



**10 ELDER AVENUE,
CROUCH END, LONDON, N8 9TH**

HOUSEHOLDER APPLICATION FOR PLANNING PERMISSION

“Demolition of existing rear outrigger and erection of a single storey full-width rear extension with roof terrace above; erection of rear roof dormer extension and installation of two rooflights to the front roofslope”

PLANNING/DESIGN AND ACCESS STATEMENT

**PREPARED BY
RENEW PLANNING LIMITED**

**ON BEHALF OF STREAMCROSS LIMITED
(THE APPLICANT)**

JUNE 2026

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1.0 INTRODUCTION

1.1 This Planning Statement has been prepared on behalf of Streamcross Limited ('the applicant') in support of a householder application for planning permission for proposed development relating to the residential dwellinghouse (Class C3) at 10 Elder Avenue, Crouch End, N8 8TH ('the application site').

1.2 The proposed development description is as follows:

"Demolition of existing rear outrigger and erection of a single storey full-width rear extension with roof terrace above; erection of rear roof dormer extension and installation of two rooflights to the front roofslope".

1.3 The application comprises the following documentation:

- Completed Application Form.
- Drawing Nos:

LOC.01	Site Location Plan
EX.01	Existing Cellar Plan
EX.02	Existing Ground Floor Plan
EX.03	Existing First Floor Plan
EX.04	Existing Second Floor Plan
EX.05	Existing Roof Plan
EX.06	Existing Sections
EX.07	Existing Elevations
PC.01	Proposed Ground Floor Plan
PC.02	Proposed First Floor Plan
PC.03	Proposed Second Floor Plan
PC.04	Proposed Roof Plan
PC.05	Proposed Section
PC.06	Proposed Elevations
- Planning/Design and Access Statement (June 2026), prepared by RENEW Planning Limited (this document).
- Community Infrastructure Levy (CIL) Form 1.

1.4 The application has been submitted to the Council via the Planning Portal (PP-15016572) together with the necessary fee payment.

2.0 SITE AND SURROUNDING AREA

2.1 The application site comprises a two-storey residential dwellinghouse located on the western side of Elder Avenue in Crouch End. The property is situated at a broadly midpoint of a housing terrace extending from the southern end of Elder Terrace northwards towards Fairfield Gardens and Tottenham Lane.

2.2 The dwelling is configured over ground and first floors and has an overall gross internal area of 239m². It has a large garden extending approximately 22m to the rear and its boundary with Cairncross Mews.

2.3 The building is not statutorily listed but is situated within the Crouch End Conservation Area.

3.0 PLANNING HISTORY

3.1 The Council's electronic planning register does not contain any entries relating to this site.

4.0 PROPOSED DEVELOPMENT

4.1 The proposed development comprises the following:

- Demolition of existing rear outrigger and erection of a single storey full-width rear extension (46m²) with a maximum depth of 4.1m-5.3m and with roof terrace above.
- Erection of a rear roof dormer extension measuring 4.9m wide x 2.1m high finished in matching slate tiles with timber framed windows.
- Installation of two rooflights to the front roofslope.

5.0 MATERIAL PLANNING POLICY

5.1 The planning system is plan-led with the legislative provisions of the Town and Country Planning Act 1990 (as amended) requiring local planning authorities to determine all applications for planning permission in accordance with the provisions of the statutory development plan for the area, so far as material to the application and to any other material considerations. Specifically, Section 38(6) of the Planning and Compulsory Purchase Act (2004) provides that if regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan, unless material considerations indicate otherwise. While it is accepted that development plan policies can pull in different directions, this legal duty can only be properly exercised if the decision-maker establishes whether the proposal accords with the development plan when taken as a whole.

5.2 The statutory development plan for the area comprises The London Plan 2021 and Haringey Local Plan consisting in turn of the Strategic Policies 2013-2026 DPD (Adopted March 2013 and Consolidated with Alterations since 2017) and Development Management DPD (Adopted July 2017).

5.3 The National Planning Policy Framework (NPPF), setting out the Government's planning policies for England and how they are expected to be applied is also a material consideration. A further material consideration is the Crouch End Conservation Character Area Appraisal, published by the Council on 14 September 2010.

5.4 The Council is currently preparing a New Local Plan covering the period to 2037, but this is in the early stages of preparation and only being afforded very little weight for the purposes of planning decision-making currently.

