

## Planning Statement

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Revised Application –  
Householder Extension:

Park House, Hampstead Lane  
London N6 4LL

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## **1. Introduction**

- 1.1. This Planning Statement supports a householder application for works at Park House, Hampstead Lane, London N6 4LL, with the following description of development:

*Replacement of the existing single storey side range to the principal elevation with a single storey side extension, including rooflights, green roof and associated external alterations; new pedestrian gate and brick piers; and retention of two air conditioning condenser units at the west elevation and three air source heat pump units at the north elevation of the host building.*

- 1.2. A separate Heritage Statement accompanies this submission because the site lies within the Highgate Conservation Area.

- 1.3. The revised proposal follows the refusal of application HGY/2025/2550 and has been prepared having regard to the Council's decision notice and officer report. The previous refusal was directed principally at the proposed first floor and roof level elements, their perceived bulk and massing, and the alleged effect on daylight to The Red House. The present scheme removes the upper storey and roof level elements and proceeds with a single storey replacement side extension only.

- 1.4. The application is supported by the following documents:

- Application forms and ownership certificate
- Existing and proposed architectural drawings
- Design and Access Statement
- Planning Statement
- Heritage Statement with Supplemental Heritage Statement
- Reasonable Exception Statement – Fire Safety
- Arboricultural Report
- Tree Survey Plan, Tree Constraints Plan
- Arboricultural Impact Assessment
- Tree Protection Plan / Arboricultural Method Statement
- Daylight and Sunlight Report and consultant confirmation dated 18 June 2026
- Acoustic Note
- CIL Additional Information Form

## **2. Site and Surrounding Context**

- 2.1. Park House is a substantial detached dwelling on the north side of Hampstead Lane within a verdant residential context. Neighbouring properties include The Red House to the west and Oak Tree Cottage to the east.

- 2.2. The site lies within the Highgate Conservation Area. The property is set back from Hampstead Lane behind boundary treatment and mature landscaping. Public views of

the building from Hampstead Lane are filtered and intermittent, with the most direct views occurring in the vicinity of the vehicular entrance.

- 2.3. The existing dwelling is of modern mid-20th Century construction and has undergone alteration over time. It is not a listed building. The existing side range contains a deteriorated conservatory-style pool structure which forms part of the principal elevation and is proposed to be replaced.
- 2.4. The wider area is characterised by substantial detached dwellings set within generous landscaped plots. The surrounding townscape is varied in age, scale and architectural expression, but the verdant character of the area and the landscaped setting of buildings are important features of the local scene.

### **3. Proposed Development**

- 3.1. The proposal comprises the replacement of the existing single storey side range to the principal elevation with a single storey side extension containing domestic leisure accommodation, including a swimming pool, spa and gym.
- 3.2. The proposal includes rooflights and a green roof over the single storey extension. These form part of the submitted architectural design and assist in reducing the visual presence of the flat roof when viewed from upper levels within and around the site. The new side extension is shown with a restrained architectural treatment, including stone cladding to the principal-facing element and facing brick to side elements to match the existing house as indicated on the drawings.
- 3.3. The proposal also includes a new pedestrian gate and brick piers, as shown on the submitted drawings.
- 3.4. The application further seeks the retention of two existing air conditioning condenser units at the west elevation and three existing air source heat pump units at the north elevation of the host building. These are domestic units ancillary to the use of Park House as a single dwellinghouse.
- 3.5. The proposal does not include the previously refused first floor side extension, roof level accommodation, extended crown roof, faux dormer, or first floor terrace associated with application HGY/2025/2550. The revised scheme is materially reduced in height, massing and visual prominence.

### **4. Planning History**

- 4.1. The following recent planning history is relevant to the assessment of the revised proposal.

*HGY/2001/0446*

- 4.2. Planning permission was granted on 29 May 2001 for the erection of a conservatory to the rear. This establishes the previous planning context for domestic extension works at the property.

