

55A THE BROADWAY
LONDON
N8 8DT

Planning Statement

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1.0 INTRODUCTION

This Planning Statement has been prepared in support of a full planning application for a loft conversion including a rear roof dormer extension at 55A The Broadway, London, N8 8DT.

The site comprises a three-storey mixed-use building, with a commercial unit at ground floor level and a self-contained residential flat at first and second floor levels.

The proposal seeks to extend the existing residential unit into the roof space to provide an additional bedroom, increasing the dwelling from a two-bedroom unit (approx. 64sqm) to a three-bedroom family-sized unit (approx. 84sqm total).

2.0 SITE CONTEXT AND PLANNING DESIGNATIONS

The site is located within the London Borough of Haringey along a mixed-use high street frontage. Based on a review of Haringey's published list of conservation areas, the site is not located within a designated Conservation Area. The surrounding townscape is therefore not subject to additional heritage constraints beyond standard design considerations.

The immediate context is characterised by:

- Commercial uses at ground floor level
- Residential accommodation at upper levels
- A varied but established pattern of rear roof dormer extensions within the wider area

The rear of the property backs onto Park Mews, which is of a more functional and secondary character and does not contribute significantly to the public townscape.

3.0 PROPOSED DEVELOPMENT

The proposed development comprises:

- Conversion of the existing roof space into habitable accommodation
- Construction of a rear roof dormer extension
- Installation of two front rooflights, set flush with the roof plane (not projecting more than 150mm)
- Installation of three windows within the rear dormer
- Internal reconfiguration to create an additional bedroom

The proposal will increase the unit from a two-bedroom to a three-bedroom dwelling, better supporting family occupation.

The additional floorspace provided is approximately 20sqm, resulting in a total GIA of approximately 84sqm.

Materials will match or closely resemble the existing building to ensure visual continuity.

4.0 PLANNING POLICY CONTEXT

4.1 National Planning Policy Framework (NPPF)

The NPPF (2024) supports:

- Efficient use of land (Section 11)
- High-quality design (Section 12)
- Optimising housing provision, including family-sized units

The proposal aligns with these objectives by making effective use of existing roof space and improving housing quality.



4.2 London Plan (2021)

Relevant policies include:

- Policy D3 (Optimising Site Capacity) – promotes efficient use of sites
- Policy D4 (Delivering Good Design) – requires high-quality, contextually appropriate design
- Policy H10 (Housing Size Mix) – supports provision of family-sized housing

The proposal increases the size and usability of the residential unit and aligns with these strategic objectives.

4.3 Haringey Local Plan & Development Management Policies

Relevant policies include:

- SP11 (Design) – requires development to be of a high design quality
- SP2 (Housing) – supports improved housing provision and quality
- DM1 (Delivering High Quality Design) – ensures development responds positively to local character
- DM12 (Development and Conservation) – requires consideration of local context (even outside conservation areas)
- DM13 (Alterations and Extensions) – supports extensions that are subordinate and respect the host building

The proposal complies with these policies as set out below.

5.0 ASSESSMENT OF KEY PLANNING CONSIDERATIONS

5.1 Principle of Development

The principle of extending residential accommodation into roof space is well established and widely accepted within Haringey.

The proposal represents an efficient use of previously unused space and contributes to housing objectives by providing a family-sized unit, which is strongly supported by both local and regional policy.

5.2 Design and Appearance

The proposed rear dormer:

- Is located on the rear roof slope
- Is not visible from the public frontage
- Is subordinate to the main roof form

The front rooflights:

- Are modest in scale
- Are flush with the roof slope
- Do not materially alter the building's appearance

There is a clear pattern of similar developments within the surrounding area, including along nearby terraces, establishing a strong precedent.

The use of matching materials ensures visual integration with the host building.
Overall, the proposal complies with Policies SP11 and DM1.



6.0 IMPACT ON CHARACTER OF THE AREA

The rear elevation is not of architectural significance and is not prominently visible from public viewpoints.

Given the presence of similar rear dormer extensions in the locality, including along nearby terraces, the proposal is consistent with the established character of the area.

The development will not result in harm to the wider townscape.

7.0 RESIDENTIAL AMENITY

The proposal has been designed to ensure no material harm to neighbouring amenity:

- No significant loss of privacy beyond typical urban relationships
- No unacceptable overshadowing or loss of daylight
- Appropriate separation maintained to properties at Park Mews

The scale and position of the dormer ensure compliance with Policy DM1.

8.0 QUALITY OF ACCOMMODATION

The proposal significantly enhances the existing residential unit by:

- Increasing floorspace from approx. 64sqm to 84sqm
- Providing an additional bedroom
- Supporting family occupation

This aligns with:

- London Plan Policy H10
- Haringey Policy SP2

The resulting unit will provide a more functional and sustainable living environment.

9.0 CONCLUSION

The proposed loft conversion with rear dormer extension represents a policy-compliant and well-designed form of development.

The proposal:

- Makes efficient use of existing roof space
- Enhances the quality and size of the residential unit
- Provides a family-sized dwelling
- Respects the character of the building and surrounding area
- Preserves neighbouring amenity
- Aligns with national, regional, and local planning policy

Accordingly, the proposal should be supported and granted planning permission.