

Design & Access Statement



Prepared by
Urbanist Architecture

Our Reference

499 - N4 4PH

Report Date

30/04/2026

Address

16 Cornwall Road, Hornsey, London N4 4PH

Proposal

Loft conversion with rear dormer and three roof lights on the front facade.

Introduction

This document has been prepared by Urbanist Architecture Ltd. on behalf of the applicant to accompany a householder application along with supporting plans and documentation for the proposal at 16 Cornwall Road, Hornsey, London N4 4PH. The proposal relates to a loft conversion incorporating a rear dormer roof extension and three rooflights to the front roof slope.

The previously approved amended scheme was only secured through a very minor 100mm reduction in the rear dormer height, but this minor reduction has a disproportionate practical consequence: it makes the internal headroom unworkable. Therefore, the applicant now seeks to revert to the original dormer height, while maintaining the same overall design approach, conservation-led detailing, materials, and roof form.

This statement should be read in conjunction with the other drawings and documents. This includes:

- Existing Drawing Set
- Proposed Drawing Set

The design of the intended development has progressed in accordance to the National Planning Policy Framework 2024, the London Plan 2021, the relevant policies of the London Borough of Haringey Local Plan, and other supplementary planning guidance.





Location & Setting

16 Cornwall Road, Hornsey, London N4 4PH lies within the Stroud Green Conservation Area (Haringey Conservation Area No. 28), designated by the London Borough of Haringey in 2003.

Local Planning Authority has not adopted a Conservation Area Appraisal or Management Plan for the Stroud Green Conservation Area. The only document approximating an appraisal is the "Initial Stroud Green Conservation Area Appraisal" prepared in July 2015 by the Stroud Green Conservation Area Advisory Committee, a volunteer body.

That document has not been adopted by the Council and does not form part of the development plan or any adopted Supplementary Planning Document. It is however relied by the LPA when making decisions.

The materiality of this position has been recognised by the Planning Inspectorate. In the appeal at 73 Upper Tollington Park, Hornsey, N4 4DD (APP/Y5420/W/22/3298209), Inspector R Satheesan held in terms that:

"The Council have failed to produce a Conservation Area Appraisal and Management Plan contrary to Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Historic England's Conservation Area Appraisal, Designation and Management Advice Note (2019)."

The Inspector also expressly recorded that "it is unclear what the Council are seeking to preserve" in the Stroud Green Conservation Area in the absence of an adopted appraisal.

Planning Policy Context

National Planning Policy Framework

2024

Chapter 8 Promoting healthy and
safe communities

Chapter 9 Promoting sustainable
transport

Chapter 11 Making effective use
of land

Chapter 12 Achieving
well-designed places

The London Plan

2021

Policy D3 Optimising site capacity
through the design-led approach

Policy D4 Delivering Good Design

Policy D6 Housing Quality and
Standards

Policy HC1

Haringey Local Plan Strategic Policies

2017

Policy SP11: Design

Policy SP12: Conservation

Planning Policy Context

Development Management DPD

2017

Policy DM1: Delivering High
Quality Design

Policy DM9: Management of the
Historic Environment

Policy DM12: Housing Design and
Quality

Stroud Green Conservation Area Advisory Committee

2015

Policy DM1: Delivering High
Quality Design

Policy DM9: Management of the
Historic Environment

Policy DM12: Housing Design and
Quality

Planning Considerations

The evaluation of the proposed development takes into account a number of key considerations. In particular, the assessment considers the effect of the proposed rear dormer and front rooflights on the character and appearance of the host dwelling, the wider terrace, the established roofscape, the Stroud Green Conservation Area, and neighbouring residential amenity.

It is equally important to consider the proposal in the context of the application site as a whole, including its setting, siting, relationship with adjoining development and the planning history of the property. During the assessment of that application, amendments were requested to reduce the height of the rear dormer. The applicant accepted the amendment in order to respond positively to the Council's comments.

It has become clear that this minor external reduction has a disproportionate internal impact, resulting in an insufficient and impractical internal head height within the proposed loft accommodation.

The present scheme therefore seeks to return to the original dormer height. The following chapter therefore identifies the principal elements of the scheme and assesses them against the relevant policy and design guidance, with particular reference to:

- scale and dominance;
- design, appearance and materials;
- impact on the Stroud Green Conservation Area;
- the justification for returning to the original dormer height.

