

NEIGHBOUR OBJECTION STATEMENT

SITE ADDRESS: LAND BEHIND 25 DUKES AVENUE, LONDON N10 2PS Planning Ref HGY/2026/1146)

DATE: MAY 2026



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SITE ADDRESS:

Land behind 25 Dukes Avenue, London, N10 2PS

PLANNING REF: HGY/2026/1146

PROPOSAL: Variation of Condition 2 attached to planning permission HGY/2017/2827 to allow amendments to the design, including the introduction of a part first-floor element and internal reconfiguration to provide a 4-bedroom dwelling.

Executive Summary

This objection is submitted on behalf of the occupiers and owners of 25 Dukes Avenue in relation to planning application HGY/2026/1146 concerning land to the rear of the property.

Whilst planning permission has previously been granted for a modest largely subterranean dwelling on the site, the current application seeks to materially intensify the scale, bulk and visual presence of the approved development through the introduction of a substantial first-floor element and a significantly altered architectural form. The proposal represents a fundamental departure from the rationale underpinning the earlier consented scheme.

The previously approved dwelling was accepted primarily because of its low-profile form, limited visual impact and subordinate relationship with neighbouring properties and the Dukes Avenue Conservation Area. The current proposal undermines those conclusions by introducing an overtly dominant and visually intrusive structure that would project prominently above boundary treatments and materially alter the character of this sensitive backland site.

The proposal would result in:

- An overdeveloped and overintensive form of backland development;
- Harm to the character and appearance of the Dukes Avenue Conservation Area;
- An unneighbourly and overbearing relationship with surrounding residential properties, including 25 Dukes Avenue;
- Increased perception of overlooking and loss of privacy;
- A visually discordant contemporary structure that fails to respect the prevailing Edwardian character of the area; and
- A materially more prominent form of development than the approved fallback scheme.

The proposal conflicts with the National Planning Policy Framework ("NPPF"), Policies D1, D3 and HC1 of the London Plan (2021), and relevant policies within the Haringey Development Management DPD and Haringey Local Plan.

For the reasons set out within this statement, the application should be refused.

The Site Description

The application site comprises a constrained parcel of backland land situated to the rear of 25 Dukes Avenue and adjacent to Elms Avenue within the Dukes Avenue Conservation Area. The site historically accommodated a series of single-storey garage structures and presently forms part of a secondary rear service environment.

The surrounding area is characterised predominantly by high-quality Edwardian residential development, including substantial detached and semi-detached dwellings with consistent architectural detailing, generous spacing and landscaped frontages. The conservation area derives much of its significance from this coherent and harmonious townscape character.

The application site is highly constrained in spatial and visual terms. It occupies a sensitive transition point between the established residential properties on Elms Avenue and the rear curtilage of 25 Dukes Avenue. The site is visually enclosed and surrounded by neighbouring residential gardens and windows at close proximity. The constrained nature of the site was a key consideration in the approval of the original low-profile scheme.

Photographs submitted by the applicant confirm the tight relationship with neighbouring residential properties and the excavation works currently underway on site.

Planning History

Planning permission was originally granted under reference HGY/2017/2827 for:

“Demolition of existing 3 No. single storey garages. Proposed lower ground and upper ground floor level single family dwelling to provide 3 No. bedrooms.”

The approved scheme was fundamentally predicated on the dwelling remaining predominantly below and at ground-floor level, with a green roof and limited visual presence within the streetscene. The approved Design and Access Statement expressly acknowledges that the approved building would appear as a “low-lying structure” and “modest protruding volume above the garden wall”.

The approved drawings confirm the intentionally restrained form and height of the consented development.

The current proposal seeks to materially alter that approved form through the addition of a prominent first-floor structure increasing floorspace from approximately 112sqm to 144sqm and converting the scheme into a 4-bedroom dwelling.

This is not a minor amendment. It represents a substantial intensification and redesign of the approved scheme. Therefore, the proposal is clearly not a minor material amendment.

Relevant Planning Policy

The proposal should be assessed against:

- The National Planning Policy Framework (“NPPF”);
- The London Plan (2021);
- Haringey Strategic Policies;
- Haringey Development Management DPD;
- The Dukes Avenue Conservation Area Appraisal and Management Plan.

Particular relevance is attached to:

- NPPF Section 12 (Achieving Well-Designed Places);
- NPPF Section 16 (Conserving and Enhancing the Historic Environment);
- London Plan Policies D1, D3 and HC1;
- Policies DM1, DM9 and DM12 of the Haringey Development Management DPD.

These policies collectively require development to:

- Respond positively to local character;
- Protect neighbouring residential amenity;
- Preserve or enhance conservation areas;
- Demonstrate high-quality contextual design; and
- Avoid overdevelopment and visually intrusive forms of development.

Grounds of Objection

Overdevelopment and Excessive Bulk

The proposal represents a clear overdevelopment of a highly constrained backland site.

The approved scheme derived its acceptability from its restrained and subordinate form, largely concealed behind the existing boundary treatment and positioned predominantly below ground level. The proposal fundamentally alters this planning balance by introducing a substantial additional upper floor which projects prominently above the existing boundary wall and materially increases the overall bulk and massing of the building.

