

Friday, 7 August 2026

Planning Statement

42 Eleanor Road, London N11 2QS

PROPOSAL:

Proposed Mansard Roof Extension and Alterations To Fenestration



1. Front view of the property



2. Rear view of the property 1



3. Rear view of the property 2

1. Introduction

This Planning Statement has been prepared in support of a Householder Planning Application for the erection of a mansard roof extension to create an additional living space to the existing dwelling at 42 Eleanor Road, London N11 2QS.

The proposal comprises:

- Removal of the existing butterfly (London) roof.
- Construction of a traditional mansard roof extension set back approximately 500mm from the front elevation.
- Raising of the existing party walls and chimney stacks to accommodate and screen the new roof structure.
- Formation of one front-facing dormer with 2 windows and two rear-facing dormer windows within the mansard roof.
- Installation of a single flat roof rooflight to provide daylight to the new internal stairwell. The rooflight will not be visible from the public highway.
- Alterations to the rear elevation including replacement of an existing window with patio doors, minor resizing of one window and replacement of the existing side door within the rear outrigger with a wider, horizontally proportioned window.
- Internal alterations to create one additional bedroom with an ensuite shower room.

The application seeks to improve the accommodation available whilst preserving the character and appearance of the host dwelling.

2. Site Description

The application property comprises a traditional two-storey mid-terraced dwelling with a characteristic London butterfly roof.

The site is not a Listed Building and does not lie within a Conservation Area. To the best of the applicant's knowledge, the property is also unaffected by an Article 4 Direction removing permitted development rights.

3. The Proposal

The proposed development replaces the existing butterfly roof with a traditional mansard roof, a well-established form of roof extension commonly found throughout London.

The front face of the mansard has been set back approximately 500mm from the principal elevation. This setback ensures that the extension remains visually recessive when viewed from Eleanor Road and reduces its perceived scale.

The existing party walls and chimney stacks will be modestly increased in height only to the extent necessary to conceal the new roof profile.

The proposed front and rear dormer windows have been carefully aligned vertically with the original openings below. This creates a coherent elevation, maintaining the established rhythm and proportions of the building whilst ensuring the additional storey integrates naturally with the existing architecture.

A single rooflight is proposed within the flat section of the mansard roof to provide natural daylight to the new staircase and will not be visible from the public realm.

At ground floor level, alterations are confined to the rear elevation and comprise replacement of an existing window with patio doors, minor resizing of one window and replacement of the side access door serving the rear outrigger with a wide horizontal window. These alterations are located to the rear of the property and are not visible from Eleanor Road.

4. Design and Appearance

The proposal has been designed to respect both the host property and the wider street scene.

The mansard roof follows traditional London design principles through its steep roof slopes, concealed flat roof and recessed position behind the existing front parapet.

The proposed roof will be finished in roofing slate, complementing the traditional materials found within the surrounding area.

All new windows will be white uPVC frames to match the existing fenestration.

Importantly, the proposed dormer windows have been positioned directly above the existing window openings, maintaining the established vertical alignment and reinforcing the original proportions of the dwelling.

The overall scale of the extension has been carefully controlled to avoid appearing overly dominant.

5. Impact on the Character of the Area

The proposal preserves the established character of Eleanor Road.

The recessed design of the front mansard significantly limits its visibility from street level and ensures the extension reads as a sympathetic addition rather than a competing architectural element.

The increase in the height of the party walls and chimney stacks is limited to what is necessary to conceal the new roof structure and maintain the traditional appearance of the terrace.

The rear alterations are modest in nature and, being located away from public viewpoints, are believed to have no adverse impact upon the wider streetscape.

It is also worth noting that, whilst there are no current mansard loft conversions within Eleanor road, neighbouring roads feature a number of roof alterations, including hip-to-gable and dormer roof extensions visible from the public realm. This establishes a wider local precedent for the adaptation and enlargement of roof spaces within the surrounding residential area.

6. Residential Amenity

The proposal has been designed to minimise impacts upon neighbouring occupiers.

The additional accommodation is wholly contained within the existing roof envelope created by the mansard design.

The proposed front and rear dormer windows serve habitable rooms in a conventional manner and do not introduce unacceptable overlooking beyond that already experienced within a typical terraced residential environment.

The rooflight serves only the internal staircase and is positioned within the flat roof where it will not give rise to overlooking.

The increase in the height of the party walls is necessary to conceal the mansard roof and does not materially alter neighbouring living conditions.

Overall, the proposal is not considered to give rise to unacceptable loss of daylight, sunlight, outlook or privacy.

7. Comparable Approved Development

The proposal has been informed by previously approved mansard roof developments in Haringey.

In particular, planning permission was granted under application reference **HGY/2018/0100** for proposed mansard roof extensions at **38, 40 and 42 Nightingale Road, London N22 8PU**. Those properties are situated within a designated Conservation Area, where a greater level of sensitivity is ordinarily applied to alterations affecting the character and appearance of buildings.

The current proposal adopts similar design principles, including:

- a traditional mansard roof form;
- a recessed front elevation;
- carefully controlled proportions;
- alignment of new dormer windows with the existing fenestration below; and
- a restrained overall height.

Given that the application site is not located within a Conservation Area, the proposal is considered to represent an equally sympathetic response to its surroundings.

8. Conclusion

The proposed mansard roof extension and associated alterations represent a high-quality and sympathetic form of development.

The proposal has been carefully designed to complement the host dwelling through its traditional form, appropriate scale, matching materials and considered architectural detailing.

The development will provide much-needed additional living accommodation while preserving the character of the property and the wider street scene.

Having regard to the design approach adopted, the limited visual impact, the absence of unacceptable effects on neighbouring amenity and the existence of comparable approved mansard developments within a more sensitive Conservation Area, it is considered that the proposal accords with the objectives of local and national planning policy.

HALÉCYON

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