Reversion to Original Rear Dormer Height

The previous application HGY/2025/1160, the Council's Conservation Officer raised concerns regarding changes to the front roof slope and the dominance of the rear dormer. The main concern from the case officer; *"The proposed dormer would be a dominant addition, occupying most of the roofscape and would be highly visible from Carlton Road. The height of the dormer which would carry on the existing ridge height would diminish the prominence of the traditional roof form, its chimney stacks and party wall upstands. This would be considered to cause harm to the significance of the conservation area, particularly since it is visible from the public realm."*

In response, amended plans were submitted. The key amendments included:

- the dormer being set down from the ridge by approximately 130mm;
- the dormer being stepped up from the lower eaves by approximately 1.2 metres

The officer further noted that comparable rear dormer roof extensions were present at No. 15, No. 33 and No. 2, which supports the conclusion that rear dormers are not alien to the immediate context of Cornwall Road.

However, following further technical review, it has become apparent that this reduction has an adverse impact on the practical usability of the loft accommodation. Although the reduction is minor in external visual terms, it has a material effect internally, resulting in an insufficient and uncomfortable head height within the proposed accommodation.

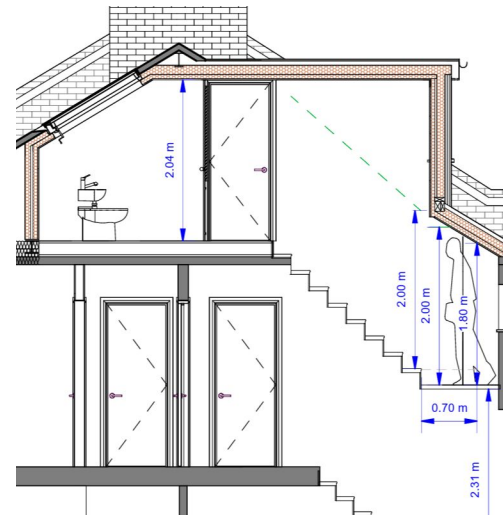
The difference between the previously approved scheme and the current proposal is limited to approximately 153 mm in dormer height. This is a marginal external change and would not result in any materially greater visual impact when viewed from neighbouring properties, the rear garden environment or the wider Stroud Green Conservation Area. The dormer would remain located on



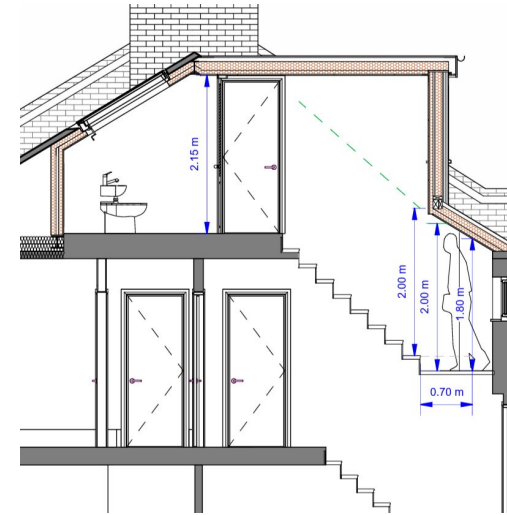
Previously Approved Scheme



Proposed Scheme



Previously Approved Scheme



Proposed Scheme

Marginal height difference and Impact Assessment

The 153mm difference, when viewed in the wider context, would not have any detrimental impact on the conservation area.

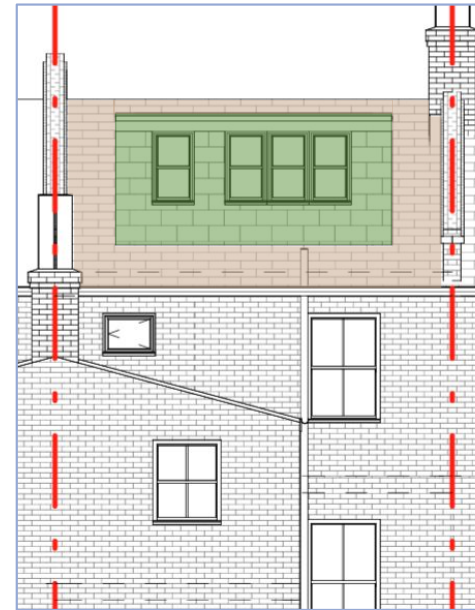
While Haringey often refused dormers with a "marginal" set-down often defined as less than 200mm–300mm, several successful appeals demonstrate that a marginal set-down can be allowed if visual subservience is maintained through other design features.

