



16th April, 2026
London, UK

Planning Department
River Park House
225 High Road
Wood Green
N22 8HQ

PLANNING STATEMENT

53 Ferme Park Road, London. N4 4EB

Change of Use from C3 (Residential) to Class E (Office Use)
Stroud Green Conservation Area

1. Introduction

This Planning Statement supports a full planning application to change part of 53 Ferme Park Road, London N4 4EB, from Use Class C3 (dwellinghouse) to Use Class E (office).

The proposal concerns the lower ground floor of Flat C, which has independent access and is physically separated from the main residential area. During the construction of the north wing extension, structural challenges and soil conditions required a large structural volume. This altered the internal layout of the lower ground floor for Flat C. The current layout results from this.

The property is a Victorian end-of-terrace house on the south-western side of Ferme Park Road in the Stroud Green Conservation Area. The proposal makes no external alterations, adds no signage, and changes none of the building's architectural features or fabric.

2. Site and Surrounding Area

2.1 Architectural and Historic Context

53 Ferme Park Road is a three-storey detached Victorian property, with evidence suggesting it was constructed in phases:

- The main house dates from c. 1883, as confirmed by an inscription on the front façade.
- Later extensions appear to have been added during the 21st century, as indicated by differing brick types and roof pitches.
- Architectural elements include:
- Victorian sash windows with large panes on the front façade
- Stucco, motifs, bay windows, and decorative detailing are characteristic of the Late Victorian period.



- A central top window with Gothic-style features

The Stroud Green Conservation Area is characterised by 19th-century Victorian houses, typically featuring:

- High-quality facing brickwork
- Stucco detailing
- Cast-iron rainwater goods
- Ornamental motifs and railings
- Bay windows and decorative façades

These architectural highlights and key characteristics have been fully considered in preparing this proposal.

2.2 Conservation Area Character

The area is predominantly residential, comprising:

- Single-family Victorian dwellings
- Converted flats
- A consistent historic streetscape with strong architectural coherence

The historic environment is central to the conservation area's significance, and the proposal respects this by avoiding any external change.

2.3 Immediate Context

- The proposed area does not share a party wall with No. 51.
- The opposite side adjoins open land/reservoir fields but it is separated by the latest extension of the building's main structural element.
- The proposal is discreet and not visually prominent from the public realm. No visual changes will be visible after the change of use.

3. Description of the Proposal

The proposal includes:

- Change of use from C3 (residential) to Class E (office) to accommodate office task related to property management.
- No external alterations
- No signage
- Single business occupant
- Waste and deliveries handled via existing lower ground floor access.
- No effect on the building's features or the conservation area's character.



4. Planning Policy Context

The proposal complies with:

- Town and Country Planning Act 1990
- Use Classes Order 1987 (as amended 2020)
- NPPF (2023) – supporting economic growth and re-use of existing buildings
- Haringey Local Plan:
- SP11 (Design)
- DM9 (Conservation Areas)
- DM12 (Heritage Assets)
- DM40 (Commercial Uses)
- DM31 (Residential Amenity)

No external works are proposed, so the conservation area impact is neutral.

5. Key Planning Considerations

5.1 Residential Amenity

- Low-intensity office use
- No customer footfall
- No noise or disturbance
- No shared walls with neighbouring dwellings

5.2 Transport and Access

- No change to access
- No increase in parking demand

5.3 Waste and Servicing

- Managed via existing Flat C arrangements
- No commercial waste uplift required

5.4 Heritage and Conservation

- No external changes
- No impact on architectural features
- No effect on the conservation area's character or appearance

5.5 Economic and Community Benefits

- Provides a small-scale workspace
- Supports local economic activity
- Makes efficient use of under-utilised space



6. Legislation Supporting or Constraining the Proposal

Supports

- NPPF (2023) – re-use of existing buildings
- Local Plan DM40 – small-scale commercial uses
- Conservation legislation – acceptable where no external change occurs

7. Conclusion

The proposal:

- Preserves the character and appearance of the Stroud Green Conservation Area
- Causes no harm to the heritage significance
- Complies with national and local policy
- Represents a sustainable, low-impact change of use

We hope this enables a positive determination for the planning permission.

Megaplan 2026.