PLANNING AND HERITAGE STATEMENT

24 SOUTHWOOD LAWN ROAD, LONDON, N6 5SF

10 SEPTEMBER 2026

FIRSTPLAN

DOCUMENT CONTROL

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Client Name	Sidika Owen and Harold d'Hauteville
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CONTENTS

SECTION 1 | INTRODUCTION 4

SECTION 2 | BACKGROUND INFORMATION 5

SECTION 3 | APPLICATION PROPOSALS 8

SECTION 4 | PLANNING POLICY CONTEXT 9

SECTION 5 | ASSESSMENT OF SIGNIFICANCE 12

SECTION 6 I IMPACT ON THE CONSERVATION AREA 15

SECTION 7 | PLANNING CONSIDERATIONS 16

SECTION 8 | CONCLUSIONS 17

SECTION 1 | INTRODUCTION

1.1 This Planning and Heritage Statement has been prepared by Firstplan in support of a planning application by Sidika Owen and Harold d'Hauteville ("the applicants") for demolition of existing garage and construction of an ancillary garden building with associated works to drive and garden steps and widening of vehicular access gate at 24 Southwood Lawn Road, London.

1.2 The property is within the Highgate Conservation Area, but is not statutorily or locally listed. However, it is located on a prominent corner and has an arts and crafts character which is in keeping with the character of this part of the conservation area.

1.3 The proposals put forward replace a 20th Century garage with a building of the same footprint. The building will be used as a home gym with sauna and will additionally provide storage for bicycles and garden equipment.

1.4 The proposals have been designed to respect the house, plot and the historic significance of the Highgate Conservation Area, utilising materials which are prevalent in the area.

1.5 The proposals have also been designed to take into account neighbouring residential properties to ensure that their residential amenity is not adversely impacted.

1.6 This Statement is structured as follows:

- **Section 2** Background Information
- **Section 3** Application Proposals
- **Section 4** Planning Policy Context
- **Section 5** Assessment of Significance
- **Section 6** Planning Considerations
- **Section 7** Conclusions

SECTION 2 | BACKGROUND INFORMATION

a) The site

2.1 The application site is a two-storey end of terrace dwelling with roof accommodation. It is in use as a single dwelling-house. The property is located on the northern side of Southwood Lawn Road where the road bends. The surrounding area is predominately residential and is made up of similar semi-detached and terraced dwellings.

2.2 The site slopes from west to east and from north to south.

2.3 24 Southwood Lawn Road has been extended with a single-storey side and rear extension. There is an existing garage to the rear of the site.

Figure 1. Red Line Boundary of Site



Figure 2. Photographs of existing garage and garden steps







2.4 The site is not locally or statutorily listed, however it sits within the Highgate Conservation Area. There is no Article 4 Direction restricting permitted development rights in this location.

2.5 The site is located within Flood Zone 1, indicating a low risk of flooding.

b) Planning History

i) The site

2.6 A review of the Council's planning database has identified limited planning history at the site, summarised in Table 1 below.

Table 1. Planning history at the site

Ref	Proposal	Outcome
HGY/2025/2343	Formation of rear dormer window on the main roof.	Approved October 2025
HGY/2024/3060	External alterations including replacement of existing front porch, alterations to fenestration including new rear bay, removal of render from side elevation and replacement front and side boundary treatment (AMENDED PLANS).	Approved February 2025
HGY/2017/3331	The demolition of existing side and rear extensions and the erection of a single storey side/rear extension	Approved, 22 December 2017.
OLD/1951/0458	Conversion into 2 flats and new garage at rear.	Approved, 20 June 1951.

ii) Relevant Applications in the Conservation Area

2.7 The following table includes an examples of a relevant application for a garden building close by.

Table 2. Applications for garden buildings in Southwood Lawn Road

Location	Ref	Proposal	Outcome
42 Southwood Lane, N6 5EB	HGY/2023/2997	Erection of timber framed outbuilding/ Garden Studio in rear garden	Approved January 2024

SECTION 3 | APPLICATION PROPOSALS

3.1 The application seeks planning permission for demolition of existing garage and construction of ancillary garden building and associated works to drive and garden steps at 24 Southwood Lawn Road, London.

3.2 The proposed outbuilding will have the same footprint as the existing garage. It will be set at garden level and will be 2.8 metres high.

3.3 The building will be used as a home gym with sauna and will additionally provide storage for bicycles and garden equipment.

