

Haringey Council Planning Service
River Park House, 225 High Road, London, N22 8HQ
FAO: Oskar Gregersen, Case Officer
CC: Matthew Gunning
17 July 2026

Re: Objection to Planning Application HGY/2026/1046 — 11 Berkeley Road, Haringey, N8 8RU

Dear Mr Gregersen,

Objection and what is being proposed:

This document forms our objection to the current planning application HGY/2026/1046 - 11 Berkeley Rd, N8 8RU.

The proposal currently under consideration by the council comprises a 7.8m side return infill extension featuring a monolithic block design with a flat roof and a high wall standing directly along the boundary with our property at 13 Berkeley Rd. The exact height of the extension has not been clearly dimensioned across the applicant's own drawings, but appears to be at least 3.2m¹ and potentially as much as 3.5m² above the boundary, (or 3.6m-3.9m when measured from ground level at number 11). These height ambiguities are addressed further below. This is in place of the existing 3.4m deep extension at number 11 which features a tapered profile, and which drops to close to 2.35m (2.75m from 11s ground) as it extends from the back line of the original property.

Existing development at number 11:

This existing development is significantly shorter and lower with a much more considered profile. Whilst it does currently block some light to our courtyard, its impact is mitigated by the fact that it slopes away from its highest point at the back wall of number 11, and also, crucially, because it only extends into the side return to a depth of 3.4m. The slope away from the back wall interacts positively with the path of the morning sun as it travels over the front gable of number 11 and shines in the direction of the courtyard. The earlier path of the sun is closer to parallel with the sloped construction, shining towards the lower end of the slope and over it towards bed 3 and the ante room. As the sun's path south continues it comes more perpendicular to this existing boundary wall as it lowers, again allowing the sun to travel over the lower section towards the ante room.

Crucially the shallow depth of the existing extension leaves a sizable length of undeveloped land in the side return beyond, towards the SW facing garden. This leaves a critical corridor through which the most valuable high noon and afternoon sun can travel towards the side return ante room and crucially the second bedroom, largely unimpeded for a significant portion of the year. The proposal introduces a uniformly tall, flat-roofed mass running the full

¹ according figures supplied by the to planning officer figures

² according to scaling of drawings submitted to planning relative to existing structures at number 13

length of the number 11s side return, butting right up against our boundary and significantly blocking the path of light especially and most crucially when the sun is lower and the daylight hours are shorter. This is especially true in late autumn, winter and early spring.

Grounds for objection:

We object to this proposal because the height of this structure at the boundary, combined with the flat massing that continues behind it for the full depth of the site, fails to meet the standards of the Council's own planning policy. Crucially it is this combination of height and massing together with depth that produces all three failures set out below.

London Plan Policy D6 states that development must not be detrimental to the amenity of surrounding housing, and specifically that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while minimising overshadowing. DPD Policy DM1, "Delivering High Quality Design", requires that development proposals ensure a high standard of amenity for a development's neighbours, including appropriate sunlight, daylight and aspect to adjacent buildings and land. Furthermore both properties lie within the Crouch End Conservation Area, and as such needs to be considered against the DM9 conservation policy guidance with regard to material, relative massing, geometry and scale.

The specific material considerations under which we contend that the current design falls short are:

1. loss of light (overshadowing),
2. design and visual impact, and
3. harm to the conservation area.

These 3 points are outlined below with quantitative and photographic evidence to document existing conditions and support the identified harms. The cumulative impact of these policy conflicts demonstrates that the proposal constitutes unsustainable development. We respectfully request that planning permission for the current design be refused and reasonable mitigation designs be presented for consideration.

The solution:

Before proceeding to documenting our evidence for these identified policy conflicts, I should like to present at the outset the solution we have identified. I foreground this here since we have included it as a comparison in our qualitative and quantitative assessment of the current design proposal against the existing conditions.

