

5 FIRS AVENUE

PLANNING STATEMENT
JUNE 2026

ELL ARCHITECTS

CONTENTS

Introduction

PART 1 - The Approval

- 1.1 The approved layout
- 1.2 The approved front elevation

PART 2 - The Proposal

- 2.1 The proposed layout
- 2.2 The proposed front elevation

PART 3 - Precedents in the area and relevant planning approvals

PART 4 - SUMMARY

INTRODUCTION

This planning statement is to accompany a Section 73 notice to make an amendment to Planning Approval HGY/2026/O923.

The approval relates to alterations and extension to 5 Firs Avenue.

The existing house is not listed but it does sit within Sub-area 4 of the London Borough of Haringey's Conservation Area no 3.

This application is for;

- A light well to the lower ground floor at the front of the house.
- Inserting glazing to the lower ground floor at the front of the house.

SITE ADDRESS

5 Firs Avenue
Muswell Hill
London
N10 3LY



PHOTOS OF 5 FIRS AVENUE.

PART 1 - THE APPROVAL

- 1.1 The approved layout
- 1.2 The approved front elevation

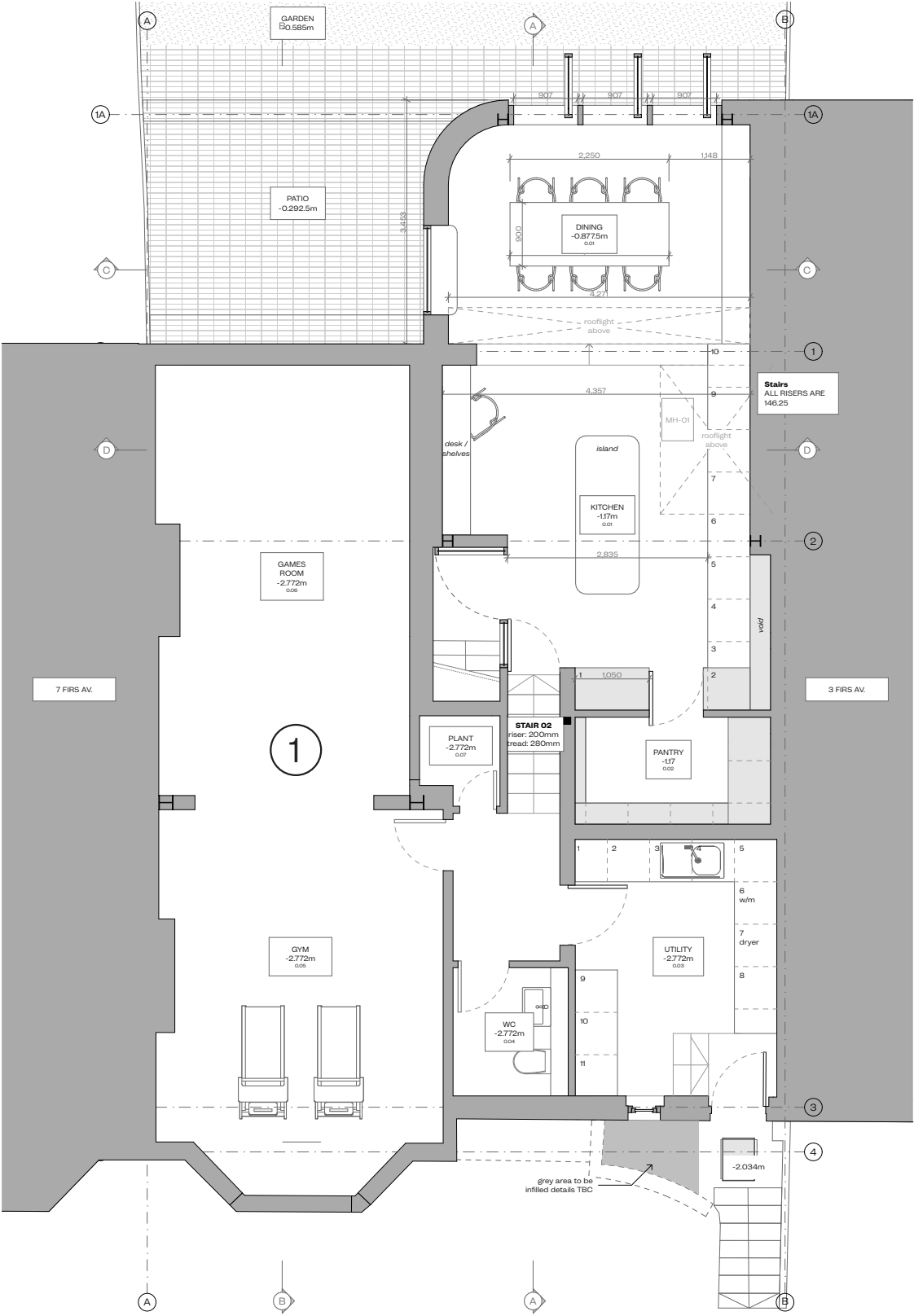
1.1 THE APPROVED LAYOUT

The lower ground floor layout was approved under application REF HGY/2026/0923.

