



020 7686 2835



info@cadoostudios.com



www.cadoostudios.com

DATE: 06/08/2026

DESIGN, ACCESS & HERITAGE STATEMENT

DESCRIPTION:

Retrospective Application

(Retention of the new rear flat entrance and flat roof)

PREPARED FOR:

Vakkas Miral
350 Lordship Lane
Haringey
London
N17 7QX

REF: 26026

PREPARED BY: Irfan Kaya

1. INTRODUCTION, PURPOSE AND DEVELOPMENT

1.1 Introduction

- 1.1.1 Cadoodo Limited, has been appointed by the applicant to prepare the necessary drawings and supplementary documents to obtain planning consent for the new rear flat entrance and flat roof at 350 Lordship Lane 'site'.
- 1.1.2 This statement should be read in conjunction with the drawings which indicate the new rear entrance to the upper floor flat and the flat roof.

1.2 Purpose

- 1.2.1 Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The purpose of this statement is therefore,
- to identify development plan policies that may be relevant in the assessment of the development proposal; and
 - to consider whether the proposal conflicts with their provisions and, if so, whether there are material considerations that outweigh any conflict with the development.
- 1.2.2 The Courts have determined that it is enough that a proposal accords with the Development Plan when considered as a whole. It is not necessary to accord with each policy contained within the Development Plan. Indeed, it is not at all unusual for development plan policies to pull in different directions.
- 1.2.3 The position was confirmed by Patterson J in his judgement in *Tiviot Way Investments Ltd v Secretary of State for Communities and Local Government and Stockton-on-Tees BC* [2015] EWHC 2489 Admin) at paragraph 31:
- "I do not accept, lest it be thought to establish the proposition, that the case of *Hampton Bishop* (supra) establishes that a breach of one key policy was sufficient to find conflict with the development plan as a whole."
- 1.2.4 In addition, *R (Kverndal) v Hounslow LBC* [2015] EWHC 3084 (Admin) confirms that the Development Plan must be read as a whole so that conflict with one or more policies does not mean that planning permission should be refused.
- 1.2.5 Furthermore, the NPPF (2019) also recognises this in paragraph 3 where it is made clear that the Framework should be read as a whole.
- 1.2.6 The purpose of this statement is therefore to identify Development Plan policies that are relevant in the assessment of the development proposals. Then to determine if the proposals conflict with their provisions and if they do, to determine whether there are material considerations which outweigh such conflict.

1.3 Development

- 1.3.1. The retrospective seeks to retain the new flat entrance at the rear and the flat roof.
- 1.3.2. The site is currently under Use Class E on the ground floor and Use Class C3 on the upper floors and is proposed to remain as such.
- 1.3.3. The application site has an Internal Area of 81.8m² at ground floor level, 55.5m² at first floor level, 33.2m² at second floor level, totalling 170.5m².