The remedy is straightforward, and we set it out in full below. The proposed solution, as suggested in our original comments on the first round of submissions, is to constrain the boundary wall to 2.3m, in line with existing precedents³, and to adjust the roof profile to a sloped design down towards the boundary from a max height of 3.5m. This represents an

³ 9 Berkeley Rd - HGY/2025/1178 (decided 1 July 2025), and 13 Berkeley Rd - HGY/2022/2760 (decided 3 November 2023).

elegant solution, in keeping with documented precedent and conservation considerations⁴, and largely eliminating the harms produced by the existing design proposal. Happily this mitigated solution enables our neighbours to achieve their desired development objective to increase their home's ground floor footprint and the reconfigure their living space while also mitigating the harms identified by the proposal currently presented to council. This is not a compromise design. It gives our neighbours a full-depth extension with soaring ceilings and a generous, open-plan footprint, while removing the harm set out below. We address each of the three policy failures in turn, then return to this solution in detail.

13 Berkeley Rd - geographic, geometric and design context:

Before proceeding to evidence, it is worth explaining why the particular space at number 13 is uniquely vulnerable to the proposed development and why this carries so much weight. Our home is arranged around a central courtyard, with floor-to-ceiling glazing and pale, light-coloured render specifically intended to draw daylight into the centre of the house. It is a genuinely delightful feature of how our home works day to day, not an incidental one — and for bedroom 2 in particular, it is not an enhancement to the room's daylight, it is the room's only source of it.

The courtyard sits directly against the party wall with No. 11, with no setback at all. The windows serving bedroom 2 and bedroom 3 are both on walls perpendicular to that boundary, with their glazing close to it — 90cm and 96cm respectively. That combination of proximity and orientation makes this courtyard unusually exposed to any tall structure built along the boundary, in a way a more generously set-back room simply would not be.

It is also worth setting out the geography plainly, since it bears directly on how much scrutiny this application's impact deserves. No. 13 sits to the northwest of No. 11 — meaning No. 11 sits to our south-east, close to the direction from which a courtyard (and rooms beyond) receives most of its useful daylight. This is a materially different, and more exposed, orientation than the precedent case discussed below, where the equivalent relationship runs the other way. Because of this orientation the courtyard is uniquely geographically vulnerable to loss of light and overshadowing from any increase in the height of the facing wall and massing beyond it. We return to that distinction in detail, but raise it here because it is the reason this specific boundary condition warrants more careful consideration than it has thus far been afforded.

Current council position:

It should be noted that the planning officer assigned to this application has indicated to us that their current initial assessment of the proposal has led to an intention to approve based on 2 specific criteria - existing development along the boundary, and assessment of existing light achieved in the courtyard. Below we summarise the specific claims that have informed

⁴ 9 Berkeley Rd - as above.