The approval allows for the excavation of a lower ground floor to house a gym and games room.

KEY

- 1. Gym and games room approved under REF HGY/2026/0923



APPROVED LOWER GROUND FLOOR

1.2 THE APPROVED FRONT ELEVATION

An original feature on the front elevation of the existing house is the bay to the living room. This houses 4x timber windows.



KEY

1. Existing bay with timber sash windows on the ground floor.

APPROVED FRONT ELEVATION

PART 2 - THE PROPOSAL

- 2.1 The proposed layout
- 2.2 The proposed front elevation

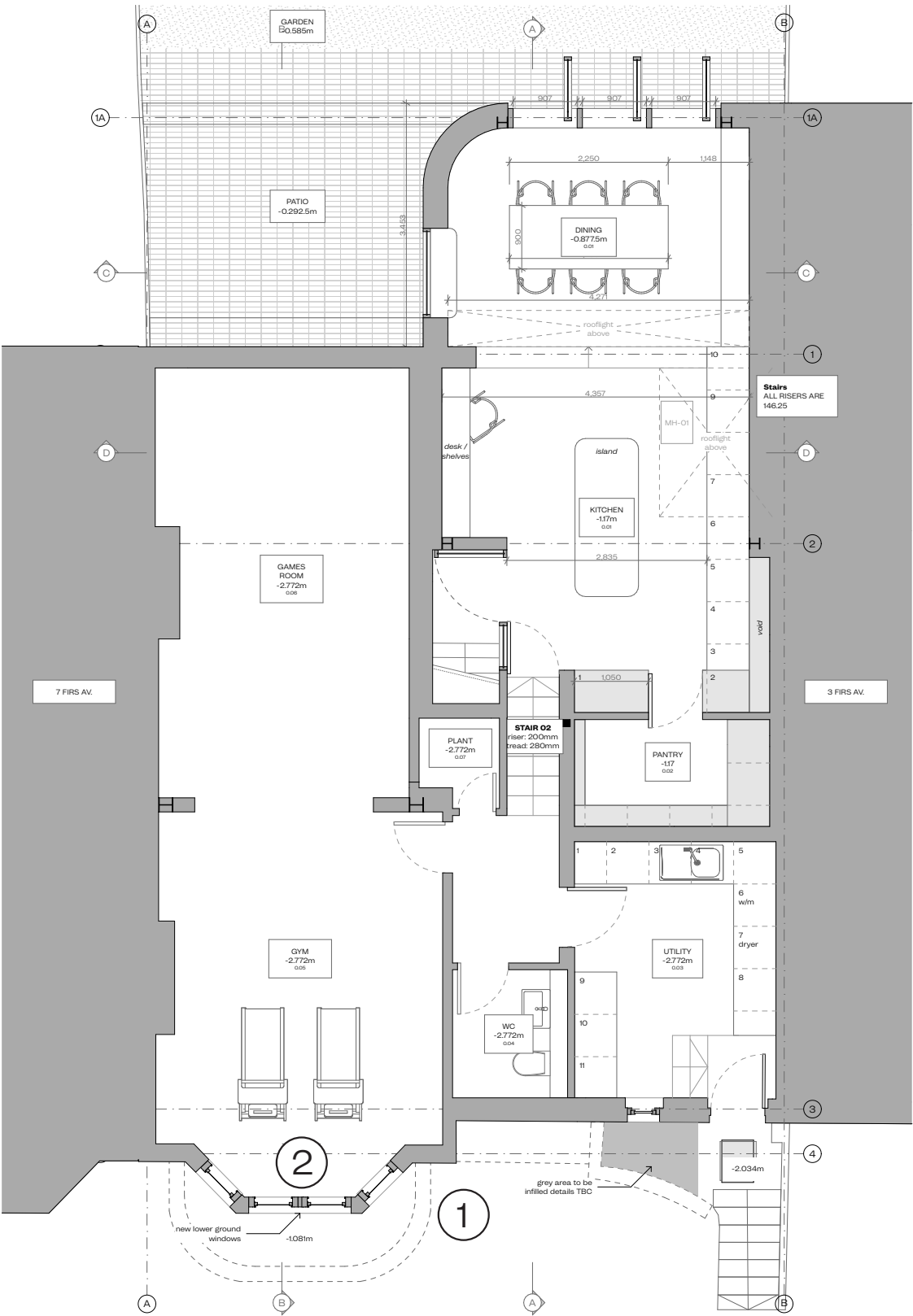
2.1 THE PROPOSED LAYOUT

The proposal seeks to;