*HGY/2025/2550*

- 4.3. Application HGY/2025/2550 sought planning permission for the replacement of the single storey side range of the principal elevation with a part single, part two-storey side extension with accommodation within the roof, formation of a first floor terrace, and retention of two air conditioning condenser units at the west elevation and three air source heat pump units at the north elevation of the host building.
- 4.4. The application was refused on 21 April 2026 for two reasons. The first reason related to the Council's view that the extension, by reason of excessive bulk, massing and design, would dominate and detract from the host dwelling and fail to preserve or enhance the character and appearance of the Highgate Conservation Area. The second reason related to alleged loss of light to east facing windows at The Red House.
- 4.5. The officer report is material to the revised application. It records that the existing conservatory-style front extension would be replaced by a ground floor extension with a broadly similar footprint, rectilinear footprint and flat roof. The officer report considered the simple form of the ground floor replacement acceptable in comparison with the existing situation and found that, given the existing extension it would replace, the ground floor extension would have a neutral impact on the significance of the Highgate Conservation Area.
- 4.6. The design objection was directed to the first floor and roof level side extension, including the extended crown roof form, faux dormer, perceived width and bulk, and first-floor terrace/privacy screening. Those elements have now been removed from the revised proposal.
- 4.7. In relation to daylight and sunlight, the previous refusal relied on a 25-degree assessment and the absence of further daylight and sunlight evidence. A BRE-based Daylight and Sunlight Report prepared for the previous, larger scheme is submitted with this revised application, together with confirmation from the daylight and sunlight consultant that the materially reduced revised scheme would not materially affect the report findings and would perform better than the previously tested scheme.
- 4.8. In relation to plant noise, the previous officer report did not include a refusal reason. It noted that further details could be required to assess the retained domestic plant. An Acoustic Note accompanies this revised submission that addresses those concerns.

*HGY/2025/2551*

- 4.9. Application HGY/2025/2551 related to a single-storey, open sided carport with brick columns to match the host building, set on bound resin hardstanding.
- 4.10. Planning permission was granted on 29 May 2026. The Council concluded that the carport would preserve the Highgate Conservation Area, would not result in material harm to neighbouring amenity, and would be acceptable in arboricultural terms subject to compliance with the approved arboricultural documents.
- 4.11. The approval is relevant insofar as it confirms the Council's acceptance in principle of carefully designed domestic ancillary works within the curtilage of Park House, subject to appropriate design, materials and tree protection controls.

## **5. Planning Policy**

- 5.1. The following development plan policies, national policy and local guidance are considered particularly relevant to the proposed development.

### **National Planning Policy Framework**

Chapter 12: Achieving well-designed places.

Chapter 16: Conserving and enhancing the historic environment.

### **The London Plan 2021**

D3 Optimising site capacity through a design-led approach.

D4 Delivering good design.

D6 Housing quality and standards.

D12 Fire safety.

D13 Agent of Change.

D14 Noise.

G7 Trees and woodlands.

HC1 Heritage conservation and growth.

### **Haringey Local Plan Strategic Policies 2017**

SP11 Design.

SP12 Conservation.

### **Haringey Development Management DPD 2017**

DM1 Delivering High Quality Design.

DM5 Locally Significant Views.

DM9 Management of the Historic Environment.

DM12 Housing Design and Quality.

## **Highgate Neighbourhood Plan 2017**

DH2 Development proposals in Highgate's Conservation Areas.

DH4 Side Extensions.

DH5 Roofs and Roofscapes.

## **Local Supplementary Guidance**

Highgate Conservation Area Character Appraisal and Management Plan, adopted 12 November 2013.

Sustainable Design and Construction SPD, adopted February 2013.

