

PLANNING SUPPORTING STATEMENT

Proposed Additional Residential Storey

8 Middle Lane, Hornsey, London N8 8PL

1. Introduction

This Planning Supporting Statement has been prepared in support of an application for the construction of an additional residential storey at **8 Middle Lane, Hornsey, London N8 8PL**.

Planning permission was granted by the London Borough of Haringey under reference **HGY/2025/2512**, dated **29 January 2026**, for the change of use of the existing four-storey office building (Class E) to residential use (Class C3), providing four 2-bedroom/4-person apartments together with new front and rear façades, a new roof form, four roof-mounted air source heat pumps, photovoltaic panels, sprinkler water storage and secure sheltered cycle parking and bin storage to the rear.

The principle of residential development at the property has therefore already been established through an extant planning permission.

The present application seeks to make further efficient use of the existing building through the introduction of **one** additional residential storey, providing a one-bedroom, two-person apartment of approximately 50 sq.m GIA.

The additional accommodation has been carefully designed as a set-back rooftop addition, maintaining the consented four-storey building as the dominant architectural element when viewed from Middle Lane.

The proposal represents a modest and sustainable form of incremental intensification which would provide an additional home within an established urban location without increasing the developed footprint of the building.

2. Planning History and Extant Permission

Planning permission **HGY/2025/2512** establishes a comprehensive redevelopment of the existing office building to provide four residential apartments.

The consented development includes substantial alterations to the building, including new front and rear façades and a new roof form.

Importantly in considering the current application, the approved development also establishes the principle of **mechanical** equipment and associated screening at roof level.

The approved scheme provides four roof-mounted air source heat pumps together with associated plant and an acoustic screen extending approximately 1.6 metres above the consented roof level. The principal mechanical units positioned behind the screen are shown at approximately 1.55 metres in height.

The consented planning position is therefore not one in which the existing roof remains an entirely unobstructed roofscape. A substantial roof-level element has already been considered and accepted by the Local Planning Authority.

2.1 Weight of the Extant Permission

Planning permission **HGY/2025/2512** represents an important material consideration in the determination of the present application.

The visual, townscape and amenity effects of the current proposal should appropriately be considered against the **consented development**, including its approved roof form, plant and acoustic screening, rather than solely against the

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historic appearance of the former office building.

The present application represents a further refinement and modest intensification of an already-approved residential redevelopment rather than the introduction of an entirely new form or scale of development at the site.

3. Proposed Development

The application seeks permission for the construction of one additional residential storey above the consented four-storey residential building.

The additional floor would provide:

- 1 no. one-bedroom/two-person apartment;
- approximately 50 sq.m GIA;
- appropriately proportioned living and sleeping accommodation;
- good opportunities for natural daylight and outlook; and
- accommodation designed to meet the applicable minimum internal space standard.

The proposal would therefore increase the consented development from four to five residential dwellings.

The additional accommodation is contained above the footprint of the consented building and does not require any further outward expansion of development across the site.

4. Scale, Height and Roof Form

The scale and form of the additional storey have been carefully developed having regard to the existing building, the consented redevelopment and, importantly, the extent of roof-level development already approved under planning permission HG/2025/2512.

The consented scheme establishes a substantial roof-level element comprising mechanical plant and associated acoustic screening. The approved acoustic screen forms an established consented datum above the principal roof level.