3.4 The associated works comprise some levelling and widening of the existing driveway and new garden steps down from the drive to the garden level. A new timber gliding gate is proposed to replace the existing vehicular access gates.

3.5 Details of the proposals are provided within the accompanying architectural drawings prepared by Studio Havn.

SECTION 4 | PLANNING POLICY CONTEXT

4.1 The section details the key planning policy context relevant to the application site and the proposed development.

4.2 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that planning decisions must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

4.3 The Statutory Development Plan comprises:

- Haringey's Strategic Policies (with alterations 2017);
- Haringey's Development Management DPD (2017);
- The London Plan (2021).

4.4 The National Planning Policy Framework (NPPF) (2024) is also a material consideration alongside any supplementary planning documents. A Government consultation is currently running in respect of updates to the NPPF.

a) National Planning Policy Framework (NPPF) (2026)

4.5 The National Planning Policy Framework (NPPF) sets out national policies for plan-making and decision-making in England.

4.6 Policy HE5 requires proposals affecting heritage assets to assess the significance of those assets, including the contribution made by their setting, and the potential effect of the development. The assessment should be proportionate to the importance of the assets and should identify the nature and degree of any effect.

4.7 Policy HE6 confirms that substantial weight should be given to the conservation of designated heritage assets. Any harm is a matter of considerable importance and weight. Where harm would arise, its effect on the significance of the asset should be weighed against the public benefits of the proposal.

4.8 Policy HE9 confirms that development proposals within or affecting the significance of conservation areas should:

a. Retain and conserve buildings and other features which make a positive contribution to the character or appearance of the conservation area where possible; and

b. Consider the area's special architectural or historic interest (as identified as part of the designation of the conservation area) in the design of development.

4.9 The Policy confirms that not all elements of a conservation area will necessarily contribute to its significance.

b) The London Plan (2021)

4.10 The following policies are considered relevant to the application:

- **Policy HC1** 'Heritage'
- **Policy D4** 'Delivering Good Design'; and
- **Policy D12** 'Fire Safety'

- **Policy T6.1** 'Residential parking'

4.11 The site has a PTAL of 3 – 4 and therefore the London Plan parking standard is 0.75 spaces per dwelling.

c) Haringey's Strategic Policies (2017)

4.12 **Policy SP11** 'Design' states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Among other criteria, development is expected to be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity.

4.13 **Policy SP12** 'Conservation' seeks to ensure the conservation of the historical significance of Haringey's heritage assets, their setting and the wider historic environment.

d) Haringey's Development Management DPD (2017)

4.14 **Policy DM1** 'Delivering High Quality Design' stipulates that proposals must relate well to their surroundings and ensure a high standard of privacy and amenity for both the development's users and neighbours; proposals should provide an appropriate amount of privacy to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents.

4.15 **Policy DM9** 'Management of the Historic Environment' requires development to conserve and enhance the significance of a heritage asset and its setting. In regards to Conservation Areas, it states:

> *"The Council will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area."*

4.16 **Policy DM31** 'Sustainable Transport' and **Policy DM32** 'Parking' encourage sustainable transport and confirm that proposals will be assessed against the parking standards set out in the London Plan.

e) Highgate Neighbourhood Plan (2017)

4.17 **Policy DH1** 'Demolition in Highgate's Conservation Areas' states that:

> *Proposals to demolish buildings and structures that are non-designated heritage assets will be subject to a balance judgement with regard to the scale of the loss and the significance of the asset. Any proposed replacement should make a positive contribution to the conservation area.*

4.18 **Policy DH2** 'Development Proposals in Highgate Conservation Area' states that:

> "Development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate's conservation areas, and respect the setting of its listed buildings and other heritage assets. Development should preserve or enhance the open, semi-rural or village character where this is a feature of the area."

f) Supplementary Planning Guidance

4.19 The Council have adopted a number of Supplementary Planning Guidance notes (SPGs) including SPG 1a (relating to design) and SPG2 (relating to conservation) and the Sustainable Design and Construction SPD. Careful consideration has been given to these guidance notes in the development of the proposals.

SECTION 5 | ASSESSMENT OF SIGNIFICANCE

5.1 In assessing the values which are embodied within the identified heritage assets, regard has been had to the heritage values as defined in Historic England's Conservation Principles (2008) together with guidance within the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG).