## **6. Planning Considerations**

### *Design-led approach and character*

- 6.1. The revised proposal is a materially reduced scheme when compared with the refused application HGY/2025/2550. The first floor and roof level elements have been removed. The scheme is now confined to a single storey replacement side extension, with rooflights and a green roof.
- 6.2. The proposal replaces an existing deteriorated conservatory-style pool structure with a more ordered and architecturally coherent single storey extension. The form is simple, contained and subordinate to the host dwelling. It does not compete with the principal elevation and does not introduce additional upper-storey massing.
- 6.3. The Council's previous officer report accepted that the ground floor replacement element was acceptable in form terms and would have a neutral impact on the significance of the Highgate Conservation Area, given the existing extension it would replace. The revised proposal responds directly to the Council's concerns by removing the elements that gave rise to the previous design and heritage objection.
- 6.4. The proposed materials are restrained and appropriate to the host building and its setting. The stone-clad element provides a calm, high quality treatment to the replacement side range, while facing brick is used where indicated to relate to the existing house. Final material details can be secured by condition if required.
- 6.5. The proposed pedestrian gate and brick piers would be modest boundary works and would match the existing entrance/boundary treatment. The brick piers would match the existing and would not harm the street scene.
- 6.6. The proposal accords with London Plan policies D3 and D4, Haringey Local Plan policy SP11, Haringey Development Management DPD policies DM1 and DM12, and Highgate Neighbourhood Plan policy DH4.

### *Conservation Area*

- 6.7. The site lies within the Highgate Conservation Area. The statutory duty is to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.
- 6.8. The proposal preserves the character and appearance of the Highgate Conservation Area. It removes the previously proposed upper storey and roof level additions and is confined to a single storey replacement side extension. Public views from Hampstead Lane remain filtered and limited by the boundary treatment and landscape setting.
- 6.9. The proposal avoids additional upper storey bulk, avoids extension of the crown roof, avoids roof level accommodation, and avoids the first floor terrace and privacy screens associated with the refused scheme. The resulting development is lower, quieter and less visually prominent than the refused proposal.
- 6.10. The proposed green roof is a design feature of the single storey extension. It would soften the appearance of the roof when seen from upper levels and is consistent with the landscaped setting of the site. It is not relied upon as necessary mitigation, but it forms part of the submitted design and contributes positively to the restrained character of the revised proposal.
- 6.11. No historic fabric is lost. The existing house is modern and has been altered over time. The proposal replaces a deteriorated domestic pool structure with a more considered and durable form of development. Any effect on the Conservation Area is neutral to modestly beneficial.
- 6.12. The proposal accords with London Plan policy HC1, Haringey Local Plan policy SP12, Haringey Development Management DPD policy DM9, and Highgate Neighbourhood Plan policies DH2, DH4 and DH5.

### *Neighbouring amenity*

- 6.13. The revised scheme protects neighbouring residential amenity. It removes the previously proposed first floor and roof level elements which formed the basis of the Council's concern in relation to The Red House.
- 6.14. The previously alleged daylight and sunlight concern related to the upper bulk of the refused proposal. The revised scheme is single storey and materially reduced. The submitted BRE-based Daylight and Sunlight Report, read with the consultant's 18 June 2026 confirmation, demonstrates that neighbouring daylight and sunlight amenity would be safeguarded and that recalculation is not necessary.

6.15. The proposal would not result in unacceptable overlooking, loss of privacy, overbearing impact, loss of outlook, or loss of daylight and sunlight to neighbouring occupiers.

6.16. The development accords with London Plan policy D6 and Haringey Development Management DPD policy DM1.

#### *Trees and landscaping*

6.17. The site contains and is adjacent to trees which contribute to the verdant character of the Highgate Conservation Area. Arboricultural information accompanies the application.

6.18. The proposal has been designed having regard to retained trees and root protection areas. Appropriate tree protection measures, including protective fencing, ground protection, supervised working methods and controls on storage and construction access, can be secured through the approved arboricultural documents. The arboricultural material identifies only a limited incursion into the outermost part of the RPA of T24, amounting to approximately 1% of the calculated RPA, with excavation to be undertaken by hand under arboricultural supervision. T30 is to be temporarily relocated by hand during construction and replanted following completion.

6.19. The proposal retains the landscaped setting of the site. The green roof is included as part of the design of the single storey extension and would provide some visual softening when viewed from above. The proposal would not result in unacceptable harm to retained trees or the character of the Conservation Area.

6.20. The development accords with London Plan policy G7, Haringey Local Plan policy SP11 and Haringey Development Management DPD policy DM1.