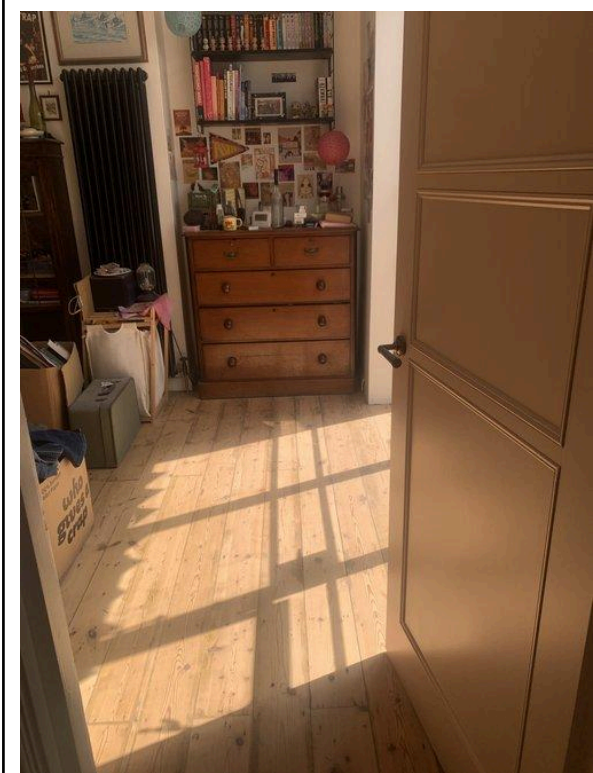
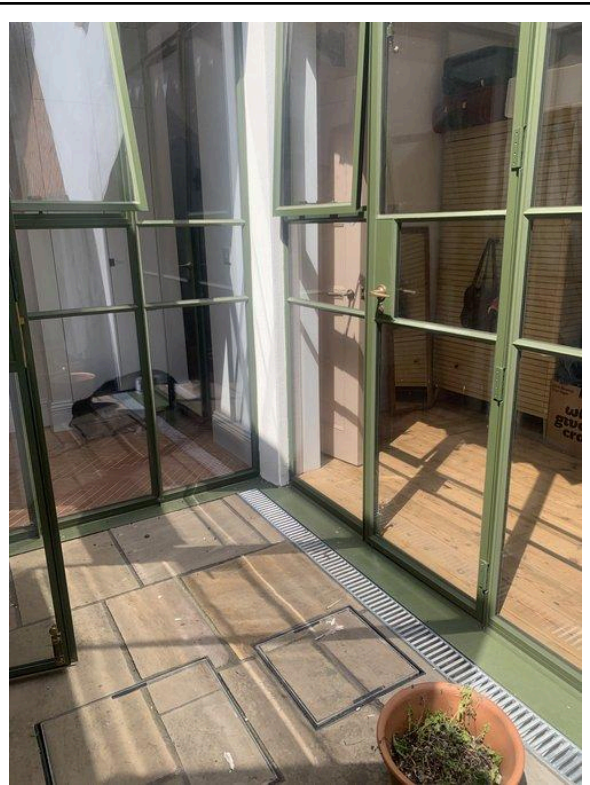
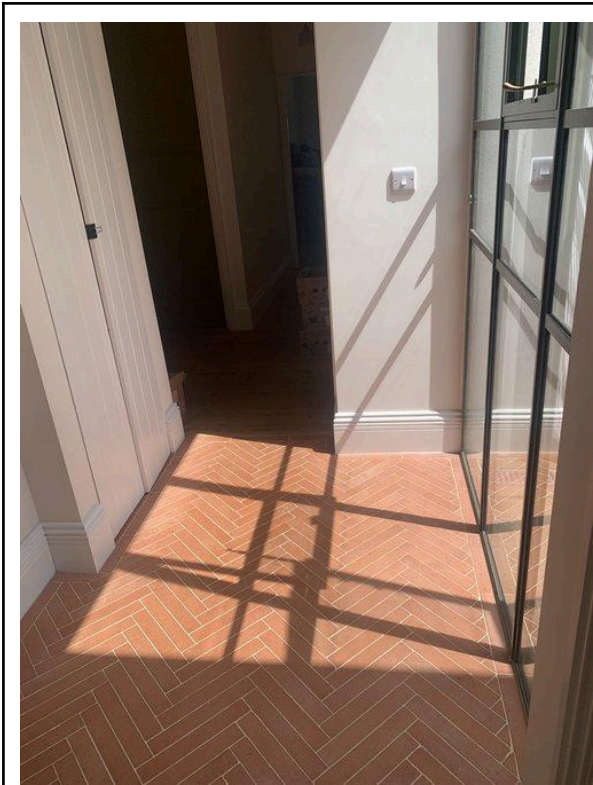
the officer's stated intention to approve this application, and why, in short, they do not hold up.

"The courtyard receives only around 3 hours of light on 21 June, as existing."

This is untrue. It is the officer's own arithmetic, not ours — 21 hours of a 24-hour cycle leaves 3 — and our own independently verified modelling, cross-checked against dated, timestamped photographs, directly contradicts it: bedroom 2's window alone — the room for which this courtyard is its only source of daylight — receives close to 6 hours of direct sunlight on that date, already exceeding the officer's figure for the courtyard as a whole, before any account is taken of light reflected from the courtyard's pale render.