- Insert a light well on the front elevation at the lower ground floor.
- Insert windows into the bay to allow natural light into the gym space.
- The style of the propose glazing would be timber casement windows. The material of the frames are to be timber to match those found on the existing elevation above and in keeping with the rest of the front elevation.

KEY

1. Light well to be added.
2. Glazing added to bay on lower ground floor.



PROPOSED LOWER GROUND FLOOR

2.2 THE PROPOSED FRONT ELEVATION

The glazing added to the lower ground floor aligns vertically with the existing glazing on the ground floor.

KEY

1. Proposed light well.
2. Timber framed windows to lower ground floor bay.



PROPOSED FRONT ELEVATION

PART 3 - PRECEDENTS IN THE AREA AND RELEVANT PLANNING APPROVALS

- 3.1 Examples in the neighbouring area

- 3.2 Built examples of neighbouring front light wells and glazing

3.1 EXAMPLES IN THE NEIGHBOURING AREA

The following is a non-exhaustive list of neighbouring properties also in Sub-area 4 of the London Borough of Haringey's Conservation Area no 3, whom have light wells and glazing at the lower ground floor.

1. 9 Firs Avenue
Light well on front elevation with timber framed windows.
2. 12 Firs Avenue - HGY/2012/0895
Approval for front light well with associated glazing.
3. 22 Grand Avenue - Ref: HGY/2021/2888
Light well on front elevation with timber framed windows.
4. 26 Grand Avenue - Ref: HGY/2006/1017
Light well on front elevation with timber framed windows.
5. 28 Grand Avenue - Ref: HGY/ 2008/0262
Light well on front elevation with timber framed windows.
6. 30 Grand Avenue - Ref: HGY/2004/2588
Light well on front elevation with timber framed windows.
7. 42 Grand Avenue - Ref: HGY/2007/0229
Light well on front elevation with timber framed windows.
8. 62 Grand Avenue



MAP OF LOCAL AREA SHOWING POSITIONS OF NEIGHBOURING HOUSES WITH FRONT LIGHT WELLS AND GLAZING TO THE LOWER GROUND FLOOR.
BASE AERIAL IMAGE COURTESY OF GOOGLE MAPS.

3.2 BUILT EXAMPLES OF NEIGHBOURING FRONT LIGHT WELLS AND GLAZING

9 Firs Avenue

Light well on front elevation with timber framed windows.



26 Grand Avenue - Ref: HGY/2006/1017

Light well on front elevation with timber framed windows.



22 Grand Avenue - Ref: HGY/2021/2888

Light well on front elevation with timber framed windows.



28 Grand Avenue - Ref: HGY/ 2008/0262

Light well on front elevation with timber framed windows.



3.2 BUILT EXAMPLES OF NEIGHBOURING FRONT LIGHT WELLS AND GLAZING

30 Grand Avenue - Ref: HGY/2004/2588

Light well on front elevation with timber framed windows.



42 Grand Avenue - Ref: HGY/2007/0229

Light well on front elevation with timber framed windows.



62 Grand Avenue

Light well on front elevation with timber framed windows.



PART 4 - SUMMARY

4.1 SUMMARY

This application is for;

- A light well to the lower ground floor at the front of the house.
- Inserting glazing to the lower ground floor at the front of the house.

Light well

There are many precedents in the surrounding Conservation area of light wells on the front elevation. Many of these are houses of the same style and period as 5 Firs Avenue.

Glazing to the lower ground floor

The proposed glazing follows the same rhythm as the glazing to the bay on the ground floor. This retains order and ensures the proposals are in keeping with the existing house.

The window frames are to be timber which is in keeping with the other windows on the front elevation.

There are precedents for casement windows in this position on other houses in the Conservation area.

In summary the proposals are in keeping with the existing house and the surrounding neighbouring houses within the Conservation area.

There are many precedents for a light well and associated glazing on other houses of the same style and period within the Conservation area.