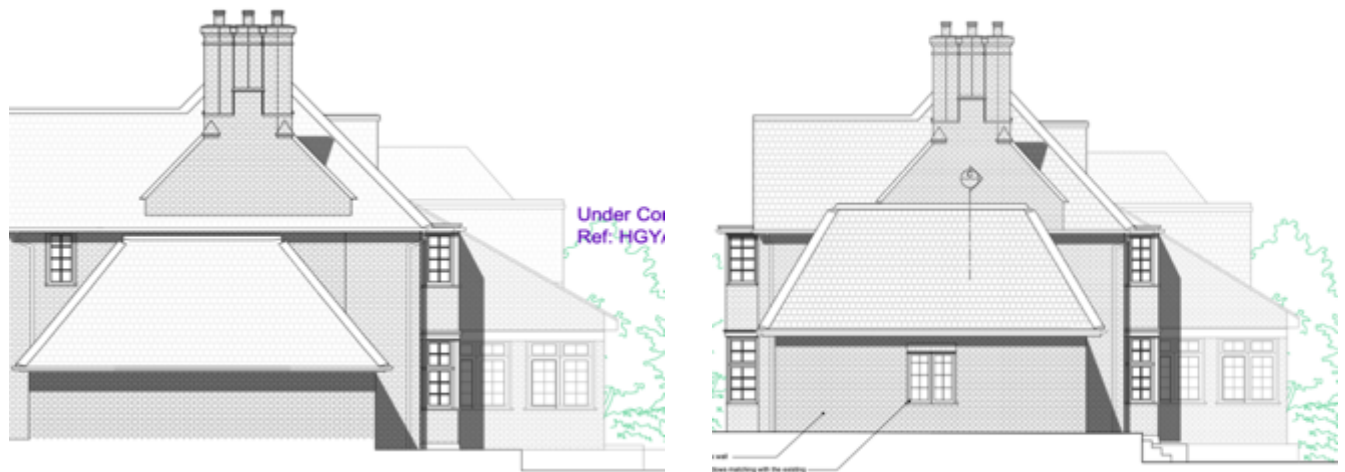
Fig.16 – Image showing relative position of no.2's first-floor side windows.



4.6 As the images above show (Figs 13-16), at least half of the first-floor side windows at no.2 are partially obscured by the high hedge on the boundary between these two properties.

4.7 The existing & proposed side elevations are shown in Fig.17 below.

Fig.17 – Proposed side elevation.



4.8 It is clear from the image of the side elevation facing no.2 Sheldon Avenue and the images of no.2's side elevation facing the application site, that the scale, height, massing and overall form of the proposed extension will not have an unduly adverse impact on the amenities of no.2. The roof of the side aspect slopes away from no.2 and the modest height increase is acceptable.

4.9 For these reasons, the proposed extension will not have any undue overbearing impact on no.2 Sheldon Avenue as a result of the modest increase in height, nor will it result in an undue sense of enclosure when viewed from no.2.

- 4.10** It is also important to note that no objections were received for the previous application (LPA ref: HGY/2025/21770).
- 4.11** Lastly, there are possibly windows at ground floor level at no.2 although it is not possible to ascertain this with certainty from available images (see Figs 15 & 16 above). In the event that there are ground floor windows that are not already obscured by the boundary treatment (high hedge), possibly the dark area below the glass brickwork on the upper floors of no.2, this area already faces the side aspect at the application site and the additional impact on this area would be negligible.

Privacy/overlooking

- 4.12** With regard to potential loss of privacy or undue overlooking, the only new window being inserted in the side elevation of no.4 is at ground floor level and an existing first-floor side window is being removed. The ground floor side window is acceptable as there is a 1.8m high fence along the side boundary of the application site. Therefore, the proposal does not adversely affect the privacy of the adjoining neighbour at no.2 Sheldon Avenue, as there will be no undue overlooking and loss of privacy detrimental to the amenity of this neighbouring property.
- 4.13** For these reasons, the proposal complies with the provisions of Policy DM1 (D.) with regard to neighbouring amenity.