5.2 The designated heritage assets relevant to this application is the Highgate Conservation Area.

5.3 National Planning Policy Guidance (NPPG) sets out that there are three principal heritage values which may be taken into account when assessing the nature of significance. In summary, these comprise:

1. Archaeological interest: Is there archaeological interest worthy of expert investigation?

2. Architectural and artistic interest: Is there interest in the design and general aesthetics of a place? This can either be from conscious design or from how a heritage asset has evolved.

3. Historic interest – An interest in past lives and events. This can provide a record of the nation's history and can also provide meaning for communities.

5.4 The NPPF is concerned with conserving and enhancing the historic environment. It is noted within Policy HE5 that when describing the significance of a heritage asset the level of detail should be proportionate to the assets' importance and no more that is sufficient to understand the potential impact of the proposal on the significance. It goes on to require that when determining an application affecting a heritage asset the planning authority should take into consideration the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

a) Highgate Conservation Area

5.5 Highgate was first designated as a conservation area on 21st December 1967.

5.6 The conservation area is divided between the London Borough of Camden and Haringey. The Conservation area boundary was extended on the eastern side on the 27th of September 1990 to include the upper and lower parts of the Archway sub-area, together with the Miltons and Shepherds Hill sub-areas. It was further extended on 29th November 1994.

5.7 The character of the conservation area is formed by the relationship of its historic pattern of development, its high percentage of buildings of architectural merit, its topography, its green open spaces, and distant views.

5.8 There are high-quality residential areas of Victorian, Edwardian, and early twentieth-century terrace housing off Archway Road, such as the Cholmeleys, the Miltons, and Shephard's Hill.

5.9 The conservation area benefits from a wealth of open spaces and green surroundings such as Highgate Wood, Queen's Wood, Highgate Cemetery, Hampstead Heath, Highgate Bowl and Highgate Golf Course.

5.10 It is noted within the Highgate Conservation Area Appraisal that:

> *"Incremental changes to the architectural features, materials and details of domestic properties have been a primary cause for change in the character and appearance of the residential streets within Highgate Conservation Area. In particular the removal or alteration of timber sash windows, timber panelled front doors (often with stained glass panels), decorative timber porches and brackets, chimney stacks and ports, ridge tiles and finials and decorative*

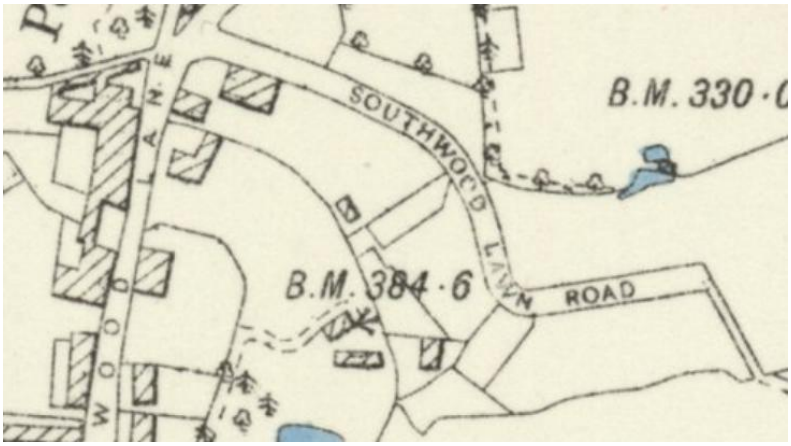
plasterwork are amongst the most noticeable changes that can diminish the quality, richness and visual cohesion of the house frontages."

5.12 Southwood Lawn Road lies within Sub-area 3, Southwood Avenue. The street is characterised by semi-detached and detached houses of the Edwardian era with an Arts and Crafts style influence that displays a variety of details and decorative features.

5.13 On the north side of Southwood Lawn Road, the first two houses are red brick in a similar composition to Southwood Avenue. The style then changes from late Victorian style to the semi-detached more suburban Arts and Crafts influenced style.

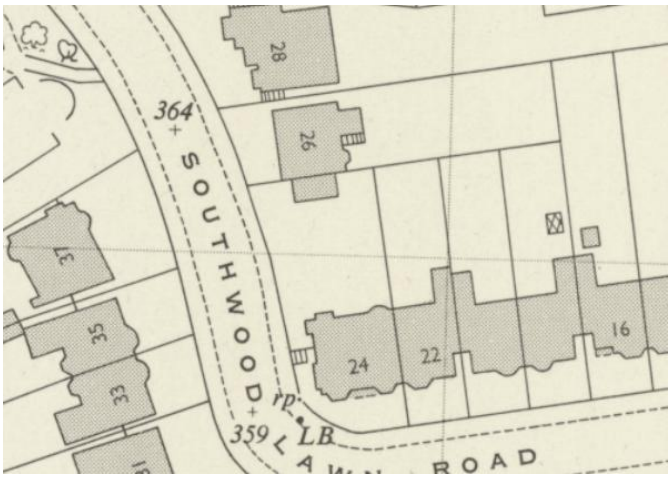
5.14 The 1888 – 1915 OS Map shows that Southwood Lawn Road was laid out but there were only a few properties developed at this time:

