
20 May 2026

Dear Sir / Madam,

Planning Statement in support of a Section 73 Application

Site: 23 Norfolk Avenue, London, N15 6JX

Approved Application Reference: HGY/2024/3318

Proposed Variation: Increase in the height of the eaves and ridge of the approved Type 3 loft extension by 0.5m to improve internal headroom.

1.0 Introduction

This statement is submitted on behalf of the Applicant in support of an application made under Section 73 of the Town and Country Planning Act 1990 to vary the approved drawings of planning permission HGY/2024/3318 at 23 Norfolk Avenue, London, N15 6JX. The approved scheme comprises a Type 3 loft extension as defined in the South Tottenham Supplementary Planning Document (October 2013) ("the SPD"). The variation sought is a modest 0.5m increase in the height of both the eaves and the ridge of the approved roof form, in order to provide usable internal headroom at loft level.

Given the very limited scope of the change, this statement is presented in the form of a covering letter rather than a full planning statement. It sets out the planning context, identifies the policy departure, and explains why the variation is acceptable in planning terms.

2.0 The Proposed Variation

The approved scheme is a Type 3 extension with eaves and ridge heights set in accordance with paragraph 3.12 of the SPD. The single, narrow change now sought is a 0.5m increase to the eaves and ridge of the approved roof in order to provide usable internal headroom at loft level. The footprint, fenestration, materials and architectural detailing of the approved scheme are all retained unchanged.

3.0 Comparison of Elevations

The two front elevations below illustrate the modest scale of the proposed change. The previously approved elevation (drawing PROPOSED FRONT ELEVATION under HGY/2024/3318) is shown on the left; the elevation proposed under this Section 73 application is shown on the right.



As is apparent from the comparison, the difference between the two elevations is minimal. The proportions, gable form, bay window arrangement, fenestration pattern and materials are all unchanged; the only alteration is a 0.5m vertical extension of the eaves and ridge.

4.0 Planning Policy Context

The relevant local guidance is the South Tottenham SPD (2013). Paragraph 3.12 of the SPD states that Type 3 extensions "should have a roof eaves to match the existing eaves, with the height of the eaves above the heads of windows immediately below the same as existing". The proposal departs from paragraph 3.12; that is acknowledged. However, paragraph 3.12 does not stand alone and must be read in the light of paragraph 3.8, which governs the section of the SPD in which 3.12 sits.

Paragraph 3.8, which sits within the same "Height of Extensions" section, provides important contextual guidance: *"Height of extensions should be determined by the requirements of room height and appearance; it is desirable but not necessary for neighbouring extended houses to have some consistency of height, as the original existing houses vary in height."*

Paragraph 3.8 is not merely contextual framing; it is the governing principle of the "Height of Extensions" section in which paragraph 3.12 sits. It expressly provides that "height of extensions should be determined by the requirements of room height and appearance". Paragraph 3.12 is the default rule which, in most cases, will deliver an acceptable outcome; but paragraph 3.8 plainly contemplates that, where the particular requirements of room height or appearance call for it, a proportionate departure from that default will be acceptable. The present case is squarely one in which the requirements of room height demand it. Under the approved scheme the maximum head height in the loft is only 2.296m, and a substantial proportion of the room footprint falls below 1.5m. The proposed increase in maximum height to 2.796m will mean that the loft will provide a larger, well-proportioned room which the applicant will be able to use to accommodate his growing family. Furthermore, the increase in height is supported by the space standards set out in the London Plan (minimum ceiling height of 2.5m over 75% of habitable areas).

5.0 Planning Assessment

5.1 The increase in height is minimal

The proposed change adds only 0.5m to the eaves and ridge of the approved Type 3 form. In the streetscape, and particularly when viewed from the public realm of Norfolk Avenue, a difference of 0.5m at parapet/ridge level is not obvious unless you are looking out for it. The character of the approved scheme – matching materials, matching window proportions, matching gable detail – is preserved in every respect.

5.2 No adverse impact on neighbouring amenity

The site is a mid-terrace property. The proposed 0.5m increase in height is at roof level only and is set well above the windows of the immediately adjoining neighbours. The variation:

- introduces no new openings, windows or roof lights overlooking either adjoining property;
- does not extend the building beyond its existing front, rear or flank elevations;
- produces no material change in overshadowing or loss of daylight/sunlight to neighbouring properties;
- does not create any sense of enclosure or overbearing impact, given the modest scale of the increase.

It is acknowledged that, as a result of the 0.5m uplift, the ridge of No. 23 would sit marginally higher than the ridge of the adjoining neighbour, who has also constructed a Type 3 loft extension. This is not, of itself, a policy objection. Paragraph 3.8 of the SPD expressly confirms that consistency of height between neighbouring extended houses is "desirable but not necessary". Indeed, the SPD goes on to observe that the original houses themselves vary in height.

5.3 Local character

A walk around the immediate area demonstrates the prevalence of Type 3 extensions where the roof height has been increased in a similar way (i.e. where there is a greater gap between the upper floor windows and the front eaves than existed originally).

Eight examples within a short walk of the site are illustrated below. These examples include addresses on Rostrevor Avenue, Gladesmore Road, Wellington Avenue and Lockmead, all within the same SPD area as the application site.

On this evidence it would be very difficult for the Council to conclude that an additional 0.5m of height at No. 23 would harm the character or appearance of the area. The proposed variation is fully consistent with what is already on the ground.

It is also relevant to record that the site is not subject to any heritage designation that would heighten its sensitivity to change. The application property is neither statutorily nor locally listed and does not lie within, or adjoin, any designated conservation area; nor are there listed buildings in the immediate vicinity whose setting could be affected.

Examples of Type 3 extensions of varying heights in the surrounding area



32 Rostrevor Avenue



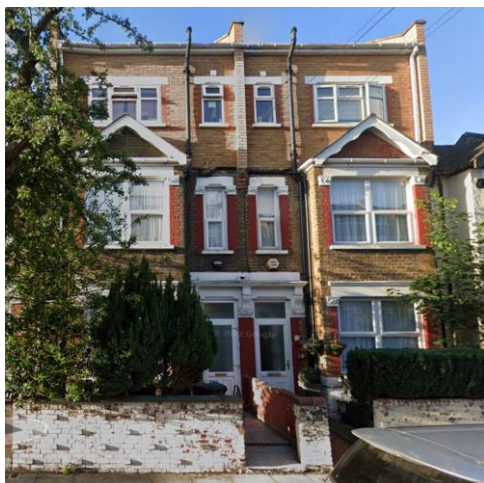
4 Lockmead



86 Gladesmore Road



80 Gladesmore Road



Nos. 74 and 76 Gladesmore Road



63-69 Gladesmore Road



63-69 and 73 Gladesmore Road



7 Wellington Avenue

6.0 Conclusion

The proposed Section 73 variation – a 0.5m increase in the eaves and ridge of the approved Type 3 loft extension – is a minor change which would improve the usability of the loft rooms while preserving every other aspect of the approved scheme. Although the change is contrary to paragraph 3.12 of the South Tottenham SPD, paragraph 3.8 of the same SPD expressly recognises the legitimacy of letting room height and appearance determine the height of extensions, and expressly states that consistency of height with neighbours is desirable but not necessary. The proposal would have no material adverse impact on the amenity of any adjoining occupier and is fully consistent with the pattern of variation in extension heights that is already established in the surrounding area, as illustrated by the examples shown above.

For all of the above reasons the Applicant respectfully requests that the variation be approved. We would be very pleased to discuss any aspect of this submission with the case officer.

Yours faithfully,

Shmaya

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