



**6 Grosvenor Way,
London,
E5 9ND.
T:020 3935 3434
E:planning@thepgroups.co.uk**

London Borough of Haringey Planning Department

Site: 84 Wellington Avenue, London N15 6BB

Proposal: Proposed Type 3 Roof Extension and Additional Floor

Subject: Cover Letter

Date: 12 September 2026

1. Introduction

This letter accompanies the Householder planning application for a Type 3 roof extension and additional floor at 84 Wellington Avenue, N15 6BB. The proposal follows a detailed review of the South Tottenham House Extensions SPD (2013) and fully aligns with the design, massing, façade-protection, and roof-form requirements for Type 3 extensions.

The development introduces a compliant additional storey and pitched roof form set entirely behind the existing front façade, ensuring no change to the streetside appearance. The rear elevation is designed as a flush vertical wall above first-floor level, consistent with the SPD's prescribed massing envelope.

2. Compliance with the South Tottenham SPD (Type 3)

2.1 Front Elevation

The SPD requires that *“the front elevation must remain unchanged, with the additional storey and roof form set behind the existing façade to maintain terrace unity.”* The submitted drawings follow this precisely. The existing brickwork, window pattern, ridge height and roof pitch remain untouched. The new second floor and pitched roof are fully concealed behind the retained façade, ensuring no visible change from Wellington Avenue.

2.2 Rear Elevation

The SPD mandates a flush rear elevation above first-floor level. The proposal provides a straight vertical rear wall from first floor to roof level, with the pitched roof dropping directly from the second-floor rear wall, matching the SPD Type 3 diagram.

2.3 Roof Pitch & Height Envelope

The roof pitch mirrors the SPD Type 3 profile, and the apex height sits within the prescribed height envelope. The roof form aligns with neighbouring properties and maintains terrace rhythm.

2.4 Terrace Unity

The Planning, Design & Access Statement includes a terrace-unity assessment. It demonstrates that the massing integrates seamlessly with the established roofline and does not introduce visual disruption. The unchanged front façade ensures the terrace retains its uniform character.

3. Supporting Documentation

The application includes all SPD-required documents:

- Planning, Design & Access Statement
- Fire Safety Strategy
- Flood Risk Assessment
- Existing & Proposed Drawings
- Application Forms & Certificates
- Site Location & Block Plans
- Cover Letter (this document)

The SPD does not require a Heritage Statement or Conservation Impact Assessment, as the property is not a designated heritage asset and lies outside a conservation area.

4. Conclusion

The proposal fully complies with the South Tottenham House Extensions SPD (Type 3). Key compliance points include:

- Unchanged front façade
- Flush rear elevation above first-floor level
- SPD-compliant roof pitch and height envelope
- Massing designed to maintain terrace unity
- Supporting fire safety and flood risk documentation

We respectfully request that the application be validated and progressed to determination. We remain available to provide any further information the case officer requires.

Yours faithfully,
Prestige Planning Ltd 6 Grosvenor Way London E5 9ND