What Constitutes Visual Subservience

Substantial Flank Insets: A marginal set-down from the ridge is more likely to be allowed if the dormer is set in significantly from the party walls. This creates a heavy frame of original roof tiling, ensuring the dormer appears as an addition rather than a new storey.

Minimal Public Visibility: In Stroud Green CA, Inspectors have noted that if a rear dormer is not visible from the public street scene, its impact on the Conservation Area's character is "neutral" rather than harmful.

Proportionality: If the dormer height is appreciably lower than the ridge, it can be argued that it maintains the legibility of the original roof scape.



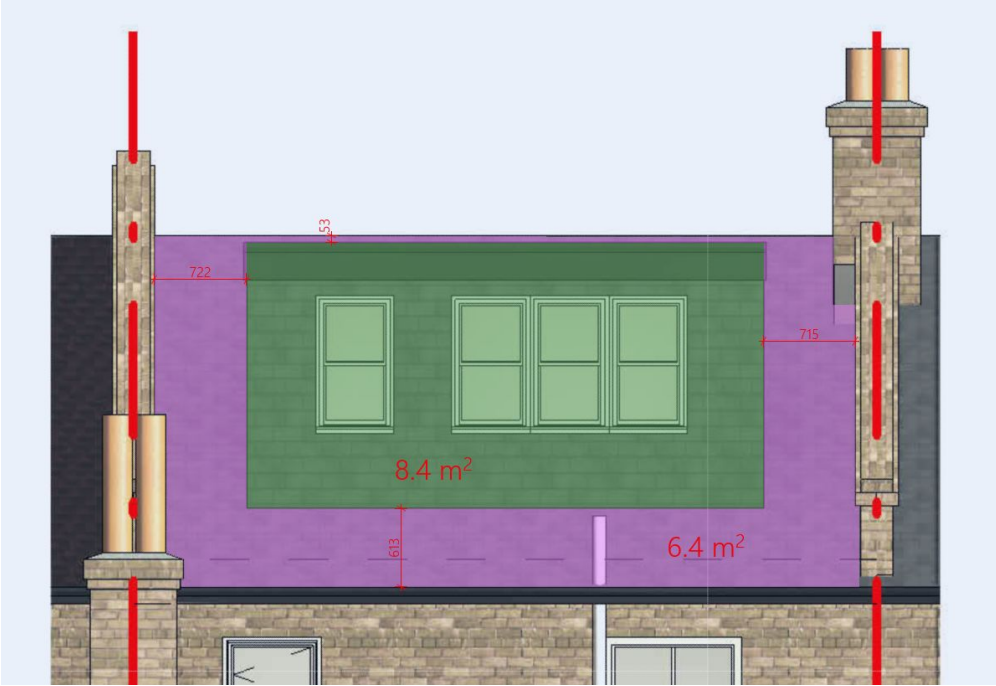
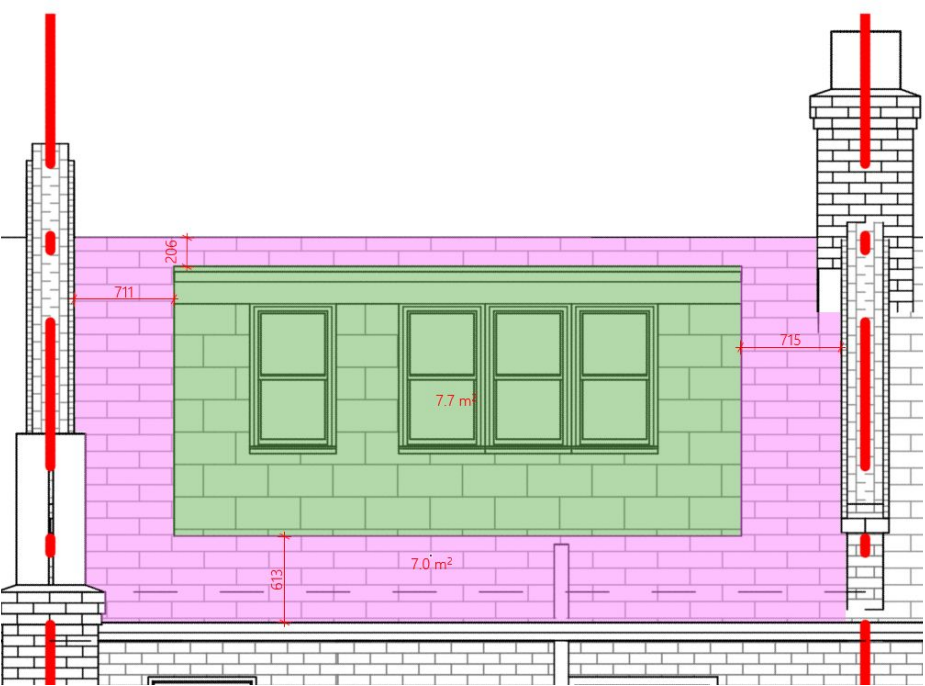
Previously Approved Scheme