2. SITE DESCRIPTION, HERITAGE STATEMENT AND PLANNING HISTORY

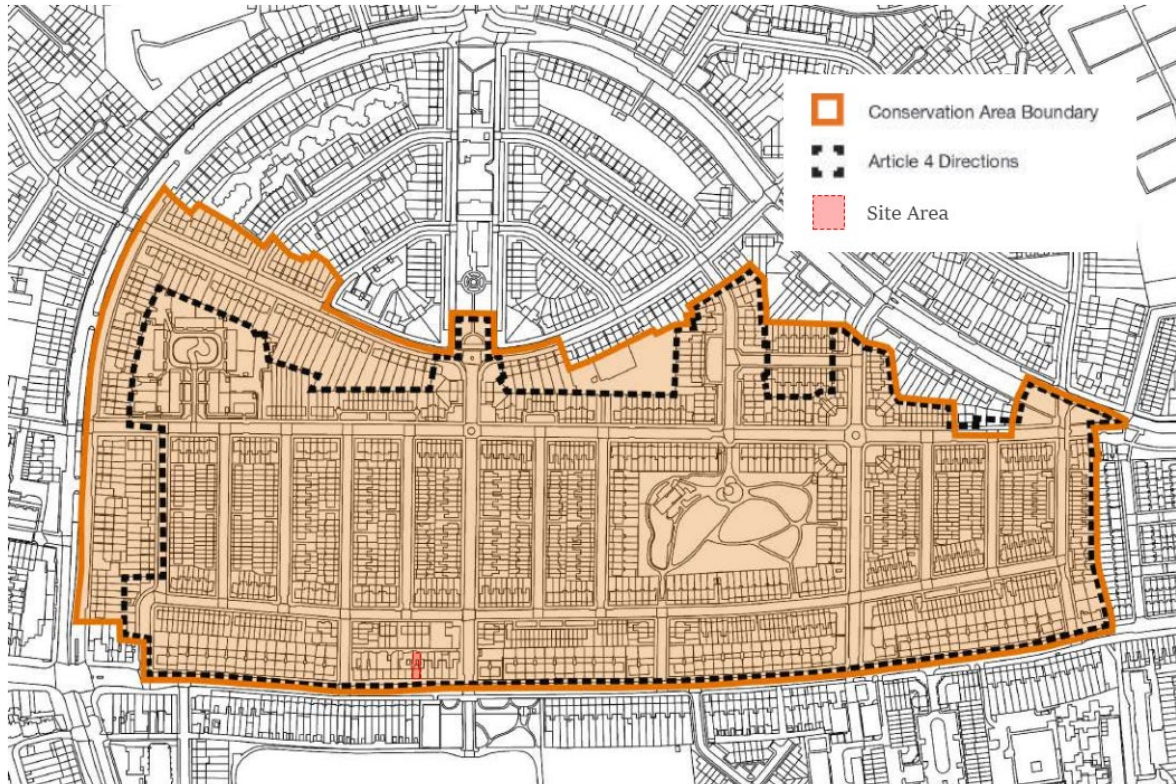
2.1. Site

- 2.1.1 The application site is at the ground floor level of a mid-terrace building located on 350 Lordship Lane. The street is defined predominantly by commercial units at the ground floor and residential units above.
- 2.1.2 The site is in an area which is at the very low risk of flooding and very low risk of impact on surface water run-off which is negligible since the footprint of the existing building remains unchanged.