Below are a selection of photos showing direct sunlight reaching the courtyard and surrounding rooms at intervals across the day in mid July 2026, from 10am through to 3.30pm. This is 3-4 weeks after 21 June.





The implicit assumption here appears to be that this loss does not matter because the courtyard is not a protected or valued amenity.

This is also untrue. The courtyard is not an incidental space; its form, scale and orientation were subject to detailed scrutiny during our own planning approval, which took over a year specifically because of the balance it required between light and privacy. It is the sole source of daylight to two rooms and a significant contributor to a third. This is precisely the kind of hard-won residential amenity that London Plan Policy D6 and DPD Policy DM1 exist to protect, not a space whose loss can be treated as immaterial.

The suggestion that the proposed height represents only a modest increase on what already exists at the boundary.

The planning officer has stated that “It is considered that by virtue of the extent of development along the boundary the increase in height would not result in an adverse impact on neighbouring amenity”. The implication here is that the proposed development at number 11 would represent only a marginal increase on what is already there. This is not accurate. The dimension referenced in support this claim is the 2.75m tall, 6.5m long wall that bounds the existing extension beyond the courtyard at number 13. This however is misleading as this height is measured from the ground level at number 11 which is 40-50cm lower than that at number 13.

To quantify this it is necessary first to define the existing wall heights at the boundary. Measured from number 13 (the side which is impacted by any increase). The existing boundary wall is made up of 2 sections. A 3.4m length of wall with a sloped top extends from a height of 3.12m at the back wall of bed 2, down towards the garden to a height of about 2.45m. This overlaps the 6.5m boundary wall of the new extension (at number 13) sitting at a confirmed 2.35m above 13 Berkeley Rd’s ground level. Given the lack of exact dimensions for the height of the proposed increase relative to the existing, somewhere between 85cm and 115cm above the 2.35m boundary wall. This would lead to a relative increase at the high end of the wall up against the rear wall of bed 2 (where it matters the least) of between 2.6% and 12%⁵ up to an increase from the lowest 2.35m level of between 36% and 48.9%⁶, where its impact will be most keenly felt.

The straight numerical increase from 2.35 (2,75) to the finished height also does not take into account the actual geometry of the existing boundary as it fails to take into account the sloped section, the merits of which have been outlined above. The proposed finished height would continue as a single flat roof rather than the tapering profile that exists today. This is a significant change to the boundary condition, not the negligible one the officer’s comparison implies. These values together with the points made above about orientation and proximity of the courtyard to the boundary wall, quantify real material impact to the amenity at number 13, especially pertaining to the courtyard, primarily in terms of light and overshadowing, and also in terms of design quality and visual impact.

We set out the full evidence behind each of these points below, organised under the three planning considerations this application engages.

⁵ measured from the highest point at 3.12m to 3.2m gives an increase of 2.6%, and from 3.12 to 3.5m gives an increase of 12%.

⁶ measured from 2.35m, 85cm increase = $85/235 \times 100$, 115cm increase = $115/235 \times 100$. increase - (from 2.35 to 3.5 is 48.9%, from 2,35 to 3.2 is a 36% increase.

A. Overshadowing and loss of light

As described, our home is built around a central courtyard onto which three rooms directly open: bedroom 2, an ante room, and bedroom 3. For bedroom 2 and the ante room specifically, this courtyard is their only source of daylight, making them the clearest and most direct test of this application's impact; bedroom 3 also opens onto the courtyard but also has its own rooflight, so we focus the quantified evidence below on the two rooms for which the courtyard is the sole source of light.

We modelled direct sunlight reaching each room's window using the Building Research Establishment's own convention for this kind of assessment, checked against 21 March — the specific date BRE guidance uses as its reference point, and the date the Council's own assessments rely on — as well as winter total hours (the standard BRE measure, 21 September to 21 March).