National Planning Policy Framework (NPPF)

- 5.5 The National Planning Policy Framework (NPPF) was most recently revised in December 2024 and amended in February 2025. The NPPF advises that the primary purpose of the planning system is to contribute to the achievement of sustainable development (Paragraph 7). Sustainable development is dependent on achieving 3 overarching objectives; an ***“economic objective”***, ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity, including identifying and coordinating the provision of infrastructure; a ***“social objective”***, which, inter alia, is dependent on fostering a well-designed, beautiful and safe places with accessible services and open spaces reflecting current and future needs and supporting community health, social and cultural well-being; and an ***“environmental objective”***, which includes making effective use of land and protecting and enhancing the natural, built and historic environment, making effective use of land and mitigating and adapting to climate change, including moving to a low carbon economy (Paragraph 8). For decision-making, this means *“approving development proposals that accord with an up-to-date development plan without delay”* (Paragraph 11) with local planning authorities expected to engage *“in a positive and creative way”* to facilitate these outcomes (Paragraph 39).
- 5.6 Planning policies and decisions should *“promote an effective use of land”* to meet development needs (Paragraph 124), while giving *“substantial weight”* to the value of using suitable brownfield land, for such purposes (Paragraph 125c). Development using land efficiently and effectively should be supported (Paragraph 129) and conversely local planning authorities should refuse applications failing to make efficient use of land (Paragraph 130c).
- 5.7 The creation of high-quality, beautiful, and sustainable buildings and places is considered fundamental to what the planning and development process should achieve. Good design is *“a key aspect”* of sustainable development (Paragraph 131). Decision making should ensure that developments:
- a) *will function well and add to the overall quality of the area, not just for the short-term, but over the lifetime of the development;*
 - b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
 - e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
 - f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience (Paragraph 135).*
- 5.8 Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions (Paragraph 139).

5.9 Section 16 of the NPPF sets out the various policies aimed at conserving and enhancing the historic environment. Specifically:

- When determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance (Paragraph 207). Heritage significance is defined in the NPPF Glossary as having archaeological, architectural, artistic or historic interest.
- In turn, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness (Paragraph 210).
- When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and on the basis that the more important the asset, the greater the weight should be). This is irrespective of whether the any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (Paragraph 212). Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification (Paragraph 213).
- Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits outweighing that harm or loss, or where other considerations apply (Paragraph 214).
- Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (Paragraph 215).
- The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (Paragraph 216).

5.10 Overall, the policies in the NPPF are material considerations which local planning authorities should have regard to when exercising their planning decision-making functions (Paragraph 231).

Development Plan Policy

5.11 The following development plan policies are relevant to an assessment of this application:

The London Plan 2021

- Policy GG2 Making the best use of land
- Policy GG4 Delivering the homes Londoners need
- Policy D1 London's form, character and capacity for growth
- Policy D3 Optimising site capacity through the design-led approach
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D6 Housing quality and standards
- Policy D14 Noise
- Policy H9 Ensuring the best use of stock
- Policy HC1 Heritage conservation and growth
- Policy G6 Biodiversity and access to nature
- Policy SI 12 Flood risk management

Haringey Local Plan

Strategic Policies DPD

- Policy SP0 Presumption in Favour of Sustainable Development
- Policy SP11 Design
- Policy SP12 Conservation
- Policy SP13 Open Space and Biodiversity

Development Management DPD

- Policy DM1 Delivering High Quality Design
- Policy DM12 Housing Design and Quality
- Policy DM19 Nature Conservation

6.0 PLANNING ASSESSMENT

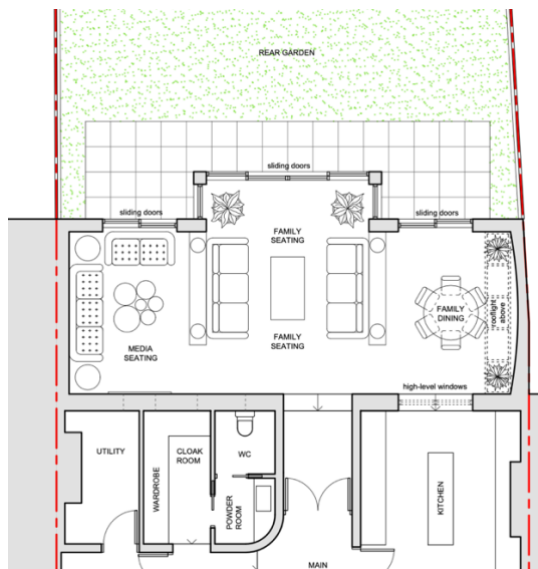
6.1 The main planning considerations relevant to an assessment of this application are as follows:

(1) Design & Heritage Impact

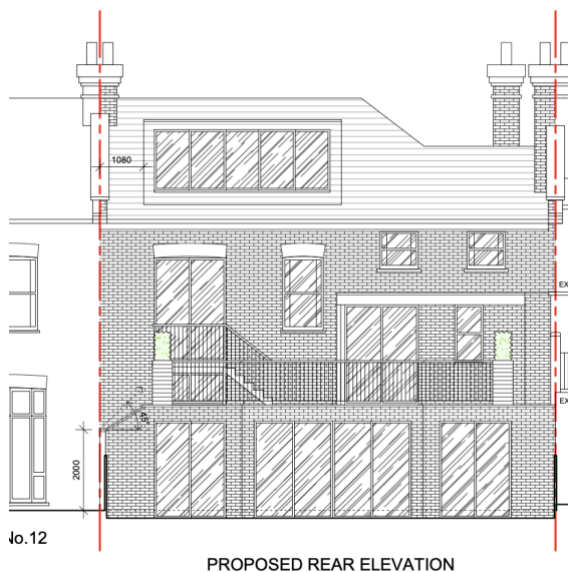
- 6.2 Policy DM12 (Housing Design and Quality) of the Haringey Local Plan states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/or complement the form, setting, period, architectural characteristics of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.
- 6.3 Policy DM1 (Delivering High Quality Design) of the Local Plan requires development proposals to achieve a high standard of design and contribute to the distinctive character and amenity of the local area. Development proposals will be supported where they relate positively to neighbouring structures, new or old, to create a harmonious whole (according to the Haringey Development Charter) and where also, inter alia, they relate positively to their locality in terms of building heights, form, scale and massing, maintain a sense of enclosure and, where appropriate, follow existing building lines. Policy SP11 (Design) of the Local Plan states that all

