

FAO Chief Planning Officer,
Haringey London Borough Council,
Alexandra House,
10 Station Road,
London,
N22 7TY

Our Reference: ETP261877
LPA Reference: HGY/2026/1048
Date: 4 June 2026

Dear Sir/Madam,

Re: 18 Muswell Avenue, Hornsey, London, N10 2EG

I am writing to you on behalf of my clients, Ms Miranda Cohen and Mr Jonathan Tickner of 20 Muswell Avenue, London, N10 2EG who directly neighbour the site at 18 Muswell Avenue where the extension is proposed.

Firstly, it should be noted that our clients are not opposed to the principle of development at the site and as such as not opposed to the principle of an extension per se – their main concerns relate to the extension in its current form.

All planning applications should be determined in accordance with the relevant development plan documents unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material planning consideration in all planning applications. In this instance the relevant development documents are:

- Local Plan Strategic Policies 2013 – 2026 (2017) (LSP)
- Development Management DPD (2017) (DMP)
- Site Allocations DPD (2017) (SA)
- London Plan (2021) (LP)

Residential Amenity

Policy DM1 of the Haringey Development Management DPD requires development to achieve a high standard of design whilst protecting the amenity of neighbouring occupiers. Likewise, Strategic Policy SP11 seeks development that responds positively to its context and safeguards residential amenity.

Whilst our clients do not object to the principle of a rear extension, concerns remain regarding the scale, form and rooftop terrace proposed.

The application proposes a substantial rear extension extending up to 4.9 metres beyond the existing rear elevation together with a roof terrace above. Although the Design and Access Statement states that the deeper element is set in from the boundaries the overall scale remains considerable, particularly when viewed from neighbouring gardens and rear-facing habitable rooms.

The proposed roof terrace is of particular concern. Given its elevated position above the extension roof, it would introduce a new area of outdoor activity and potential overlooking which does not currently exist – in direct contrast to what Policies DM1 and SP11 seek to achieve. Whilst screening is proposed on the terrace, this actually exacerbates the amenity problem.

The terrace would also increase the perceived bulk and massing of the development. Any privacy screens necessary to prevent overlooking would inevitably add further height and enclosure, increasing the overbearing impact when viewed from neighbouring properties and gardens, particularly given the ground level changes cross-sectionally along Muswell Avenue.

When looking at the extension, it is also important to consider the cumulative impact of the extension with other development on 20 Muswell Avenue. An aerial image of the rear elevation of these properties is shown below:

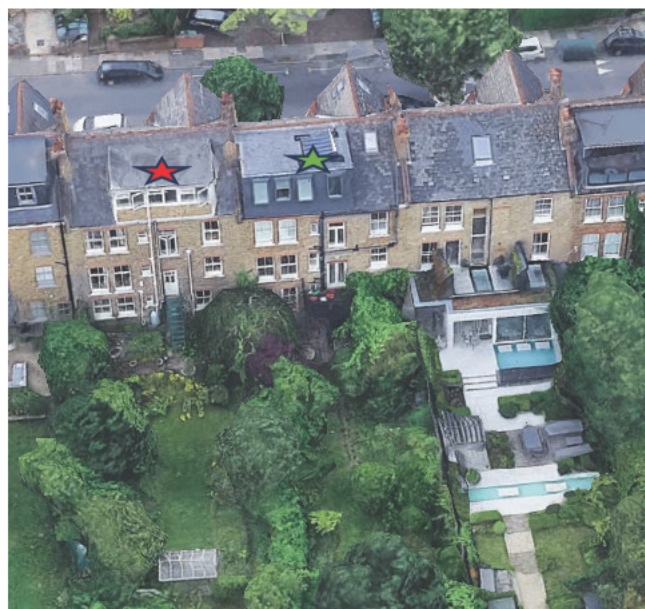


Figure 1 – The application site and surrounding properties rear elevation

Red star – Application Site

Green star – My clients' property

As can be seen in Figure 1, my clients' property is already bordered on one site by a neighbour's extension. If the extension which is the focus of this application is permitted in its current form this will create an overly enclosed amenity area immediately adjacent to the back of the house – further building up the perception of being 'hemmed in.' It is of note that the proposed extension is deeper than that of their other adjoining neighbour at number 22. Given there is no proposed site plan however, the contextual information available is limited.

Linked to this, the proposal is not accompanied by a daylight and sunlight assessment. Whilst the Council's Validation Checklist specifically identifies the need for such assessments in relation to major developments and proposals likely to affect neighbouring habitable rooms and amenity spaces, the principles underlying that requirement are equally relevant in this case. The proposed extension would project significantly beyond the existing rear elevation and incorporate a substantial roof terrace structure above.

Given the scale of the proposed rear extension, the presence of neighbouring residential properties on either side and the apparent changes in ground levels across the site, the Council cannot be satisfied in the absence of a BRE-complaint daylight and sunlight assessment that the proposal would not result in unacceptable impacts on daylight, sunlight, outlook or the enjoyment of neighbouring gardens. It is requested that one be submitted prior to the Council's determination of the application.

This omission is particularly important given:

- The depth of the extension;
- The relationship with adjoining properties;
- The existence of differing site levels;
- The proposed roof terrace and associated screening.

Without this information the impacts upon neighbouring residential amenity have not been adequately assessed.

On this point, the plans as currently drafted do not accurately reflect the topography of the site, with the plans setting out that the site wider landscape is perfectly flat and level – this is not the case and so updated plans are also required alongside the submission of the information detailed above. Without it, the Council cannot properly understand the true height, scale and massing of the development as experienced from neighbouring properties.