We separately checked 21 June, since that is the date on which we were given a very different account of conditions by the case officer; that comparison is addressed further below, in its own right, rather than alongside these two.

We present this first as a single, fixed reference point per window — the exact centre of the glazed area — matching the convention BRE guidance itself specifies for this kind of assessment.

Single-point comparison

Measures direct sunlight reaching the exact centre of each window — a single fixed point, matching the reference point the BRE guidance itself specifies for this kind of assessment.

Room	Scenario	Winter total*	21 March
Bedroom 2	Existing	11.4h	1.67h
Bedroom 2	Proposed (flat)	4.7h	1.20h
Bedroom 2	Sloped mitigation	15.7h	1.90h
Ante room	Existing	6.6h	1.25h
Ante room	Proposed (flat)	4.7h	1.25h
Ante room	Sloped mitigation	6.6h	1.25h

**Winter total = BRE-style winter probable sunlight hours, 21 September to 21 March, sampled weekly.*

We cross-checked this against a second method — averaging across the full glazed area of each window, 25 points spread over the actual glass rather than one single point, which

gives a more representative picture where a single centre point could occasionally land somewhere unusually favourable or unfavourable.⁷

The pattern itself is consistent and worth stating plainly: the proposed flat-roofed structure causes a real, substantial loss, and the sloped mitigation option matches or exceeds existing conditions. In bedroom 2 — the room for which this courtyard is its only source of daylight — the proposed structure causes a loss of **59%** of winter direct sunlight (11.4 hours falling to 4.7). The ante room shows the same pattern.

Crucially you will note that whilst the proposed design causes significant reduction of overall light, the sloped mitigation we have presented offers at least an equivalent light level to the existing, and in the case of bedroom 2 which is the most vulnerable to impact of loss of light, the value for both measures is actually slightly improved.

HEIGHT AT BOUNDARY AND MASSING BEHIND = MECHANISM FOR ISSUE

The existing structure at this boundary is tallest close to the main house and tapers down as it runs toward our courtyard, reaching close to 2.35m at the point nearest us, with open, undeveloped ground beyond it. That taper, and the open stretch beyond it, is what currently lets afternoon sunlight reach our courtyard at all: once the sun has swung far enough round that it is no longer looking squarely at the boundary, it passes over the low, tapering end of the existing structure and through the open ground beyond. The proposed structure removes both of these features at once. It replaces the tapering profile with a flat roof at a height well above the existing low point, and it extends that flat roof the full 7.8m depth of the site, eliminating the open stretch the current afternoon light relies on. The flat roof's height at the boundary is what blocks the sun around solar noon; its unbroken depth is what closes off the only other route light currently has into the courtyard.