The submitted elevations demonstrate that the proposed first-floor element would become a dominant visual feature within the street scene and rear garden environment. The development would no longer read as a discreet subordinate structure but instead as a conspicuous standalone contemporary building.

The increase in floorspace from 112sqm to 144sqm further evidences the intensified nature of the proposal.

The site is simply not capable of accommodating this intensified form of development without causing harm.

The proposal is therefore contrary to London Plan Policies D1 and D3 and Policy DM1 of the Haringey Development Management DPD.

Harm to the character and appearance of the conservation area

The proposal would fail to preserve or enhance the character and appearance of the Dukes Avenue Conservation Area.

The applicant's Heritage Statement acknowledges the significance of the surrounding Edwardian townscape and the importance of coherent architectural rhythm, scale and detailing. However, the proposed design bears little relationship to this established character.

The proposed corten steel-clad contemporary form would appear alien and visually discordant within the context of the conservation area. The extensive use of dark metal cladding, recessed glazing and angular contemporary massing would contrast sharply with the traditional brick Edwardian architecture that defines the area.

Whilst contemporary architecture is not objectionable in principle, development within conservation areas must demonstrate exceptional contextual sensitivity. In this instance, the proposal appears as a competing architectural statement rather than a respectful contextual response.

Importantly, the approved scheme intentionally minimised its visual prominence. The current proposal instead seeks to create an architecturally expressive structure that draws attention to itself within the streetscene. This directly undermines the original planning rationale.

The proposal would therefore result in less than substantial harm to the significance of the conservation area and fails to satisfy the statutory duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The proposal conflicts with NPPF paragraphs relating to heritage conservation and London Plan Policy HC1.

Impact on residential amenity of my property

The proposal would result in an unacceptable impact upon neighbouring residential amenity, particularly in relation to outlook, enclosure, visual dominance and perceived overlooking.

The proposed first-floor element introduces significant additional height and massing within very close proximity to neighbouring residential properties and gardens. The resulting relationship would appear oppressive and overbearing, particularly when viewed from the rear garden and windows of 25 Dukes Avenue. It would cause a detrimental sense of enclosure, overshadowing a loss of daylight to the amenity of occupiers therein.

The approved scheme maintained a low-profile form which preserved openness and minimised visual intrusion. The proposed development abandons this approach entirely.

The elevated first-floor accommodation and associated glazing would also materially increase perceptions of overlooking into neighbouring private amenity spaces. Although the applicant suggests recessed glazing and screening would reduce overlooking, the perception of surveillance and loss of privacy would nevertheless be materially increased due to the elevated position of habitable accommodation.

The proposal would materially erode the sense of openness currently experienced by neighbouring occupiers and would create an unneighbourly relationship wholly at odds with the character of the surrounding rear garden environment.

The development is therefore contrary to London Plan Policy D6 and Policy DM1 of the Haringey Development Management DPD.

Failure to respect the approved fallback position

The applicant repeatedly relies upon the fallback position established by the approved scheme. However, the current proposal materially exceeds the scale, visibility and impact of that consented development.

The previously approved dwelling was specifically designed to remain visually recessive, low-profile and subordinate. The proposed first-floor addition fundamentally alters those characteristics and cannot reasonably be considered a modest amendment.

The Council must assess the proposal on its own merits and should give substantial weight to the fact that the approved scheme was accepted only because of its limited visual and amenity impacts.

The proposal would undermine that carefully balanced approval and introduce a materially more harmful form of development.

Conclusion and Suggested Reasons for Refusal

The proposed variation of condition application seeks to fundamentally alter the nature, scale and appearance of the approved development through the introduction of a substantial first-floor addition and a significantly intensified form of development.

The proposal would result in:

- Overdevelopment of a constrained backland site;
- Harm to the character and appearance of the Dukes Avenue Conservation Area;
- A visually intrusive and discordant form of development;
- Unacceptable impacts upon neighbouring amenity; and
- A development materially more harmful than the approved fallback scheme.

The application conflicts with the NPPF, the London Plan, and the Haringey Development Management DPD and fails to preserve or enhance the character of the conservation area.

Accordingly, planning permission should be refused.

Suggested Reasons for Refusal

- 1. Overdevelopment and Excessive Bulk**
The proposed development, by reason of its excessive bulk, height, massing and intensified form within a constrained backland site, would constitute an overdevelopment resulting in a visually dominant and incongruous form of development harmful to the character of the area and surrounding residential environment.
- 2. Harm to the Dukes Avenue Conservation Area**
The proposal would fail to preserve or enhance the character and appearance of the Dukes Avenue Conservation Area by introducing a visually intrusive and architecturally discordant contemporary structure that fails to respond appropriately to the prevailing Edwardian character and townscape.
- 3. Impact on Residential Amenity**
The proposal would result in an unacceptable overbearing impact, loss of outlook and increased perception of overlooking and enclosure to neighbouring occupiers, including 25 Dukes Avenue, contrary to accepted standards of residential amenity.
- 4. Material Departure from Approved Scheme**
The proposal represents a material and harmful departure from the previously approved low-profile and visually recessive scheme and would undermine the planning rationale upon which the original consent was granted.