Figure 4: 1888 – 1915 OS Map Extract



5.15 The 1944-1973 OS Map shows the property including part of the existing garage outbuilding.

Figure 5: 1944 – 1973 OS Map Extract



b) Contribution of the Application Site

5.16 The application site is of the Edwardian era with an Arts and Crafts style influence. It includes double height bays to the front and whilst it is not noted in the Conservation Area Appraisal as a positively contributing building, it does make a contribution as part of the wider area.

5.17 The garage building appears to originally date from 1950s and has been extended over time. It does not contribute to the conservation area as it is not readily visible from the streetscene and is not of particular architectural merit.

SECTION 6 I IMPACT ON THE CONSERVATION AREA

6.1 The proposals seek consent for demolition of existing garage and construction of ancillary garden building and associated works at 24 Southwood Lawn Road, London.

6.2 The existing garage is of no architectural merit. It is discretely located to the rear of the site and not readily visible from the public realm.

6.3 The proposed replacement building will have the same footprint as the existing garage. It will be set at garden level and will be similar in height to the lower section of garage roof.

6.4 The garden building will be constructed of brick with simple glazing. Given that there is no material increase in massing the proposals are appropriately sized, and remain subservient to the main house.

6.5 The proposed works to the existing driveway are also not considered harmful. The new timber gate is appropriately designed and matches the height of the existing gate.

6.5 Overall the proposals are appropriately designed and subservient to the host dwelling. They are not harmful to the character and appearance of the conservation area. The proposals are in accordance with Haringey Strategic Policy SP12 and Development Management DPD Policy DM9.

SECTION 7 | PLANNING CONSIDERATIONS

7.1 The relevant Borough-wise, London and National planning policies have been taken into consideration to inform the proposed development at this site. The main considerations in respect of the development proposals are as follows:

- Design and Visual Impact
- Impact on Amenity
- Parking provision
- Environmental Considerations

a) Design and Visual Impact

7.2 The impact of the character of the area and heritage assets has been discussed in Section 6 of this report. Overall, the proposals are well-designed and remain subservient to the host dwelling. The proposed works are not considered to harm the special character of the Highgate Conservation Area.

b) Impact on Residential Amenity

7.3 Planning policy at all levels encourages good design through well laid out development which considered and managed the impact of development upon visual amenity, privacy, overlooking, daylight and sunlight.

7.4 The proposals will not harm the amenity of the neighbouring properties given the nature of development. The replacement building height is below the side windows of No.26 and of no greater bulk. The proposals are for an ancillary use and therefore do not materially intensify the use of the land.

7.5 As such, it is considered that the proposals are in compliance with local and national guidance.

c) Parking Provision

7.6 The proposals remove the existing garage space, however this is a narrow garage which is not well suited to modern cars and has not been used to park cars for some time. The existing driveway space is retained and widened to make it more functional. The provision of 1 parking space in this area is in line with London Plan standards and there will be no impact on on-street parking stress given this is retained.

7.7 The proposals include for cycle storage which wis in line with the aims of the sustainable transport policies. As such the proposals should not be refused on the basis of parking provision.

d) Environmental Considerations

7.8 It is proposed that the garden building will be insulated and will have double glazed fenestration in line with Building Control standards.

SECTION 8 | CONCLUSIONS

8.1 This planning and heritage statement has been submitted in support of an application for demolition of existing garage and construction of ancillary garden building and associated works to drive and garden steps and a replacement vehicular gate at 24 Southwood Lawn Road, London.

8.2 The proposals replace an existing 20th century garage using the same footprint as existing. The works have been sensitively detailed to respect the Highgate Conservation Area. The scheme will complement the character of the conservation area.

8.3 The scheme has also been designed to respect the amenity of neighbouring occupiers and retains an off-street parking space.

8.4 Overall, the application proposals are consistent with all the relevant planning policies and guidance at the national, regional, and local levels. The application should therefore be considered acceptable by the Council, and we respectfully request that planning permission be granted without delay.

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