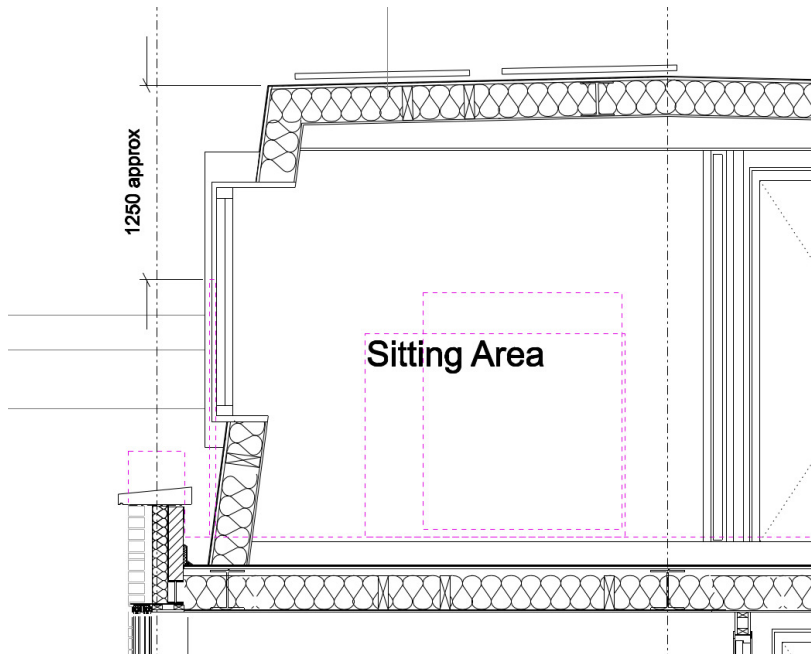
The proposed roofline of the additional residential storey would extend only approximately 1.25 metres above the uppermost level of the consented acoustic screen.

This relationship is important when assessing the visual effect of the proposal. While the application introduces an additional residential storey, the increase in the maximum visible height above the already-consented rooftop envelope is comparatively modest.

The proposed additional storey is also deliberately set back from the principal Middle Lane elevation. This setback substantially reduces its visibility and apparent scale when experienced from street level and allows the existing principal façade and parapet to remain the dominant architectural elements of the building.

The proposal should therefore be assessed against the consented roofscape, rather than solely against the historic roofline of the former office building. When considered against that consented position, the proposal represents a comparatively limited further increase in overall height while enabling the roof level to provide an additional high-quality residential dwelling.

The overall height of the proposed building will remain below 18 metres.



The dashed purple lines indicate the outline of the consented scheme with the dimension of 1250mm approx shown from top of consented acoustic screen to top of proposed roof line

5. Townscape and Visual Impact

The principal design objective has been to accommodate the additional dwelling while minimising the effect of the increased building height upon Middle Lane and the surrounding townscape.

The setback of the proposed upper storey is fundamental to this approach.

By recessing the new accommodation from the principal elevation, the existing façade remains the predominant element when the property is viewed from Middle Lane. The upper floor will consequently have a more limited presence in street-level views than would be the case with an additional storey constructed directly above the existing façade.

The proposal should also be assessed against the consented roof arrangement. Planning permission has already been granted for a significant roof-level acoustic screen and associated mechanical equipment. The proposed development reorganises this roofscape while making more productive use of the available roof level.

The design therefore seeks to avoid the appearance of an additional full-height façade and instead provides a recessive and clearly subordinate rooftop element.

Street-level views and/or sectional sightline drawings accompanying the application will demonstrate the relationship between the existing façade, consented roof-level structures and proposed additional storey.

6. Relocation of Consented Roof Plant

The consented development includes mechanical plant positioned at roof level behind an acoustic screen.

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To facilitate the additional residential accommodation, the plant would be repositioned towards the Middle Lane side of the building whilst remaining at substantially the same consented level.

The proposal therefore does not introduce an entirely new form or quantum of mechanical plant as a consequence of the additional dwelling. Rather, it reorganises equipment already approved under HGY/2025/2512.

The relocation also provides an opportunity to improve the relationship between the mechanical plant and the more sensitive residential environment to the rear of the property.

The consented plant position is closer to the rear aspect of the building, including neighbouring residential accommodation and quieter external areas. The revised arrangement moves the plant away from this quieter rear environment and towards the Middle Lane frontage, where the prevailing ambient acoustic environment is influenced to a greater degree by road traffic and general urban activity.

Subject to confirmation through the detailed acoustic assessment, the revised arrangement therefore has the potential to reduce the effect of mechanical plant noise upon the more sensitive rear residential environment.

Appropriate acoustic treatment and screening will continue to be provided, and the final arrangement will be designed to safeguard the amenity of both neighbouring occupiers and future residents.

7. Design Approach

The additional storey has been designed to remain visually subordinate to the consented building.