Proposed Scheme



Proportionality Assessment



	Dormer area	Remaining visible roofscape	Total rear roof area assessed	Dormer coverage
Previously approved scheme	7.7 sqm	7.0 sqm	14.7 sqm	52.4%
Proposed scheme	8.4 sqm	6.4 sqm	14.8 sqm	56.8%

The proposed dormer would increase from approximately 7.7 sqm to 8.4 sqm, representing an increase of approximately 0.7 sqm, or 9.1%, in dormer area. In terms of overall rear roof coverage, this equates to an increase from approximately 52.4% to 56.8%, a difference of around 4.4 percentage points. The remaining visible roofscape would reduce from approximately 7.0 sqm to 6.4 sqm, representing a reduction of approximately 0.6 sqm, or around 8.6%. The overall dormer coverage would therefore increase from approximately 52.4% of the assessed rear roof area to approximately 56.8%.

Appeal precedents

73 Upper Tollington Park, Hornsey, London N4 4DD APP/Y5420/W/22/3298209

The Inspector's decision contains the following findings of direct application to the present proposal:

"The Council have failed to produce a Conservation Area Appraisal and Management Plan contrary to Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Historic England's Conservation Area Appraisal, Designation and Management Advice Note (2019)."

"... it is unclear what the Council are seeking to preserve."

"It is acknowledged that the roof extension is set down from the main roof ridgeline of the property and that it is set back from the rear eaves and that it is also set in from the party walls on either side."

"The appeal dormer is set in from the party walls and eaves and sits below the ridgeline such that it is subordinate to the host building ... The dormer preserves the character and appearance of the site and this section of the Stroud Green Conservation Area."

This decision is the principal authority on which the Appellant relies. It establishes, in the same Conservation Area, that (i) the absence of an adopted Conservation Area Appraisal materially constrains the LPA's ability to identify what is to be preserved; and (ii) a rear dormer which is set in from party walls and eaves and which sits below the ridgeline is subordinate to the host and preserves the character and appearance of the Stroud Green Conservation Area. The proposed dormer at 16 Cornwall Road satisfies each of those criteria.



Appeal precedents

56 Upper Tollington Park, Hornsey, London N4 4BX APP/Y5420/W/23/3325345

The proposal was for the installation of a rear dormer window, the addition of front rooflights, the replacement of second-floor windows, and re-roofing in natural slates. The Council had refused the application on the ground that the rear dormer would not be subservient or subordinate to the host property and would fail to preserve or enhance the character or appearance of the Stroud Green Conservation Area. The Inspector, in allowing the appeal, made findings of direct application to the present proposal:

"... this dormer was set down slightly from the ridge of this property, affording some subservience."

"Although the roof of the dormer would be broadly level with the ridge, a reasonable amount of the (re-tiled) rear pitched roof would therefore remain."

"The dormer's set down from No. 73's ridge is also not particularly obvious from ground level, where most public views are likely to occur."

"Although the proposed dormer would change the look of the property's rear elevation and its roofscape, it would therefore be a sufficiently subordinate addition ... "

The Inspector held that even a slight set-down from the ridge "affords some subservience", that is, marginal departure from a substantial set-down requirement does not displace the subordination test. Second, the Inspector mentioned that public views from ground level are the operative vantage for the section 72(1) assessment, not theoretical roof-level views or views constructed by the LPA on a worst-case basis. The proposed dormer at 16 Cornwall Road remains 53 mm below the ridge of the host property and is not visible from Cornwall Road at ground level.



