

Planning Statement

21 Vallance Road, London N22 7UD

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Introduction

This statement has been prepared in support of a planning application for alterations and extensions to 21 Vallance Road within the Vallance Road Conservation Area.

The proposals seek to improve the appearance, functionality and long-term use of the property through a carefully considered package of works comprising a loft conversion, replacement garage building, new boundary treatment and associated landscaping improvements.

The scheme has evolved through discussions with the London Borough of Haringey under Pre-Application Reference PRE/2025/0342 and has been amended to address comments received from planning and conservation officers.

The Proposal

The proposed development comprises:

- Demolition of the existing garage, roof terrace and railings and construction of a replacement garage building.
- Demolition and replacement of the existing front boundary wall and side garden gate.
- Hip-to-gable roof extension and loft conversion incorporating two side dormers.
- Associated rooflights and roof alterations.
- Re-roofing of the existing rear extension including a parapet detail.
- Replacement side boundary structure.
- Front garden landscaping and associated external works.

Design Approach

The design has been informed by the character of the existing property and the wider conservation area. The replacement garage adopts a traditional architectural language using red brick, a pitched roof and simple detailing that complements the host dwelling and surrounding streetscape.

The dormers have been carefully designed with chamfered sides, matching roof tiles and a position below the existing ridge line in accordance with pre-application advice. The proposed roof alterations reflect an established pattern of development within this section of Vallance Road, where five of the seven properties between Nos. 9 and 21 already feature similar dormer and hip-to-gable extensions.

The replacement boundary wall, integrated side gate and improved landscaping seek to strengthen the relationship between the house and the street whilst enhancing the overall appearance of the site.

Heritage Considerations

The property lies within the Vallance Road Conservation Area. The proposals have been developed with regard to the significance of the conservation area and seek to preserve and enhance its character and appearance.

The removal of the existing roof terrace and railings, together with the introduction of a more traditional garage structure and improved frontage treatment, are considered to provide a positive enhancement to the site and the wider streetscape.

Conclusion

The proposed development represents a high-quality and sympathetic enhancement of the property. The design has been informed by local character, pre-application feedback and the established pattern of development within the surrounding area.

The accompanying drawings, visualisations and 3D images demonstrate how the proposals integrate successfully with both the host dwelling and the wider conservation area whilst preserving neighbouring amenity and enhancing the appearance of the site.

Planning permission is therefore respectfully sought.



Existing house and boundary treatment



Proposed design and boundary treatment





