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Planning and Heritage Statement

**23 and 23a Kimberley Gardens
London
N4 1LB**



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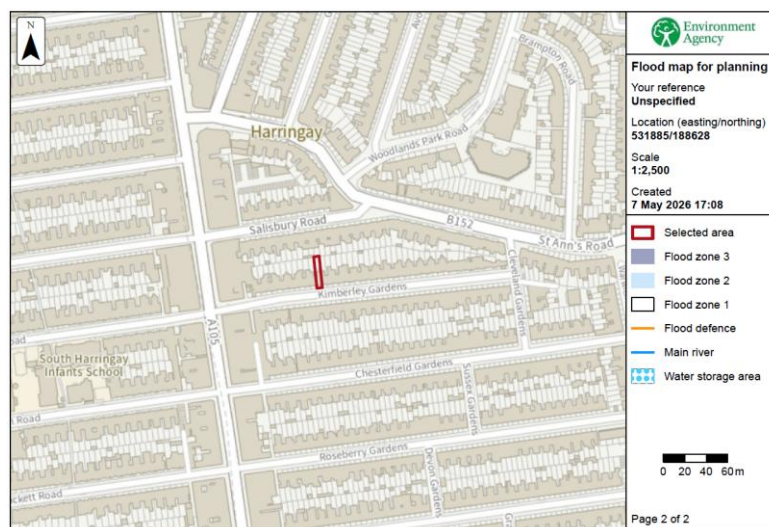
Site Location and Description

The application site is a mid-terraced property located on the northern side of Kimberley Gardens. The property was originally constructed as a house but converted into flats with the benefit of planning permission granted in 1986.

Figure 1: Site Location Plan



Figure 2: Extract from Environment Agency Flood Map

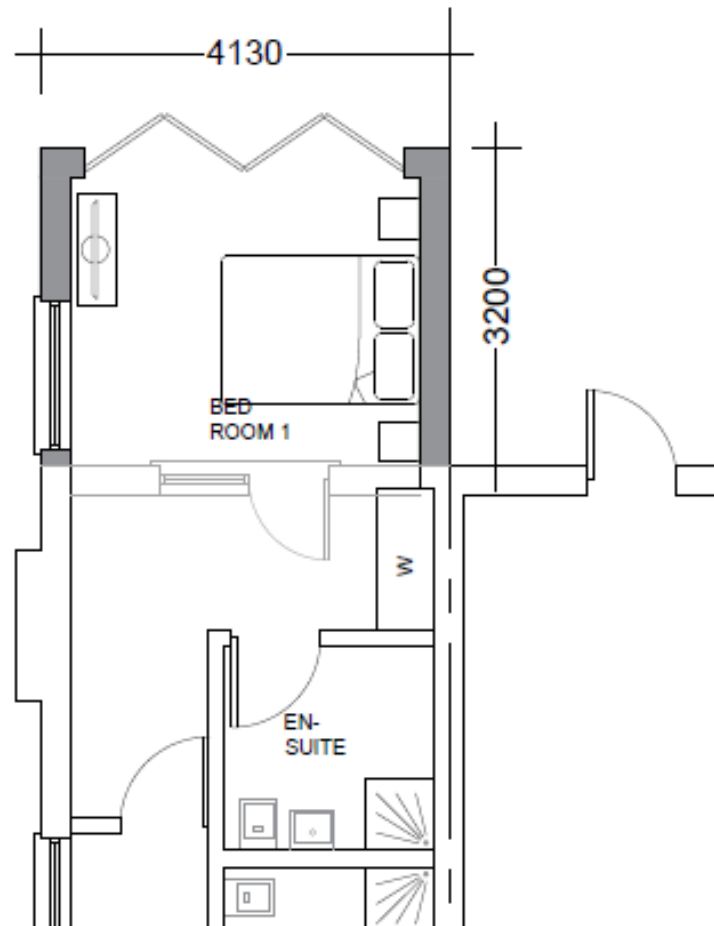


The site is located in Environment Agency designated Flood Zone 1, meaning that it is at only low risk of fluvial flooding.

