

London Borough of Haringey
Development Management
Level 6, River Park House
225 High Road
London N22 8HQ

13 May 2026

Dear Sir/Madam

6a Denmark Terrace, London

On behalf of our client, Mrs Yumiko Sandford, we are submitting a planning application for the redevelopment of the existing property at 6a Denmark Terrace, Fortis Green for four new residential units and 50 sqm of commercial floorspace.

Planning permission and conservation area consent is sought for:

“the demolition of the existing buildings and structures on site and the erection of a three storey plus basement building, comprising four residential units and 50 sqm of commercial floorspace, with landscaping, cycle parking and bin storage.”

The Site and Surrounding Context

The site is located on the north side of Fortis Green within Muswell Hill, at the junction of Fortis Green and Denmark Terrace. The site is currently in employment use as a joiner's yard with a part one, part two storey building fronting onto Fortis Green; and a front forecourt area for parking for two vehicles. Immediately to the east of the site is a terrace of two storey residential properties and retail units with residential above; whilst to the west is a three storey property with a restaurant at ground floor.

The application site is within the Fortis Green Conservation Area. Fortis Green is characterised by a mix of property styles but includes elements of flats of up to four storeys. Immediately to the west of the site is a lane with a row of cottages and mews style buildings, which are locally listed (7 and 8 Denmark Terrace and 1-4 Woodside Cottages). To the south on Fortis Green (south side) are 1-4 Field Cottages and the Clissold Arms Public House, which are all locally listed. Bus services run along Fortis Green to East Finchley tube to the west and to Muswell Hill to the east

The Proposed Scheme

The proposed scheme comprises a lower ground, plus ground, first and second floor building in mixed use, creating a three bed flat at lower ground level; an office space and a one bed flat at ground level; a 1-bed flat at first floor level; and a 2 bed maisonette at first and second floor floor. All of the residential units will have private amenity space in the form of a garden/sunken garden or terrace. A sunken landscaped terrace area will be created to the front of the property, setting the property back to align with the adjacent properties on Fortis Green. This will be screened from Fortis Green by hedging. Access to the flats will be from Fortis Green, whilst access to the office will be

from Denmark Terrace. The scheme will be car free but cycle storage will be provided to London Plan standards. Following a Pre-Application meeting on 10 July 2025, the scheme was amended to respond to officers comments.

Submitted Information

We are submitting the following information to support the planning application:

1. A Site Location Plan;
2. A Planning, Design and Access Statement prepared by SY2 Planning;
3. A Heritage Statement prepared by SY2 Planning;
4. A BNG report prepared by SY2 Planning;
5. An Energy and Sustainability Statement prepared by Ecolytik;
6. A Daylight/Sunlight Report prepared by Daylight and Lighting Consultancy Ltd;
7. A Basement Impact Assessment (with Appendices A, B and C) prepared by Archplan;
8. A Parking Survey prepared by Velocity; and
9. A Construction Management Plan prepared by Archplan.

The following drawings are being submitted to support the application

- DT/01: Ground Floor Plan As Existing
- DT/02: First Floor Plan As Existing
- DT/03: Roof Plan As Existing
- DT/04: Front Elevation As Existing
- DT/05: Rear Elevation As Existing
- DT/06: Side Elevation As Existing
- DT/07: Section AA As Existing
- DT/10: Proposed Basement Plan
- DT/11: Proposed Ground Floor Plan
- DT/12 Proposed First Floor Plan
- DT/13: Proposed Second Floor Plan
- DT/14: Proposed Roof Plan
- DT/15: Proposed Section A-A
- DT/16: Proposed Section B-B
- DT/17: Proposed Front Elevation
- DT/18: Proposed Rear Elevation
- DT/19: Proposed Side Elevation
- DT/20: Proposed Section D-D
- DT/30 Proposed Foundation Plan
- DT/31: Proposed Retaining Wall Detail

Planning Considerations

The site provides an important opportunity to bring forward a high quality residential scheme and much needed housing, whilst retaining some employment on the site. The scheme has been designed to respond to the adjoining terrace and wider conservation area.

I trust that you have everything that you need to validate the planning application, but should you require any further information, please do not hesitate to contact me.

Yours sincerely

Frances Young

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On behalf of SY2 Planning