This is achieved through:

- limiting the extension to a single additional residential storey;
- setting the new accommodation back from the principal Middle Lane elevation;
- retaining the existing façade as the dominant architectural element;
- coordinating the additional accommodation with the already-consented roof plant;
- avoiding any increase in the developed footprint of the building;
- rationalising the arrangement of roof-level plant; and
- adopting materials and detailing that complement the existing and consented development.

The proposal therefore represents a measured evolution of the approved redevelopment, rather than a fundamental alteration to the character or form of the building.

8. Housing Delivery and Efficient Use of Land

The proposal would provide one additional self-contained dwelling, increasing the consented development from four to five homes.

The contribution is modest in numerical terms but is nevertheless a positive contribution towards the Borough's housing supply.

The London Plan seeks to increase housing delivery and optimise the use of available urban land. Of particular relevance,

Policy H2 – Small Sites supports well-designed incremental intensification, including opportunities arising from the extension of existing buildings where this results in net additional housing.

The proposal responds directly to this objective.

It provides an additional home:

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- on previously developed land;
- within the footprint of an existing building;
- through upward rather than outward expansion;
- without reducing the amount of land available for external amenity, landscaping, refuse or cycle storage;
- without requiring the development of an undeveloped site; and
- within an established urban neighbourhood already served by infrastructure, shops and services.

The proposal therefore represents an efficient and sustainable use of a finite urban land resource and contributes positively towards the delivery of additional housing within Haringey.

9. Quality of Residential Accommodation

The proposed additional dwelling comprises a one-bedroom, two-person apartment providing approximately 50 sq.m GIA.

This accords with the applicable minimum internal space standard for a one-bedroom, two-person dwelling.

The apartment has been designed to provide appropriately proportioned living, sleeping, cooking and sanitary accommodation together with suitable circulation and storage.

Its elevated position also provides opportunities for good levels of natural daylight and outlook.

The proposal therefore provides a genuine additional home of an appropriate residential standard, rather than seeking to increase dwelling numbers at the expense of the quality of accommodation.

10. Relationship with Neighbouring Properties

The additional storey has been designed with careful consideration of the amenity of neighbouring occupiers. Its setback from the perimeter of the existing building assists in reducing its perceived mass and increases separation between the proposed upper-level accommodation and neighbouring properties.

The positioning and orientation of windows will be designed to maintain appropriate privacy relationships and avoid unacceptable overlooking.

The recessed form of the additional floor will also assist in limiting its sense of enclosure when viewed from surrounding properties and external amenity areas.

Of particular relevance is the proposed relocation of the consented mechanical plant away from the quieter rear residential environment and towards Middle Lane. Together with appropriate acoustic treatment, this provides an opportunity to improve the relationship between the mechanical equipment and neighbouring residential accommodation.

The proposal therefore seeks not simply to accommodate an additional dwelling but to rationalise the consented rooftop arrangement in a manner which maintains appropriate standards of neighbouring amenity.

11. Sustainable Development and Retention of the Existing Building

The wider consented development represents an inherently sustainable approach through the conversion and adaptation of an existing reinforced concrete office building rather than its wholesale demolition and replacement.

The current proposal builds upon that strategy by making further productive use of the existing building and site.

The proposal provides sustainability benefits through:

- retention and reuse of the existing principal structure;

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- efficient use of previously developed land;
- avoidance of unnecessary demolition;
- reduction in construction and demolition waste;
- avoidance of a significant proportion of the embodied carbon associated with wholesale redevelopment;
- additional housing without increasing the developed footprint; and
- provision of additional residential accommodation within an established urban neighbourhood.

The proposal therefore represents a proportionate form of sustainable urban intensification.

12. Transport and Car-Free Development

No additional car parking is proposed in association with the additional dwelling.

The property occupies an established location within Crouch End, with convenient access to local shops, services and facilities together with opportunities for walking, cycling and travel by public transport.

The additional dwelling can therefore be accommodated without increasing dependence upon private motor vehicles. Secure cycle parking already forms part of planning permission HGY/2025/2512. The cycle parking provision will be reviewed as part of the current application to ensure that appropriate provision continues to be made for the enlarged five-dwelling development.