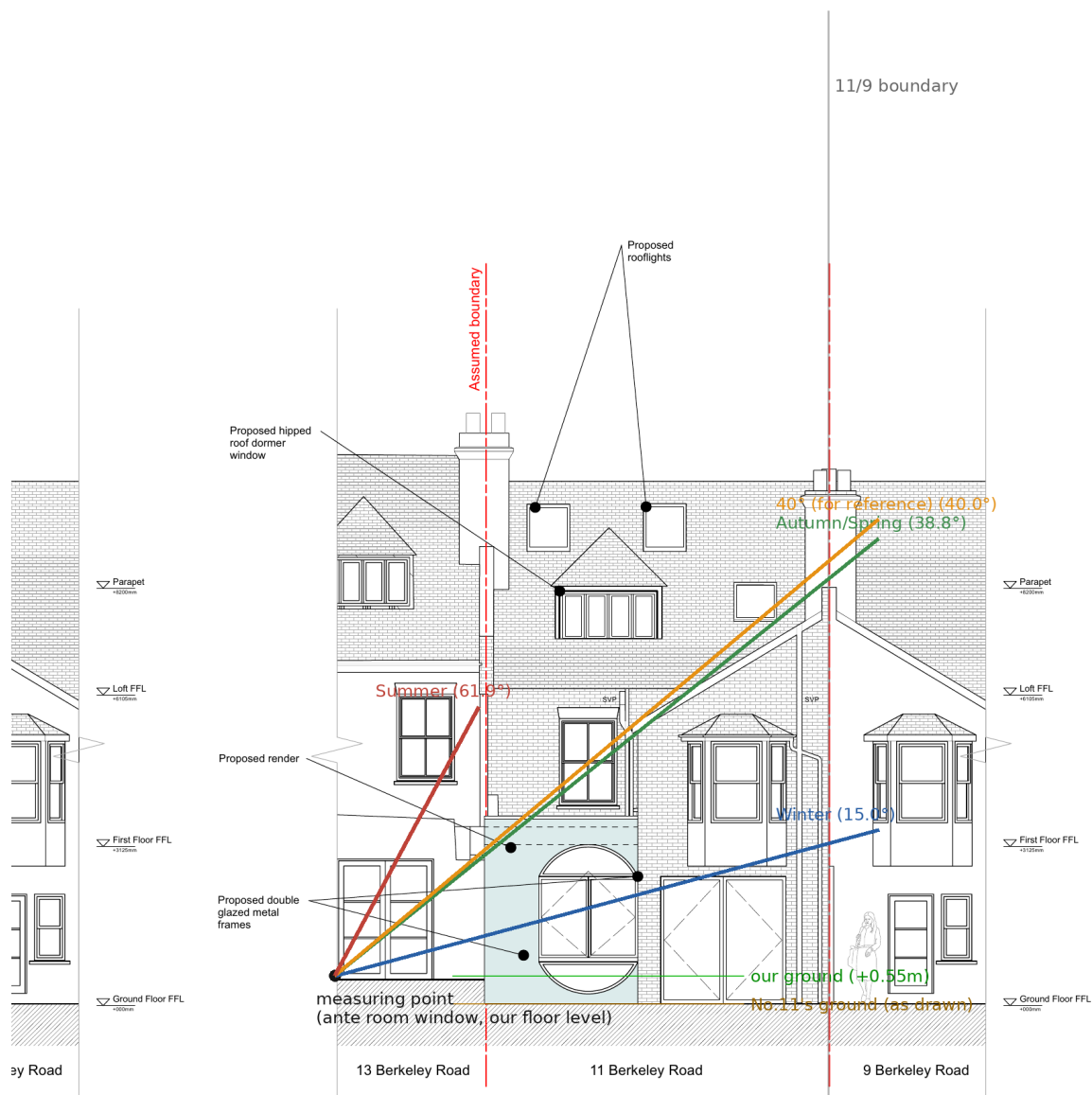
To make this concrete rather than abstract: on 21 March, at bedroom 2's window — the room for which this courtyard is its only source of daylight — the proposed structure specifically blocks direct sunlight between 163° and 174° azimuth, close to the point in the day when the sun is at its highest and most useful, a window that the sloped mitigation allows through in full, and that the existing structure clears for most of its range.⁸

Illustrating the mechanism (for light from SE):

The diagram below overlays the sun's seasonal altitude at solar noon — winter, spring/autumn, and summer, plus a marginal 40° reference line — directly onto the applicant's own submitted rear elevation, measured from the ante room window position. It is a conceptual illustration only, not a precise technical drawing, but it shows plainly why a sloped roofline lets more of this light through to the courtyard than a uniformly tall flat one: a flat structure held at a height sufficient to block the low winter and equinox sun blocks it at every point along its depth, while a sloped profile, low at the boundary and rising only gradually, is clear of that same sun path for most of its length.

⁷ This is documented in Table 1 — “Full-Window Average Sunlight Comparison” — in the Supporting Data Annex

⁸ This finding is documented in Table 2 — “Azimuth-Specific Analysis of Sky Removed by the Proposed Structure” — in the Supporting Data Annex.



Conceptual illustration only - sun angles shown are seasonal altitude at solar noon, not corrected for the sun's actual azimuth offset from this boundary. Not to be read as a precise technical drawing.