Proposal

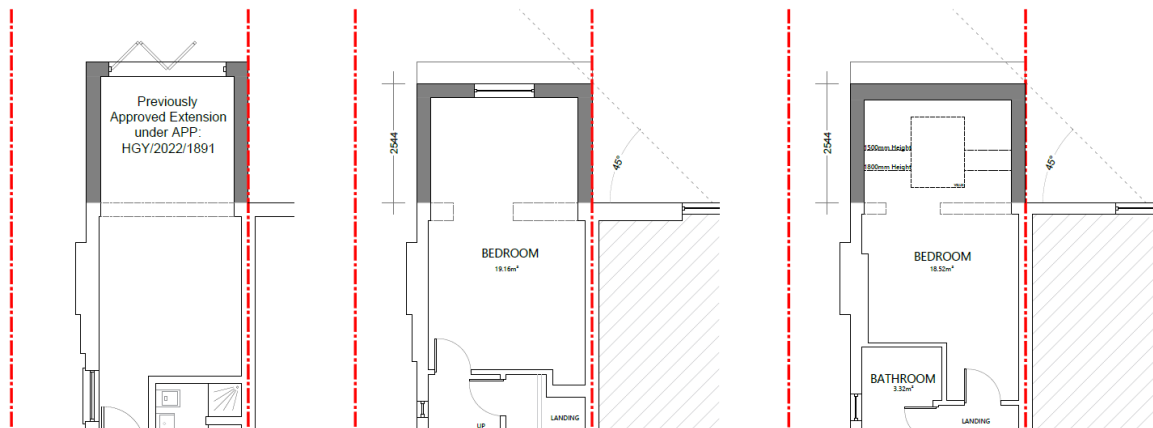
Planning permission was previously granted for the erection of a ground floor rear extension. This has not been implemented.

Figure 3: Approved Plans



This application seeks planning permission for the previously approved ground floor extension, plus slightly shallower depth extensions to the first and second floors, with the upper floor depth being reduced to facilitate compliance with the 45 degree rule, ensuring adequate light and outlook to neighbouring properties.

Figure 4: Proposed Plans



Planning History

HGY/2022/1891. Erection of a single storey rear extension. Approved 17/8/2022.

HGY/2022/1032. Ground Floor Flat A - Erection of single storey rear extension. Refused.

OLD/1986/0721. Conversion into three self-contained flats. Granted.

OLD/1986/0720. Conversion into two self-contained flats. Granted.

Relevant Planning Policies

National planning policy is set out in the National Planning Policy Framework (2024).

The Development Plan is The Haringey Local Plan, which is made up of four documents: Alterations to the Strategic Policies; the Development Management DPD; the Site Allocations DPD; and the Tottenham Area Action Plan.



National Planning Policy Framework (NPPF) 2024

The NPPF provides strategic policies for all types of development. The Framework sets out a presumption in favour of sustainable development and promotes the delivery of high-quality design.

Paragraph 11 sets out the presumption in favour of sustainable development.

Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way and decision-makers at every level should seek to approve applications for sustainable development where possible.

Paragraph 60 supports the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

Paragraph 131 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 135 states that planning decisions should ensure that developments will function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

London Plan 2021

The following policies are considered relevant to this application:

Policy D4 Delivering good design

Policy D6 Housing quality and standards



Haringey Local Plan Strategic Policies 2013-2026

The following policies are considered relevant to this application:

SP0: Presumption in Favour of Sustainable Development

SP11: Design

Haringey Local Plan Development Management (July 2017)

The following policies are considered relevant to this application:

DM1 Delivering High Quality Design (Haringey Development Charter)

DM12 Housing Design and Quality

Assessment of Material Planning Considerations

Principle

Both local and national planning policies encourage the delivery of sustainable development.

Design

The existing rear outshot to the building is set approximately half a storey lower than the main host – resulting in the bedrooms which are being extended being set at a lower level. These facilities a continuation of the existing roof slope into a catslide above the extension having minimal impact of the design of the overall building.

The extension would utilise matching materials and similar proportioned and detailed fenestration.

Figure 5: Proposed Elevation



Residential Amenity

The proposal enlarges existing bedrooms within the existing flats, thereby improving amenity. Due to the siting the extension to the north of neighbouring properties there would be minim loss of light and compliance with the 45-degree angle would ensure no adverse impact in terms of outlook.

Access and Parking

No change is proposed to the site access and the extension would not increase the number of bedrooms within the site.



Refuse and Recycling

No change is proposed to bin storage and the extension would not increase the number of bedrooms within the site.

Landscaping and Biodiversity

As the development would impact less than 25sqm of habitat, it is exempt from the provisions of the Enforcement Act which require the delivery of biodiversity net gain.

Conclusion

This development offers enhancement to the existing accommodation whilst retaining high quality of design and protecting residential amenity.

All other technical matters are satisfied, and it is therefore hoped that planning permission may be granted in line with the presumption in favour of sustainable development.

However, should any additional information be required, please do contact the Agent.