#### *Noise and mechanical plant*

6.21. The application seeks retention of two existing air conditioning condenser units at the west elevation and three existing air source heat pump units at the north elevation. These are existing plant serving Park House as a single dwellinghouse and ancillary to its residential use.

6.22. The previous officer report noted representations concerning plant noise but did not include plant noise as a reason for refusal. An Acoustic Note accompanies this revised application and explains that the plant is domestic in scale and that any necessary controls can be secured by condition.

6.23. If the Local Planning Authority considers a condition necessary, this should be framed as a performance condition requiring the cumulative rating level of sound from

the retained domestic plant not to exceed the representative background sound level at the nearest noise-sensitive receptor when assessed in accordance with BS 4142:2014+A1:2019. This would be a proportionate means of controlling any residual amenity concern while recognising that the units are existing and already installed.

- 6.24. The proposal accords with London Plan policies D13 and D14 and Haringey Development Management DPD policy DM1.

*Construction and ground conditions*

- 6.25. Construction impacts can be managed through standard working practices and by compliance with the submitted arboricultural method statement. Any works near retained trees will be undertaken in accordance with the submitted tree protection measures.
- 6.26. The development is domestic in scale. Construction impacts would be temporary and capable of appropriate control.

*Sustainability and fabric*

- 6.27. The proposal rationalises domestic accommodation within the existing curtilage and replaces a deteriorated pool structure with a more efficient and durable form of development.
- 6.28. The inclusion of a green roof is a positive design feature, and the retention of air source heat pump units supports the continued use of lower carbon domestic services. The proposal is consistent with the broad objectives of sustainable design and construction guidance.

*Fire safety*

- 6.29. The proposal falls within the London Plan Policy D12 reasonable exception approach for householder development. It relates to works to an existing single dwellinghouse and does not require a full Fire Statement. Fire safety matters are proportionate to the domestic scale of the proposal and will be addressed through the Building Regulations process. A Reasonable Exception Statement accompanies the application.

## **7. Planning Balance and Conclusion**

- 7.1. The revised proposal is a measured and proportionate response to the refusal of application HGY/2025/2550. It removes the first floor and roof level elements that formed the principal basis of the Council's design and Conservation Area concern.

- 7.2. The scheme now comprises a single storey replacement side extension with rooflights and green roof, together with new pedestrian gate and brick piers and retention of existing domestic plant.
- 7.3. The Council's previous officer report accepted the ground floor replacement element as acceptable in form terms and neutral in Conservation Area terms. The revised proposal builds on that position by removing the upper elements and presenting a more restrained, lower and less visually prominent scheme.
- 7.4. Neighbouring amenity is safeguarded. The previously alleged daylight and sunlight issue is addressed by the reduced single storey form and the accompanying Daylight and Sunlight Report. The existing domestic plant is modest in scale and can be controlled, if necessary, by a performance condition requiring compliance with an appropriate plant noise limit.
- 7.5. Tree matters are addressed through the accompanying arboricultural information and can be secured by condition.
- 7.6. The development accords with NPPF Chapters 12 and 16. It complies with London Plan policies D3, D4, D6, D12, D13, D14, G7 and HC1. It complies with Haringey Local Plan policies SP11 and SP12 and Haringey Development Management DPD policies DM1, DM5, DM9 and DM12. It is consistent with the Highgate Neighbourhood Plan and the Highgate Conservation Area Character Appraisal and Management Plan.
- 7.7. Planning permission should therefore be granted subject to conditions.

### **Recommended Conditions**

1. *Time limit*: Standard 3 years.
2. *Approved plans*: development to be carried out in accordance with the approved drawings and documents.
3. *External Materials*: materials to be as shown on the approved drawings or otherwise submitted to and approved in writing by the Local Planning Authority prior to their use.
4. *Tree Protection*: development to be carried out in accordance with the approved Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement.
5. *External plant noise*: The cumulative rating level of sound emitted from the retained air-conditioning condenser units and air-source heat pump units shall not exceed the representative background sound level at the nearest noise-sensitive receptor when assessed in accordance with BS 4142:2014+A1:2019. The plant shall thereafter be retained and operated to comply with this limit.