Seasonal sun angles at solar noon, overlaid on the applicant's own submitted rear elevation drawing, measured from the ante room window position. A conceptual illustration only, not a precise technical drawing — see note on the image itself.

This diagram makes two points that are easy to miss in the tables alone. First, it shows what is actually doing the blocking. On days and times when the sun sits high enough to clear the far, existing outrigger structure altogether, it demonstrates that it is the proposed structure's own height at the boundary — not anything already there — that stops that light reaching the courtyard. The obstruction this objection is about is the new one, not the old one.

Second, it shows why a single test date can understate the real impact. The additional 40° reference line, barely above the equinox angle of 38.8°, illustrates how marginal that specific test point is: a difference of little more than a degree is enough to decide whether the

boundary is cleared at all on 21 March, the date BRE guidance and the Council's own assessment rely on. Tested at exactly that angle, the difference between existing and proposed can look small or absent, not because the impact is not real, but because that single date happens to sit right on this knife-edge. The winter-total and 21 March figures set out earlier in this letter, which test across a full period rather than one moment, are what actually capture the loss this diagram illustrates.

Why the 2.3m precedent supports this case, not undermines it

Our own extension, and the recently approved extension at 9 Berkeley Road (ref. HGY/2025/1178, decided 1 July 2025 by the same case officer), were both held to a maximum boundary height of 2.3m. We queried directly with the case officer why this same condition was not being applied consistently to No. 11. His answer, as we understand it, is that the 2.3m condition exists specifically because there was no built development on the neighbouring side of the relevant boundary; where that is not the case, the same restriction does not follow. In his words, the requirement on us and on No. 9 was imposed because "there was not any built form along the boundary and therefore the formation of a wall would have resulted in a sense of enclosure," whereas at No. 11 "there is already a 6.5m deep wall at a height of 2.75m above the ground level of No. 11." We do not think this holds — for the reasons already set out above regarding what that figure actually describes, and for one further reason.

No. 9 sits to the northwest of its neighbour, No. 7, so a structure built there casts its shadow away from No. 7, not onto it — the "no neighbouring development" rationale was never seriously tested against high-value southerly sunlight. Our situation is the mirror image: No. 11 sits close to due south-east of us, precisely where a structure does the most damage to a courtyard's daylight. The same rationale, applied honestly here, argues for more protection, not less.

This does not mean the precedent is irrelevant — the officer's own report on No. 9 found no enclosure harm to No. 7 specifically because "No. 7 benefits from a wide separation between the flank wall of the outrigger projection and the shared side boundary." Our courtyard has no such separation. Applied consistently, the Council's own reasoning argues for more caution here, not less.

We would also note a logical difficulty in how the 21-hour/3-hour figure summarised above appears to have been used. If the courtyard genuinely received only around 3 hours of light, that would argue for greater protection of what little there is, not the conclusion drawn from it — that a substantial increase in height and massing would cause no material harm. A space this light-starved, on the officer's own figures, is precisely the kind of amenity that should be treated as more vulnerable to further loss, not less.

B. Design, layout and visual impact

The existing structure at the boundary is not a uniform wall. It is tallest where it meets the main house and tapers down as it runs toward the garden. Below we have included photographs showing that this taper currently allows visible sky and mature tree canopy to

be seen from a bedroom window just 90cm from the boundary. A flat-roofed structure removes that outlook regardless of its final height, because it removes the taper itself, not just its peak. DPD Policy DM1 requires that development provide appropriate aspect and outlook to neighbouring buildings, and as above, the Council's own reasoning in the No. 9 case rested on separation that simply does not exist on our boundary.



The existing wall's tapering profile, and the sky and mature tree canopy currently visible from a window just 90cm from the boundary

The proposal, as submitted, is a genuinely monolithic addition to this boundary: a single flat plane, uninterrupted for 7.8m, replacing a structure whose entire visual and functional character comes from its tapering profile. Judged against DM1's requirement for a high standard of design and amenity, a uniform flat roof of this scale, hard against a boundary this close to a habitable courtyard, is difficult to reconcile with the standard the policy sets.