The car-free approach avoids unnecessary additional vehicle movements and enables the limited external areas of the site to be used more efficiently for amenity, landscaping, refuse and cycle storage.

The proposal therefore supports the wider objective of encouraging sustainable modes of travel within an established urban location.

13. Relevant Planning Policy

The principal planning policies relevant to the proposal include:

London Plan 2021

- Policy H1 – Increasing housing supply
- Policy H2 – Small sites
- Policy D3 – Optimising site capacity through the design-led approach
- Policy D4 – Delivering good design
- Policy D6 – Housing quality and standards
- Policy D14 – Noise
- relevant policies within Chapter 10 concerning sustainable transport and parking.

London Borough of Haringey

Relevant adopted local planning policies include:

- DM1 – Delivering High Quality Design
- DM6 – Building Heights
- together with the relevant Strategic Policies concerning housing delivery, sustainable development, transport and environmental quality.

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The proposal responds positively to this policy framework by combining additional housing delivery with a design-led, set-back rooftop form, making efficient use of an existing building while maintaining appropriate standards of design and residential amenity.

14. Planning Balance

The principal planning consideration is whether the modest increase in height associated with the proposed set-back rooftop dwelling results in harm sufficient to outweigh the benefits arising from the development.

The starting point for that assessment should be the extant planning permission HGY/2025/2512.

That permission has already established:

- residential use of the building;
- four residential apartments;
- substantial alterations to the front and rear façades;
- a new roof form;
- four roof-mounted air source heat pumps;
- substantial roof-level acoustic screening;
- photovoltaic panels;
- sprinkler water storage; and
- associated cycle and refuse facilities.

Against this established planning context, the current proposal represents a relatively modest evolution of the approved scheme.

The proposal would:

- deliver an additional home and make a modest but positive contribution towards Haringey's housing supply;
- contribute to the strategic objective of delivering additional housing through small-site intensification;
- make more efficient use of an existing building and previously developed site;
- provide a one-bedroom/two-person dwelling of approximately 50 sq.m GIA;
- achieve the additional accommodation without increasing the building footprint;
- retain the existing principal structure;
- adopt a deliberately set-back rooftop form to minimise visual impact;
- rationalise already-consented roof plant;
- relocate that plant away from the quieter and more sensitive rear residential environment;
- maintain appropriate acoustic mitigation;
- remain below 18 metres overall building height; and
- provide the additional dwelling without additional car parking.

The relatively modest additional height and visual change should therefore be weighed against the clear housing, sustainability, design and site-efficiency benefits of the development.

On balance, the proposal represents an appropriate optimisation of the site.

15. Conclusion

The proposed additional storey at 8 Middle Lane, Hornsey, London N8 8PL represents a carefully considered and logical evolution of the development already approved under planning permission HGY/2025/2512.

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The principle of residential development has already been established and the consented scheme includes substantial roof-level mechanical plant and acoustic screening approximately 1.6 metres above the consented roof level.

Against that established datum, the roofline of the proposed additional dwelling would rise by only approximately a further 1.5 metres, while being deliberately set back from the principal Middle Lane elevation to minimise its prominence within the streetscape.

The proposal also enables the consented mechanical plant to be rationalised and repositioned towards Middle Lane and away from the quieter rear residential environment, while maintaining appropriate acoustic treatment.

The overall building will remain below 18 metres in height, with all relevant Building Regulations and fire-safety requirements addressed separately through the detailed design and Building Regulations process.

Most importantly, the proposal provides an additional one-bedroom, two-person dwelling of approximately 50 sq.m GIA, increasing the consented development from four to five homes.

The proposal therefore makes a modest but positive contribution towards Haringey's housing supply while making more efficient use of an existing building and previously developed urban site.

The development combines additional housing delivery, efficient use of land, retention of the existing structure, sustainable transport principles, rationalisation of the consented rooftop plant and a carefully considered architectural response.

It is therefore considered that the proposed development represents an appropriate and sustainable form of incremental intensification, which is supported by the relevant planning policy framework.