

Planning Statement



Proposal: Single-storey first floor rear extension (retrospective).

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1. Introduction

This Planning Statement has been prepared in support of a Full Planning Application for the development at 7 Fountayne Road, London N15 4QL.

The application site is located within a Locally Significant Industrial Site (LSIS). The proposed development aims to make more effective use of the existing commercial premises by extending the first floor, increasing the internal floor area, and providing additional high-quality business accommodation.

This Planning Statement demonstrates that the proposed development is consistent with the objectives of the National Planning Policy Framework (NPPF 2024), the London Plan (2021), and the Haringey Local Plan. The proposal supports the continued use and enhancement of employment land by delivering additional commercial floorspace within an established industrial location.

2. Existing Site

The property is located on Fountayne Road within an established commercial and industrial area. The building is currently in office use and benefits from good access to local transport links and surrounding employment uses.

3. Proposed Development

The proposed first floor rear extension will increase the available commercial floorspace.

The additional accommodation will provide:

- 10 studio units for office/workspace use.
- 2 communal WC facilities.
- Internal circulation connecting the new accommodation with the existing first floor.

The proposed first floor rear extension has been carefully designed to sit below the level of the adjacent railway tracks along the southern boundary, ensuring that its visual impact is limited and that it integrates well within the surrounding industrial setting.

The site is located entirely within an established commercial and industrial area, with no neighbouring residential properties that would be adversely affected by the development.

As such, the proposal will not give rise to any residential amenity concerns, including overlooking, loss of privacy or overshadowing.

The development provides additional commercial floorspace ancillary to the existing lawful office use, enabling the building to be used more efficiently while maintaining its established employment function.

The extension has been designed to complement the existing building in terms of its scale, form and appearance, preserving the commercial character of the area and representing an appropriate addition to the site.

4. Planning Policy Context

The statutory planning framework relevant to this application consists of the following documents:

- The London Plan (2021)
- Haringey Local Plan, including the Strategic Policies, Development Management Development Plan Document (DPD), and Site Allocations DPD.

In addition to the Development Plan, other material planning considerations include the National Planning Policy Framework (NPPF 2024) and any relevant Supplementary Planning Documents (SPDs) adopted by the London Borough of Haringey.

National Planning Policy Framework (NPPF 2024)

Building a Strong, Competitive Economy:

- Paragraph 85 supports sustainable economic growth by encouraging development that responds to local business needs and enhances productivity.

Making Effective Use of Land:

- Paragraph 123 promotes the efficient use of land while ensuring that development protects and enhances the environment.

Achieving Well-Designed Places:

- Paragraph 131 emphasises that development should deliver high-quality, sustainable, and well-designed buildings and places.

The London Plan (2021)

Policy GG2 (Making the best use of land):

- Encourages the efficient use of previously developed land, particularly in locations with good access to jobs, services, and public transport.

Policy E4 (Stock of industrial land):

- Seeks to safeguard an adequate supply of industrial land and premises to support current and future employment needs.

Policy E7 (Industrial intensification, co-location and substitution):

- Supports the intensification of employment uses within industrial areas to make the best use of existing employment land.

Policy SI 2 (Minimising greenhouse gas emissions):

- Requires major developments to follow the energy hierarchy to minimise carbon emissions. (Be Lean, Be Clean, Be Green, Be Seen).

Policy G5 (Urban Greening):

- Encourages commercial developments to incorporate urban greening measures and achieve the relevant Urban Greening Factor target.

Haringey Local Plan

Policy SP8 (Employment):

- Supports the protection and enhancement of employment land and encourages development that strengthens the local economy.

Policy DM38 (Employment Locations):

- Supports the provision and intensification of high-quality employment space within Locally Significant Industrial Sites (LSIS).

Policy DM1 (Delivering High Quality Design):

- Requires development to achieve a high standard of design that respects and enhances the character of the surrounding area.

Policy SP4 (Regenerating Haringey):

- Requires qualifying non-residential developments to achieve a minimum BREEAM "Very Good" rating to promote sustainable development.

5. Conclusion

This Planning Statement has demonstrated that the proposed development at 7 Fountayne Road, London N15 4QL represents an appropriate and sustainable extension to an existing commercial building. The proposal seeks planning permission for a single-storey first floor rear extension, providing 10 studio units and 2 shared WC facilities, ancillary to the existing lawful office use.

The development makes efficient use of an existing commercial building within a Locally Significant Industrial Site (LSIS) by providing additional flexible employment space while retaining the site's established commercial function. The proposal supports the continued growth of local businesses and makes a positive contribution to employment within the borough.

The proposed extension has been carefully designed to respect the existing building and its surroundings. It remains below the level of the adjacent railway tracks along the southern boundary, limiting its visual impact and ensuring that the character of the surrounding industrial area is maintained. Furthermore, the site is located within an established commercial and industrial area, and as such the proposal will not result in any adverse impacts on residential amenity.

As demonstrated throughout this statement, the proposal accords with the objectives of the National Planning Policy Framework (2024), the London Plan (2021) and the Haringey Local Plan. It supports the efficient use of previously developed land, enhances employment floorspace, and represents a well-designed form of commercial development that is appropriate to its location.

For the reasons set out in this Planning Statement and the accompanying drawings and supporting documents, it is respectfully submitted that the proposed development constitutes sustainable development and should be supported. The applicant therefore respectfully requests that the London Borough of Haringey grants planning permission for the proposed development.



Front of the site



Side of the site