C. Impact on the conservation area

Both properties lie within the Crouch End Conservation Area. When assessing 9 Berkeley Road, the Council's Conservation Officer objected to a roof described as "half flat roof, half pitched roof," calling it more incongruous than it needed to be and inconsistent with the intact, half-timbered character shared by this group of houses. That scheme was amended to a consistently pitched roof before approval. The current proposal at No. 11 is flat-roofed. We would ask the Council to confirm whether Conservation has been consulted on this application, and if so, what has been said.

We would also note that the applicant's own submitted site plans show a tree, marked T2, present on the existing site plan and simply absent from the proposed one. Given the conservation area designation, we ask that this be addressed directly, including confirmation of whether the six-week notice required under Section 211 of the Town and Country Planning Act 1990 has been given.

The scale and massing of the proposed extension constitutes a mismatch with the existing stepped decrease in height of elements along the row of terraces. It is also oversized relative to the scale of first and second floor geometry of the existing building. The sloped solution proposed would soften this impact, creating an impression of the extension being subservient to the original house, without sacrificing our neighbours desire for a high ceilinged open plan space and without negatively impacting neighbouring amenity.

The solution - a lower boundary and a sloped roofline:

When we first raised concerns, we suggested two possible approaches: a sloped roof matching No. 9, or a stepped profile matching our own. Having now modelled both, we no longer consider the stepped option viable — it only performs acceptably at a depth close to the existing 3.4m structure; at the full 7.8m now proposed, it leaves every room measurably below existing conditions, and a design limited to 3.4m would not meet our neighbours' aim of an open-plan kitchen and dining space opening towards their garden.⁹

The sloped roofline resolves all three of the policy failures set out above at once, at no real cost to our neighbours' own ambitions for their home.

Procedural concerns and the case for committee referral:

We would also flag, briefly, four further concerns about how this application has been assessed and handled — set out in full above and in our accompanying letter to ward councillors. A key comparison figure used to justify departing from the 2.3m precedent does not describe either property's real conditions. The proposed height has never appeared as a dimensioned figure on any submitted elevation, and the two figures we have been given, from two different sources, are 30cm apart. The officer's own account of his shadow assessment describes two separate model runs but discloses a figure for only one, leaving genuine ambiguity about what his 21-hour claim actually describes. And we understand his report was written and signed off before the statutory site notice was posted, with amended plans never directly notified to us despite our being the sole objector of record.

Individually and together, we do not believe these are consistent with a decision properly made under delegated authority. We recognise that authority to refer this application to the Planning Sub-Committee does not rest with this letter, or with us — it is a matter for our ward councillors, to whom we have written separately and directly on this point. We raise it here because we believe the Council should be aware, before any decision is issued, that we consider this the kind of case that warrants that level of scrutiny, and why.

⁹ Full comparison in Table 3 of the Supporting Data Annex.

Conclusion:

Our courtyard is a hard-won, integral feature of our home — its design was subject to over a year of rigorous scrutiny by this same planning department, specifically to balance privacy against the need for light. We raise that history because it is the standard against which we believe this application should also be judged.

We object in the strongest possible terms to application HGY/2026/1046 as currently proposed. We have measured, precisely, what it would do to the daylight our home depends on, and the results are worse than we initially feared: a substantial loss of light, a materially more enclosed and oppressive outlook, and a design that conflicts with the conservation standard already established on this street.

We are not asking the Council to choose between our amenity and our neighbours' ambitions. We have presented a specific, fully evidenced alternative that resolves every one of these harms while giving our neighbours the full-depth extension they are seeking. We ask that planning permission for the current design be refused, and that this alternative be put to the applicant for serious consideration.

We would welcome a site visit, previously declined, and are glad to discuss any of this directly.

Yours sincerely,

Adam Richards & Kathryn Hayes

Flat 1, 13 Berkeley Road, N8 8RU