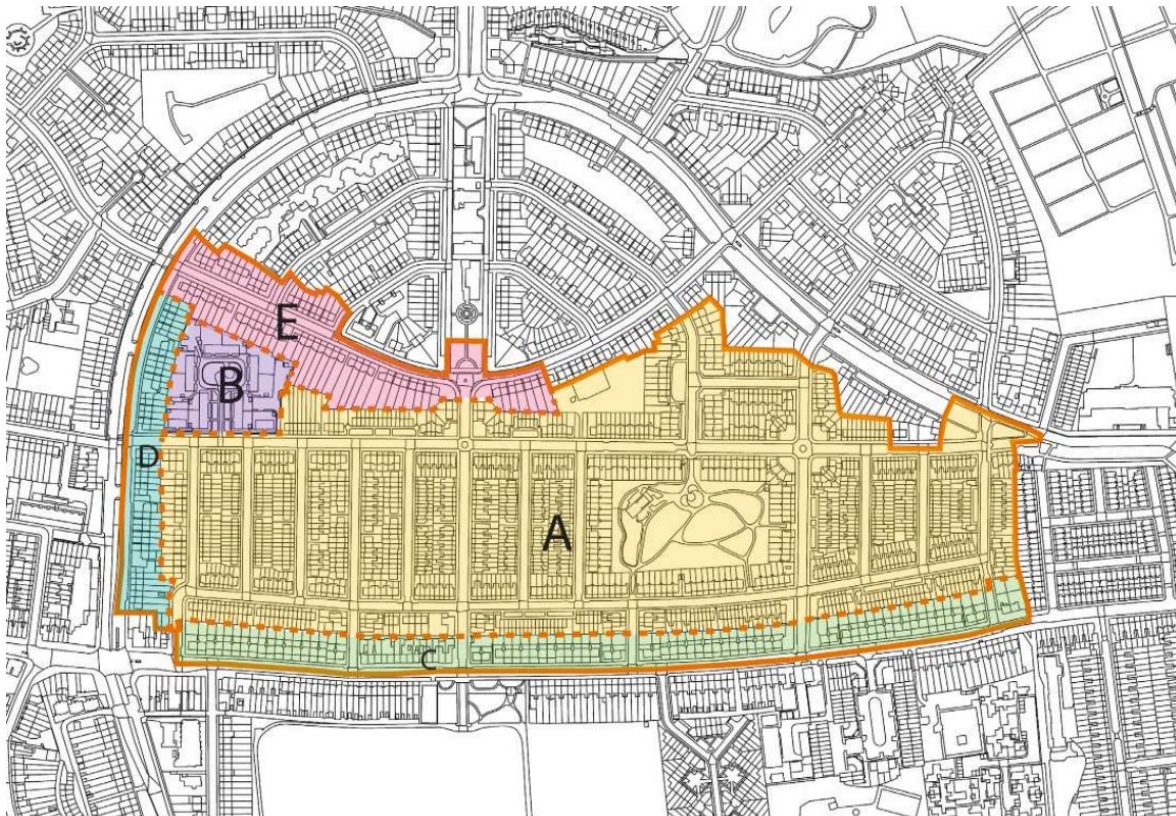


2.2 Heritage Statement

2.2.1 The site falls within the Tower Gardens Conservation Area as shown on the map below.



Tower Gardens Conservation Area boundary

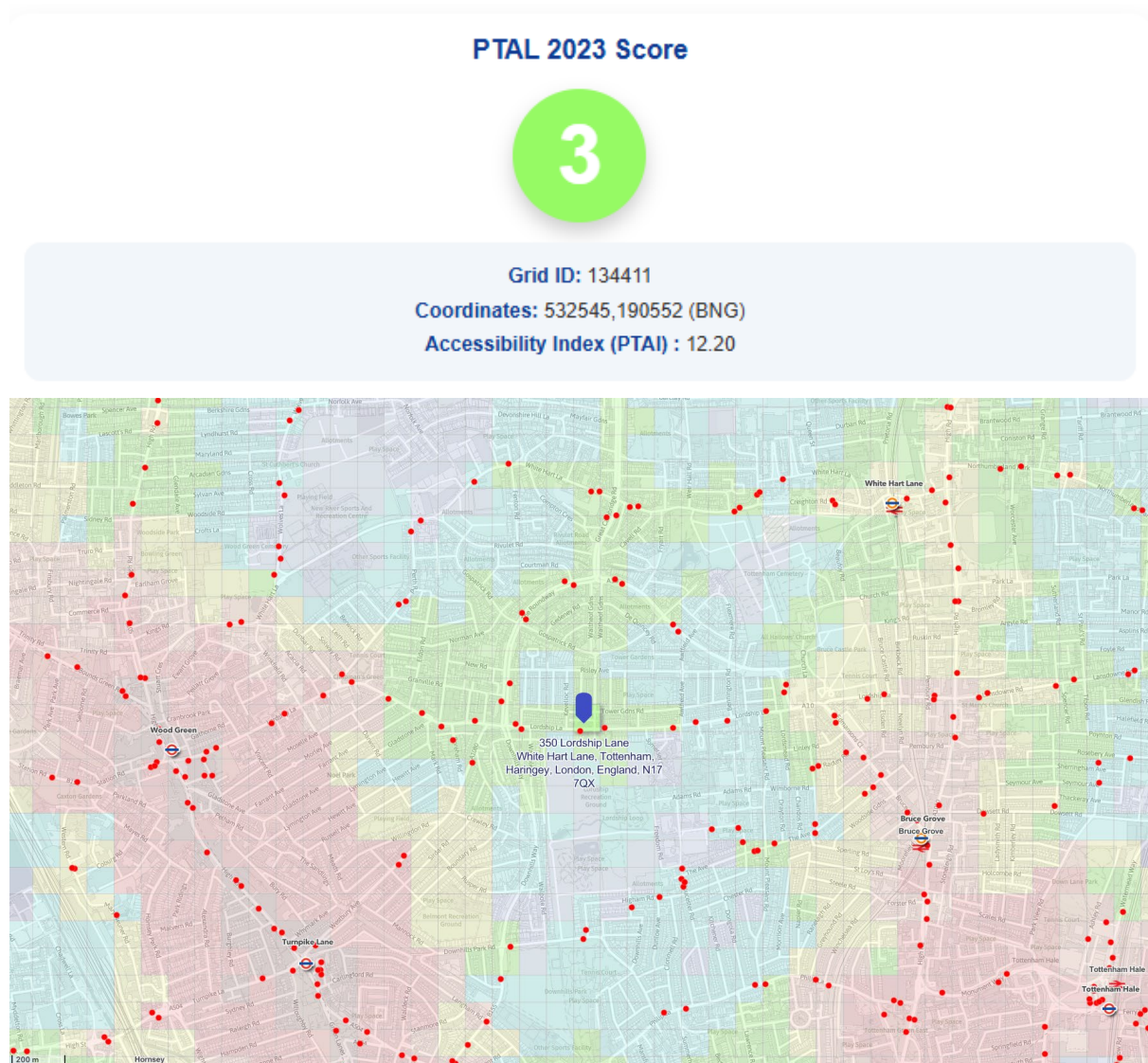


2.2.2 The site falls under Area C of the conservation area as shown in the map above, dating the site to be built between 1914-1926.