new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use.

- 6.4 As the site is situated within the Crouch End Conservation Area, the proposed development will also need to be assessed against Section 16 of the NPPF relating to the conservation and enhancement of the natural environment and the related Policies HC1 of the London Plan and Policy SP12 of the Local Plan.
- 6.5 The application seeks permission for a full-width single storey rear extension and rear dormer as part of the overall planned refurbishment of the property to create an exceptionally designed family house catering for modern living standards.
- 6.6 The rear extension would extend 4.1m to the rear increasing to 5.3m centrally (as shown on the below drawing extract). As such, it would project 1.1m to 2.3m beyond what would constitute permitted development under Class A.



- 6.7 The extension would be largely aligned with the existing rear projection on the southern side of the host building (also aligned with no. 8), which would be demolished to facilitate the construction. The extension would have a height of 2m at the boundary with no.12 pitching to a maximum height of 2.5m, increasing to 3m at its central section, before stepping down to 2.5m at the boundary with no. 12. It would be finished in matching brickwork. The plans provide for the formation of a roof terrace above, which would be accessed from the two rear bedrooms at first floor level, and which would incorporate a metal railing edge and planters either side. The terrace would be set in 1.5m from the boundary with no. 8 and 1.65m from the boundary with no. 12. The adjoining dwelling at no. 8 already benefits from a first-floor roof terrace over its existing outrigger extension.
- 6.8 The rear dormer extension would be set in 1.1m from the roof edge with no. 12, sit 0.53m below the ridgeline and set back 0.6m from the eaves (measured horizontally). It would be finished in matching slate roof tiles with timber-framed windows (see below drawing extract also showing the proposed roof terrace). Two new rooflights would also be installed on the front roof slope (which constitutes permitted development in any event).



- 6.9 The proposal is considered in keeping with the existing pattern of development in the area and would appear subordinate and sympathetic to the host building and locality. The proposed ground floor rear extension would also be only marginally larger in terms of depth than the equivalent extension that could be built under permitted development.
- 6.10 Accordingly, the proposed development would have the effect of leaving the character and appearance of the conservation area unharmed.

(2) Amenity Impact

- 6.11 London Plan Policy D6 seeks to ensure that all new housing development is of a high-quality design and provides sufficient daylight and sunlight to surrounding properties. Policy D14 of the London Plan seeks to ensure that new development not result in any adverse noise impacts on health, amenity and quality of life.
- 6.12 Policy DM1 of the Local Plan states that development proposals should ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to the amenity of neighbouring residents.
- 6.13 The proposed dormer would not extend beyond the existing footprint of the building and would therefore not give rise to a loss of privacy or light. The single storey rear extension would not project beyond the existing part-outrigger and is only marginally deeper (by 1.1m to 2.3m) than the equivalent full-width extension that could be built under permitted development. While a PD compliant could be built to a maximum height of 3m at the currently 'open' boundary with no. 12, the application proposal would have a reduced height of 2.3m on this boundary. As such, the extension has been sensitively designed and would not result in an unacceptably increased sense of enclosure and a loss of daylight/sunlight to this adjoining property.
- 6.14 The proposed roof terrace at first floor level would be largely concealed behind the existing flank wall with the adjoining outrigger/roof terrace at no. 8 and set in 1.65m from the

boundary edge with no.12 and behind a raised planter extending to an overall height of 1.1m (increasing to c.1.8m with planting). The terrace has been designed to frame the views of the rear garden and to prevent any harmful overlooking or loss of privacy to the neighbouring properties.

- 6.15 Accordingly, the proposal would be unlikely to result in an unacceptable amenity impact such that the related requirements of planning policy would be met in this respect.

7.0 CONCLUSION

- 7.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan unless other material considerations indicate otherwise. The Council also has a general statutory duty under Section 72(1) of the Planning (Listed Building and Conservation) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area, including its setting.
- 7.2 The proposal would facilitate the sensitive and sympathetic refurbishment and extension of the house to provide a greatly improved standard of living accommodation. The proposal is considered acceptable in terms of its design and appearance, amenity impact and would also leave the character and appearance of the conservation area unharmed.
- 7.3 Accordingly, it is considered that planning permission may be appropriately granted on this basis.