Daylight and sunlight

- 4.14** No.2 Sheldon Avenue has north-facing windows facing the application site, shown in Figs 15 & 16 above. As explained above, at least half of the first-floor side windows at no.2 are partially obscured by the high hedge on the boundary between these two properties.
- 4.15** The form, position and modest increase in the height of extension to the side aspect, particularly the way the roof slopes away from no.2, are such that the proposed development will not have an unduly detrimental impact on light to the side-facing windows of no.2.
- 4.16** In this regard, the proposal complies with the provisions of DPD Policy DM1 'Delivering High Quality Design' (D.), because it allows for appropriate sunlight, daylight and open aspects to adjacent buildings and land.

5. Heritage assessment

- 5.1** DPD Policy DM9 'Managing the Historic Environment' (B.), states that:
"Applicants are required to submit with their planning application a statement describing the significance of the heritage asset(s) concerned, including any contribution made by its setting, along with an assessment and justification of the impact of the new development on the asset and its setting."
- 5.2** The site is located within the Highgate Conversation Area, in sub area no. 7: Bishops and is covered by the Highgate Conservation Area Character Appraisal and Management Plan (December 2013). (HCACAMP).
- 5.3** The HCACAMP describes *"The relatively uniform appearance of this section of the road..."* and how *"There has been pressure to demolish and re-build many of the original houses, which has lessened the unity of the street."* The HCACAMP also describes how some houses *"...have been inappropriately altered by the insertion of uPVC windows and the occasional incorporation of excessively large porticoes above front entrances."*
- 5.4** The proposed development does not do anything to disturb the relatively uniform appearance of this section of the road and does not propose any of the features identified as harmful to the character and appearance of this part of the conservation area.
- 5.5** The proposed extension is very modest and the new side extension will also remain sufficiently subservient to the main house. In fact, by stepping the bulk of the side aspect away from the main house and

having a symmetrical roof form that is more in keeping with that of the main house, the proposed development will result in a side aspect that will have an improved relationship with the main house.

- 5.6** The proposed development results in a significant benefit to the conservation area due to the way in which the crown roof design and position of the proposed extension will expose the flank wall and decorative chimney of the main house. This key feature (decorative chimney) becomes more readily visible and enhances the contribution it makes to the character and appearance of the conservation area.
- 5.7** Furthermore, the proposed extension will actually enhance the appearance of the dwelling by reconfiguring the proportions of the side aspect to better accord with those of the main dwelling, the height of the ground floor aspect will be less squat, the ratio of brickwork to roof will be significantly improved and, the new windows at ground floor level that will replace the garage door will result in a more attractive frontage.
- 5.8** For these reasons, the proposed development both preserves and enhances this part of the Highgate Conservation Area and accords with the provisions of DPD Policy DM9.

6. Conclusion

- 6.1** The proposed extension takes an entirely different approach to achieving improved accommodation at the side of this property than the previous two applications. The crown roof design results in a properly balanced side aspect that accords with the proportions and roof form of the main house and improves the appearance of the host building and the character and appearance of this part of the conservation area.
- 6.2** The revised design replaces an asymmetrical roof that adjoins the main house in an unfortunate manner with a symmetrical roof that better accords with the roof form of the main house.
- 6.3** The proposal also replaces the existing top heavy side aspect with a well-proportioned side extension that has a more appropriate ground floor to roof ratio and also steps away from the main house to create a more desirable physical and visual separation.
- 6.4** The manner in which the crown roof design exposes the flank wall and decorative chimney of the main house so that this key feature becomes more readily visible enhances the contribution it makes to the character and appearance of the conservation area.
- 6.5** The proposed extension also enables the insertion of windows that are properly and appropriately proportioned in relation to the ground and first-floor windows of the main house.

- 6.6** Overall, the proposed extension enables the creation of usable space at first-floor level whilst still maintaining the subservience of the side aspect in relation to the main house. Therefore, this aspect of the proposed development accords with the provisions of Policy DM9, particularly in terms of design quality and complementing the main dwelling.
- 6.7** The proposed development both preserves and enhances this part of the Highgate Conservation Area and accords with the provisions of DPD Policy DM9.
- 6.8** The proposed development does not have any significant adverse effects on the amenities of the neighbouring occupier at no.2 Sheldon Avenue, and, as such, complies with the provisions of Policy DM1 (D.) with regard to neighbouring amenity.

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