

STINTON JONES CONSULTING ENGINEERS LLP

Tor House, West Lane, East Grinstead, West Sussex RH19 4HH

Tel: 01342 315478 Fax: 01342 325857 e-mail sjp@stintonjones.co.uk

11th February 2026

Alvin Ormonde
Planning And Project Management Services
32 Sneath Avenue
London
NW11 9AH

Dear Sirs

51A Hillside Road London N15 6LU

We refer to your enquiry about the development of a building at the rear of 51 Hillside Road.

The roof at the south side of the building adjacent to 13 Northdene Gardens has recently been altered as shown in Photograph 1 attached to this letter. The original roof was as the existing roof in grey in the foreground of the photograph.

The parapet line has been raised by approximately 250mm.

Photograph 2 is taken from inside the kitchen of 13 Northdene Gardens.

We are experts in the assessment of daylight to premises and it is our view that the daylight to the kitchen area of 13 Northdene Gardens has been significantly reduced by the construction.

The room has very little natural light from the window because it is already largely obstructed by the pre-existing wall.

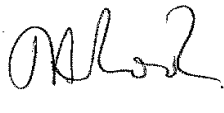
For this reason the reduction in light arising from the raised height of the wall and roof make a real and significant reduction to the availability of natural light in the room.

It is a condition of the Town and Country Planning Act 1956 that external envelope of buildings must not be extended unless approved by the local planning authority. This is to guard against loss of amenity to neighbouring properties.

These buildings are within the London Borough of Haringey. It is a requirement of the Planning Guidance that the proposed development must comply with the requirements of the Building Research Establishment Guide 209 (2022).



It is our view that the extension to the building to the rear of 15 Hillside Road is not in compliance with the planning requirements and conditions of Haringey.

Yours faithfully 

Terence A Rook

Stinton Jones Consulting Engineers LLP

Photograph 1

The green roof has been added and the parapet line facing 13 Northdene Gardens has been raised. The roof was previously as the grey roof in the foreground.



Photograph 2 From Inside the Kitchen of 13 Northdene Gardens

The wall facing the window was previously at the height of the white render. The wall height has been raised and the slope of the new roof further obstructs light to the window.