2.2.3 The property is not listed - either statutorily or locally.

2.3. Site Access and Transport Assessment

2.3.1. The site is well served by public transport as shown on the PTAL output for the site which is 3 as shown below.



2.3.2. The site is fairly easily accessed via all modes of public transport. Bruce Grove overground & Turnpike Lane underground stations are located within a 20-minute walk from the site. White Hart Lane overground station is located within a 25-minute walk from the site. Additionally, local bus stops are plentiful and located within a minute walk from the site on Lordship Lane and within a 9-minute walk from the site on The Roundway.

2.4. Planning History

2.4.1. Application Reference No: HGY/2021/3035

Decision: Refuse

Date: 29/11/2021

Proposal: Front extension to shop.

2.4.2. Application Reference No: HGY/2020/2384

Decision: Refuse

Date: 20/10/2020

Proposal: Installation of fire escape staircase on the side and rear elevations.

2.4.3. Application Reference No: HGY/2004/1821

Decision: Refuse

Date: 06/10/2004

Proposal: Erection of a single storey rear extension and installation of new shopfront with roller shutter.

2.4.4. Application Reference No: HGY/1990/1210

Decision: Approve with Conditions

Date: 16/10/1990

Proposal: Erection of a single storey building at the rear for use as a garage and hardstanding.

3. PLANNING ASSESSMENT

3.1. Development Plan

3.1.1 Under Section 38(6) of the Planning and Compulsory Purchase Act 2004, applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan relevant to the application site comprises:

- National Planning Policy Framework (December 2023);
- London Plan (March 2021);
- Haringey's Local Plan: Strategic Policies (March 2013); and
- Haringey Development Management DPD (July 2017)

3.1.2 The appropriate weight needs to be applied to the policies and other material considerations, such as national planning policy.

3.2. National Planning Policy Framework (December 2023)

3.2.1 The NPPF provides general advice alongside the presumption in favour of sustainable development. Paragraph 7 notes that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 126 expresses the importance of creating high quality buildings and places which is fundamental to what the planning and development process should achieve. Paragraph 130 (f) seeks to ensure developments create places that are safe, inclusive and accessible and which promote health and well-being.

3.2.2 Paragraph 126 expresses the importance to create high quality buildings and places which is fundamental to what the planning process should achieve. It further states that good design is a key aspect of sustainable development which helps create better places to live and work.

3.3. London Plan (March 2021)

3.3.1 The adopted London Plan provides a high-level planning policy position for forward planning and decision-making by local planning authorities within London. The most pertinent planning policies are identified below:

- Policy GG2 Making the best use of land
- Policy GG4 Delivering the homes Londoners need
- Policy D1 London's form, character and capacity for growth
- Policy D3 Optimising site capacity through the design-led approach
- Policy D4 Delivering good design
- Policy D6 Housing quality and standards
- Policy HC1 Heritage conservation and growth

3.4. Haringey's Local Plan: Strategic Policies (March 2013)

3.4.1 The following policies from Haringey's Local Plan: Strategic Policies are considered pertinent to the determination of this application:

- Policy SP1 Managing Growth
- Policy SP2 Housing
- Policy SP11 Design
- Policy SP12 Conservation

3.5. Haringey Development Management DPD (July 2017)

3.5.1 The following policies from Haringey's Development Management DPD are considered pertinent to the determination of this application:

- Policy DM1 Delivering High Quality Design
- Policy DM9 Management of the Historic Environment
- Policy DM12 Housing Design and Quality

4. DESIGN

4.1. Retention

4.1.1 The retention of the works to the rear of the site includes the new rear entrance for the flat on the upper floors and the flat roof.

4.1.2 The new rear entrance matches the surrounding properties; the neighbours have implemented an entrance via the rear walkway area.

4.2. Conclusion

4.2.1 Overall, the retention of the new rear entrance and flat roof are considered acceptable. The retention of works would be entirely in accordance with national policy guidance, London Plan, Haringey's Local Plan: Strategic Policies and the Haringey Development Management DPD. The retention of the works only seek to improve the property, moving the entrance of the flat to the rear and separating the flat and shop internally forming a self-contained flat.

4.2.2 Should there be additional information or clarification required to progress this application please do not hesitate to contact Cadood Ltd.