Policy DM1: Delivering High Quality Design

Policy DM1 requires development to achieve a high standard of design and to relate positively to the locality in terms of building height, form, scale, massing, building lines, architectural detailing and materials. It also requires development to protect the amenity of neighbouring occupiers, including privacy, daylight, sunlight and outlook.

The proposal would continue to represent a high-quality and proportionate roof extension. The rear dormer would remain located on the rear roof slope, away from the principal street-facing elevation. It would not alter the building line or principal architectural composition of the front elevation.

The key issue is the proposed reversion to the original rear dormer height. The difference between the previously approved amended scheme and the current proposal is approximately 153mm. This is a marginal external change when assessed against the overall height, scale and massing of the host dwelling. It would not materially alter the appearance of the rear dormer, nor would it cause the dormer to appear as an additional storey or a dominant roof-level extension.

The current proposal retains that same design approach. The dormer would remain on the rear roof slope, would remain set within the roof form, and would be finished in materials to match or complement the existing dwelling. The 153mm height increase is required to provide a workable internal head height, but it would not result in a materially different external planning impact.

In amenity terms, the previous officer report concluded that the scale and massing of the proposed dormer would not result in material loss of sunlight or daylight, would not appear overbearing to No. 14 or No. 18 Cornwall Road, and would not result in material loss of privacy. The additional 153mm would not materially change that relationship. The proposal would therefore continue to preserve neighbouring amenity.

Policy DM9: Management of the Historic Environment

Policy DM9 requires proposals affecting designated or non-designated heritage assets to be assessed against the significance of the asset and its setting, and the impact of the development on that significance. For extensions and alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high-quality, site-specific and sensitive design which respects or complements the form, setting, period, architectural characteristics and detailing of the original building. The policy also requires high-quality matching or complementary materials.

The application site lies within the Stroud Green Conservation Area. The previous delegated officer report describes the conservation area as a large conservation area comprising predominantly residential streets, with a mixture of architectural styles and details, including varied roof shapes, but an overall consistency in the appearance and scale of buildings.

The Initial Stroud Green Conservation Area Appraisal, prepared by the Stroud Green Conservation Area Advisory Committee in July 2015, identifies the area's special interest as being principally derived from its late 19th-century residential development and its diverse Victorian domestic architecture. It refers to a range of house types, including artisans' cottages, Gothic and Italianate revival terraces and Queen Anne semi-detached houses. It also identifies loft conversions and replacement of traditional roofing materials as changes that can detract from the special architectural and historic character of the area where poorly handled.

The current proposal would not undermine that conclusion. The 153mm increase would be barely perceptible in wider views and would not materially alter the dormer's relationship with the original roof form. The dormer would remain visually subordinate, rear-facing and detailed in a manner that respects the host building.

Accordingly, the proposal would preserve the character and appearance of the Stroud Green Conservation Area and would comply with Policy DM9.

Absence of CA appraisal

Section 71: absence of an adopted Conservation Area Appraisal

Section 71 of the 1990 Act imposes a duty on the Local Planning Authority to formulate and publish proposals for the preservation and enhancement of its Conservation Areas, including in particular through the adoption of a Conservation Area Appraisal and Management Plan. The London Borough of Haringey has not discharged that duty in respect of the Stroud Green Conservation Area, notwithstanding that the Conservation Area was designated more than two decades ago in 2003.

The applicant respectfully invites the Council to apply the section 72(1) duty on the same evidential footing as in 73 Upper Tollington Park, namely, on the basis of the prevailing rear roofscape, the comparable approvals nearby, the materials proposed, and the limited visibility of the rear dormer from public vantage points.

Haringey Local Plan Strategic Policies 2017

Policy SP11: Design

Policy SP12: Conservation

Policy SP11 seeks to enhance and enrich Haringey's built environment through high-quality design that respects local context and the positive characteristics of the area. Haringey's Strategic Policies document is part of the adopted Local Plan used in determining planning applications.

The proposed rear dormer has been designed in response to the host property, the surrounding terrace and the established roofscape. Its rear-facing location, matching or complementary materials and limited height increase ensure that it remains compatible with the character of the property and the wider area.

The proposal would not alter the main front elevation, building line or street composition of Cornwall Road. The visual effect would be limited principally to the rear roofscape, where similar roof extensions have already been identified by the Council in the surrounding context.