Trees

The submitted plans do not accurately identify all existing trees within and adjoining the site. In particular, mature trees which appear to contribute positively to the character and appearance of the Muswell Hill Conservation Area whereby trees are given an elevated amount of protection.

A large existing tree currently stands on the site:



Figure 2 – Photo showing trees along boundary



AERIAL VIEW SHOWING SIMILAR EXTENSION AT NO 22 MUSWELL AVENUE

Figure 3 – Aerial imagery from the Applicant’s Design and Access Statement showing boundary landscaping including trees

However, no trees are shown on the existing site plan and two small ornamental trees appear to be shown on the proposed site plan.

Policy G7 of the London Plan seeks the retention and protection of existing trees and requires development proposals to properly consider impacts on trees and woodland. Similarly, Policy DM20 of the Haringey Development Management DPD seeks to protect and enhance trees and woodland and requires development proposals to demonstrate that existing trees have been appropriately assessed and safeguarded.

In addition, the Council's Planning Application Validation Checklist identifies arboricultural information as a requirement where development may affect mature trees within or adjacent to the application site and requires supporting technical evidence from a qualified arboriculturalist.

Despite this, no Tree Survey, Arboricultural Impact Assessment, Tree Protection Plan or Arboricultural Method Statement has been submitted. Consequently, the Council is unable to properly assess:

- The extent and quality of existing trees affected by the proposal;
- The impact of excavation works on root protection areas;
- Whether adequate tree protection measures can be secured;
- The contribution of existing trees to the character and appearance of the Conservation Area; and
- Whether the proposal accords with Policy DM20 of the Development Management DPD and London Plan Policy G7.

Given the location of the site within the Muswell Hill Conservation Area, existing trees form an important component of its verdant character and appearance. In the absence of adequate arboricultural information, it has not been demonstrated that the proposal would preserve or enhance the significance and character of the Conservation Area, nor that it would avoid harm to existing trees. It is also noted that the tree officer has not been consulted on the application and my client would request that they are.

Heritage

The application site is located within the Muswell Hill Conservation Area. Whilst the Design and Access Statement contains a brief section addressing heritage matters, it does not amount to a proportionate Heritage Statement and fails to adequately describe the significance of the Conservation Area or the contribution made by the application site and its setting.

At a strategic level, London Plan Policy HC1 seeks the conservation of heritage assets in a manner appropriate to their significance, whilst Haringey Strategic Policy SP12 and Development Management Policy DM9 require development proposals to preserve and, where possible, enhance the Borough's historic environment, including conservation areas.

Paragraph 207 of the National Planning Policy Framework states that applicants should describe the significance of any heritage assets affected, including any contribution made by their setting, at a level of detail proportionate to the asset's importance and sufficient to understand the potential impact of the proposal on that significance.

In this case, the applicant's assessment is limited to a broad assertion that the proposal would preserve the character and appearance of the Conservation Area because the extension reflects the scale and materials of the host building and because roof terraces exist elsewhere within the locality. Whilst these observations may be relevant considerations, they do not constitute an assessment of the significance of the Conservation Area as required by paragraph 207 of the Framework and as such our clients request that a heritage statement

is submitted in support of the application to sufficiently address this national policy requirement.

Drainage

The application site lies within a Critical Drainage Area but no drainage strategy, sustainable drainage information or surface water management details have been submitted in support of the application.

The proposed extension would have the potential to alter the overall drainage environment which is especially pertinent given the sloping nature of the topography.

Policies DM24, DM25 and DM26 of the Development Management DPD require development to appropriately manage flood risk and incorporate sustainable drainage measures. At a minimum, it is considered that a Sustainable Urban Drainage Assessment would need to be submitted. It is also noted that the drainage officer has not been consulted on the application and my client has advised that there are existing drainage issues in the rear gardens which may be exacerbated by increased built form.

Conclusion

In conclusion, my clients wish to emphasise that they are not opposed to the principle of extending the property. They fully accept that neighbouring occupiers may wish to alter and improve their home and do not object to an appropriately designed extension in principle.

However, the current proposal raises significant concerns regarding its scale, massing and overall impact on neighbouring amenity. In particular, the proposed roof terrace and associated screening alongside the large scale extension have the potential to result in an overbearing form of development, with adverse effects on outlook, privacy and the enjoyment of neighbouring gardens. Furthermore, the absence of a daylight and sunlight assessment means that the Council cannot be satisfied that the proposal would not result in unacceptable impacts on neighbouring residential amenity.

In addition to these substantive concerns, the application is not supported by sufficient information to enable a full and informed assessment of its impacts. The site lies within the Muswell Hill Conservation Area, yet no proportionate Heritage Statement has been submitted to adequately assess the effect of the development on the significance and character of this designated heritage asset.

Similarly, existing trees are not accurately represented on the submitted plans and no arboricultural survey or impact assessment has been provided, despite the potential implications of the proposed excavation and construction works.

The site also lies within a Critical Drainage Area, yet no drainage strategy or supporting drainage information has been submitted to demonstrate compliance with local and national policy requirements.

Taken together, these deficiencies mean that the Council cannot be satisfied that the proposal complies with the development plan or that it would preserve the character and appearance of the Conservation Area, protect existing trees, safeguard neighbouring amenity, or appropriately address drainage considerations.

For these reasons, my clients respectfully request that the Council work with the applicant to submit amended plans and additional information to address their concerns. Without these amendments, it is considered that the scheme in its current form should be refused, the minimum on insufficient information grounds but more substantially due to the impact on amenity.

I would advise that a Planning Officer visits the site to discuss the above raised issues with our clients.

Please keep me informed of the decision.

Kind Regards,

Gareth Jones BSc (Hons) MSc MRTPI

Principal Planner | ET Planning

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