

Planning Statement

105 Russell Avenue, N226QA

Introduction

This statement has been prepared in support of the proposed rear extension and associated removal of the existing rear outrigger at the property.

The property is located within the Noel Park Conservation Area and the proposal has therefore been carefully considered in relation to the character and appearance of the conservation area and the guidance contained within the Noel Park Conservation Area Appraisal and Management Plan.

The proposal seeks to provide a high-quality and appropriately designed rear extension which will provide improved and more functional ground floor accommodation, whilst also replacing an existing rear structure which is in a poor state of repair.

Existing Outrigger

The existing outrigger is in a notably poor condition and does not make a positive contribution to the appearance or character of the property or the wider conservation area.

As demonstrated by the accompanying photographs, the structure exhibits visible cracking, signs of deterioration and water ingress. The existing accommodation also has an extremely low internal ceiling, limiting its usability and making the structure poorly suited to modern residential accommodation.

In order to retain the existing structure and bring it up to an appropriate standard, substantial rebuilding and reconstruction would be required. In practical terms, this would result in the loss and replacement of much of the existing structure whilst retaining a form of development which provides limited benefit to the property.

The proposed approach therefore provides an opportunity to remove a poor-quality and deteriorating structure and replace it with a coherent, well-designed extension that responds appropriately to the existing dwelling.

Impact on the Conservation Area

The Noel Park Conservation Area Appraisal and Management Plan recognises the importance of maintaining the architectural consistency and character of the estate. It also identifies that there are opportunities for development where existing buildings or features detract from the significance, character and appearance of the conservation area.

The proposal should be considered in this context. The existing outrigger is not considered to be a feature which positively contributes to the significance of the conservation area. Its removal would allow for a purpose-designed extension which would improve the overall appearance and functionality of the property.

The proposed extension would be subordinate to the main dwelling and would be designed using appropriate materials and detailing. It would therefore represent a considered form of alteration rather than an unsympathetic enlargement of the original house.

Haringey Council's development management guidance also recognises that conservation areas can be enhanced through the sensitive redevelopment of sites and through the removal of buildings or features which detract from their character and appearance.

The proposal therefore represents an opportunity to improve the existing situation rather than cause harm to the conservation area.

Local Planning Precedent

A review of planning decisions within the Noel Park Conservation Area has identified a number of examples where the removal, alteration or replacement of existing rear structures and outriggers has been accepted by the Council.

A schedule of 16 relevant applications is submitted alongside this statement. These applications demonstrate that the principle of altering or removing rear outriggers to facilitate improved residential accommodation has previously been considered acceptable within the same conservation area.

Of particular relevance are examples including:

- 106 Russell Avenue – HGY/2024/2590 – Rear extension involving removal/alteration of existing rear structure– approved.
- 91 Russell Avenue – HGY/2023/3039 – Rear extension involving removal/alteration of existing rear structure – approved.

These decisions demonstrate that the Council has previously accepted that existing rear structures within Noel Park can be replaced or altered where a suitably designed form of development is proposed.

The submitted precedent schedule is not intended to suggest that planning permission should be granted solely on the basis of previous decisions. Rather, it demonstrates that the principle of appropriately designed rear development and the alteration or removal of existing rear structures is not inherently incompatible with the character of the Noel Park Conservation Area.

Design Approach

The proposed extension has been designed to provide a clear and subordinate addition to the existing dwelling.

The proposal will improve the functionality and quality of the ground floor accommodation while providing a more coherent relationship between the main house and rear garden.

Importantly, retaining the existing outrigger is not considered to provide a better heritage outcome where the structure is already in poor condition and provides limited architectural or functional value.

The proposed development instead provides an opportunity to replace the existing poor-quality structure with a considered and appropriately detailed addition.

Conclusion

The proposal should be considered as an opportunity to enhance the existing property and its contribution to the Noel Park Conservation Area.

The existing outrigger is in a poor state of repair and does not make a positive contribution to the character or appearance of the area. Its removal would allow the existing ground floor to be comprehensively improved through a purpose-designed rear extension.

The proposal has been considered against the character and significance of the Noel Park Conservation Area and seeks to provide a high-quality, subordinate addition which improves the existing situation.

When considered alongside the condition of the existing structure, the proposed design and the identified local planning precedents, it is considered that the removal of the existing outrigger and construction of the proposed rear extension would preserve and, where possible, enhance the character and appearance of the Noel Park Conservation Area.

Planning permission is therefore respectfully requested.