The proposal would therefore accord with Policy SP11.

Policy SP12 seeks to conserve Haringey's historic environment, including conservation areas and other heritage assets.

The application site is within the Stroud Green Conservation Area. The special interest of the conservation area is associated with its late 19th-century residential development, varied Victorian domestic architecture, traditional residential streets and roofscape character.

The proposal would preserve this significance. The rear dormer would not affect the principal street-facing elevation and would not remove any significant historic detailing. The front rooflights would be conservation-style and flush with the roof plane, reducing their visual prominence and preserving the character of the public-facing roof slope.

The 153mm increase in dormer height would not result in any material harm to the significance of the conservation area. The proposal would therefore accord with Policy SP12.

Policy DM12: Housing Design and Quality

Policy DM12 states that extensions and alterations to residential buildings, including roof extensions, should be of a high-quality, site-specific and sensitive design. Such proposals should respect and/or complement the form, setting, period, architectural characteristics and detailing of the original building, including external features such as chimneys and materials.

The proposed rear dormer has been designed as a functional roof extension to provide improved internal accommodation within the existing dwelling. The current application seeks to restore approximately 153mm of height to the rear dormer compared with the previously amended scheme. This adjustment is necessary because the reduced dormer height results in insufficient and impractical internal headroom.

Externally, the difference is marginal. It would not materially alter the dormer's scale, proportions or relationship with the host dwelling. The dormer would continue to sit within the rear roof slope and would not compete with the original roof form.

The proposal would therefore provide usable accommodation while remaining sensitive to the host building and the surrounding area. It would comply with Policy DM12.

Justification for Reversion: The Balance of Harm

The core of this assessment lies in the marginal nature of the 153mm height increase when weighed against the disproportionate functional harm caused by the current approval (HGY/2025/1160).

The previously approved 100mm reduction has rendered the loft space practically unworkable.

Issue: The approved scheme would result in a finished internal head height of approximately 2.04m. Once floor build-up, ceiling construction and finishes are taken into account, the resulting space would feel constrained and would not provide a comfortable, practical or high-quality environment for long-term residential use.

Proposed adjustment: Reverting to the original dormer height would restore an internal head height of approximately 2.15m, allowing the loft accommodation to function properly as usable living space. This modest adjustment is therefore necessary to secure an acceptable standard of accommodation and to ensure the proposal delivers the quality of residential environment expected under Haringey Policy DM12 and London Plan Policy D6.

Summary

The current proposal follows the previously approved application HGY/2025/1160, where amendments were made during the determination process in response to conservation comments. Those amendments included a reduction in the height of the rear dormer. The applicant accepted the reduction at the time in order to respond positively to the Council's concerns and secure an acceptable design outcome. However, subsequent technical review has confirmed that the reduction results in insufficient and impractical internal headroom within the loft accommodation.

The present proposal therefore seeks to revert to the original rear dormer height. The difference between the previously approved amended scheme and the current proposal is limited to approximately 153mm. Externally, this is a marginal change and would not materially alter the overall scale, massing or appearance of the rear dormer. Internally, however, the additional height is necessary to secure a usable and comfortable loft space.

The proposal would retain the same overall design approach as the previously accepted scheme. The rear dormer would remain positioned on the rear roof slope, away from the principal street-facing elevation, and would continue to read as a subordinate roof-level addition.

The front rooflights would be conservation-style and flush with the roof plane, ensuring that the public-facing roof slope remains visually restrained.

The proportionality assessment demonstrates that the proposed dormer would increase from approximately 7.7 sqm to 8.4 sqm, representing an increase of approximately 0.7 sqm, or 9.1%, in dormer area. In terms of overall rear roof coverage, the dormer would increase from approximately 52.4% to 56.8% of the assessed rear roof plane, a difference of approximately 4.4 percentage points. This confirms that the increase is modest and proportionate when assessed against the overall roofscape.

Overall, the proposal represents a minor and justified adjustment to a previously accepted design. The additional 153mm height is required to provide functional accommodation and would not result in any materially greater planning harm. The development is therefore considered to accord with Haringey Local Plan Policies SP11 and SP12, Haringey Development Management DPD Policies DM1, DM9 and DM12, London Plan Policies D3, D4, D6 and HC1, and the design and heritage objectives of the National Planning Policy Framework.



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