

Planning Statement - 8 Townsend Yard, N6

This application seeks planning permission for the conversion of the existing boarded loft within the existing roof structure at 8 Townsend Yard to provide an additional bedroom with ensuite shower room, together with two additional conservation-style rooflights to the front roof slope.

Design

The proposal has been deliberately designed to make efficient use of the existing roof space whilst retaining the established roof form. No dormer extension is proposed, there is no increase in ridge height and the footprint of the dwelling remains unchanged. The existing roof profile is retained in its entirety, with only two additional conservation-style rooflights introduced to the front roof slope. These are flush fitting and will project no more than 150mm beyond the existing roof plane. Internally, the proposal makes use of the existing boarded loft space to provide additional accommodation within the existing building envelope. It represents a modest adaptation of the property without extending the building or increasing its bulk or massing.

Highgate Conservation Area

The proposal has been carefully designed to preserve the character and appearance of the Highgate Conservation Area.

The existing roof form, ridge height and overall proportions of the dwelling remain unchanged. By retaining the existing roof profile and avoiding a dormer extension, the proposal minimises its visual impact and respects the architectural character of the terrace and the wider conservation area.

The proposed rooflights are conservation-style, modest in scale and sympathetic to the existing roof. The development therefore preserves the appearance of the building and does not introduce any additional built form above the existing roofline.

Heritage Considerations

The proposal has been developed with these heritage considerations in mind. The works are limited to the installation of flush-fitting conservation-style rooflights within the existing roof slopes. No alterations are proposed to the roof form, ridge height, eaves, or overall massing of the building, and no dormer extensions or other roof enlargements are proposed.

Neighbouring Amenity

The proposal will not result in any material loss of privacy, overlooking, daylight or sunlight to neighbouring properties.

As the development is wholly contained within the existing roof envelope, there is no increase in the visual bulk or massing of the building and no adverse impact on the amenity of adjoining occupiers.

Accessibility and Adaptability

The proposal supports the long-term adaptability of the dwelling in response to the occupier's ongoing disability and health needs.

The occupier remains immunocompromised and, as a reasonable adjustment made by her employer, works predominantly from home. The proposal will enable the existing first-floor bedroom to become a dedicated home office whilst providing additional bedroom accommodation within the existing roof space.

The proposal will also create accessible storage within the dwelling, removing the need to access storage via a loft ladder and improving the safe day-to-day use of the property.

The proposal therefore represents a proportionate adaptation of the dwelling which supports its long-term independent occupation whilst making efficient use of the existing roof space.

Planning Balance

The proposal is a modest and sustainable adaptation of an existing dwelling.

It:

- * retains the existing roof form;
- * does not increase the ridge height or footprint of the building;
- * avoids the need for a dormer extension;
- * preserves the character and appearance of the Highgate Conservation Area;
- * has no material impact on neighbouring amenity; and
- * makes efficient use of existing roof space to meet the long-term needs of the occupier.

Overall, the proposal represents a sensitive and proportionate form of development that accords with the objectives of the National Planning Policy Framework, the London Plan, and the relevant policies of the Haringey Development Management DPD. It provides high-quality additional living accommodation while preserving the character and appearance of the host building and its surroundings.