Planning, Design and Heritage Statement

Erection of outbuilding (sauna) with associated tool shed, together with associated timber enclosure/screening, hardwood decking and access steps, low planter walls and associated landscaping

4 The Chine,
London
N10 3QA

Proposal	Erection of outbuilding (sauna) with associated tool shed, together with associated timber enclosure/screening, hardwood decking and access steps, low planter walls and associated landscaping
Local Planning Authority	London Borough of Haringey
Applicant	Charles Irvine
Prepared by	allPlanning
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1. Introduction

1.1 This statement has been prepared by allPlanning on behalf of Charles Irvine in support of a householder planning application for works within the garden of 4 The Chine, London N10 3QA.

1.2 The proposal comprises the erection of an outbuilding (sauna) with associated tool shed,, together with associated timber enclosure/screening, hardwood decking and access steps, low planter walls and associated landscaping. The existing detached gym structure is retained.

1.3 The property lies within the Rookfield Estate Conservation Area. The proposal is submitted for planning permission because the normal householder permitted development right for outbuildings is restricted on article 2(3) land. In particular, Schedule 2, Part 1, Class E.3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) does not permit a building or enclosure situated on land between a wall forming a side elevation of the dwellinghouse and the curtilage boundary.

1.4 The application therefore provides Haringey Council with the opportunity to assess the modest garden structures on their planning merits, principally having regard to design, neighbour amenity and the preservation of the character and appearance of the Conservation Area.

2. Site and surroundings

2.1 The subject property is a single dwellinghouse occupying a corner plot with boundaries to The Chine and Etheldene Avenue. The house sits within a substantial established garden containing trees, hedging and an existing detached gym/outbuilding.

2.2 The wider Rookfield Estate Conservation Area is a predominantly residential area. In a previous appeal within the Conservation Area, the Planning Inspectorate described its character as including low-density housing, communal open spaces, grass verges and mature trees. Those landscape qualities form an important part of the setting in which small-scale domestic development should be considered.

2.3 The application site is also understood to fall within the area covered by the extant Rookfield Estate Article 4 Direction. The need for the present application, however, arises independently from the Class E.3 conservation-area restriction described above.

3. Relevant planning history

3.1 The property has an established history of domestic alterations, including:

- HGY/2021/1119 – permission relating to a rear extension/outbuilding, with the outbuilding retained for ancillary domestic use;
- HGY/2021/2819 – permission relating to a dormer roof addition.

3.2 The present application is separate from those works and concerns a small group of garden structures and associated landscaping only.

4. The proposal

4.1 The proposed works are shown on the accompanying drawings and can be summarised as follows:

- installation of a Clearlight Sanctuary outdoor five-person domestic sauna, to the manufacturer's specification;
- an associated tool shed/enclosure positioned alongside the sauna;
- an outdoor shower serving the domestic garden area;
- localised timber enclosure/screening, predominantly in a dark/black painted finish;
- hardwood timber decking and short access steps;
- low masonry planter walls and associated planting/landscape treatment; and
- retention of the existing detached gym/outbuilding.

4.2 The proposal does not create a separate dwelling or any self-contained residential accommodation. The sauna, shower and tool shed are wholly incidental to the enjoyment of the dwellinghouse.

5. Planning policy context

Development plan

5.1 The development plan includes the London Plan 2021 and Haringey's adopted Local Plan documents. The policies of most direct relevance are:

- London Plan Policy D4 – Delivering good design;
- London Plan Policy HC1 – Heritage conservation and growth;
- Haringey Local Plan Strategic Policy SP11 – Design;
- Haringey Local Plan Strategic Policy SP12 – Conservation;
- Haringey Development Management DPD Policy DM1 – Delivering High Quality Design; and
- Haringey Development Management DPD Policy DM9 – Management of the Historic Environment.

5.2 Policy DM1 requires development to achieve a high standard of design and contribute positively to local character and amenity. Policy DM9 supports development that conserves and enhances the significance of heritage assets and their settings.

National policy and statutory duty

5.3 The National Planning Policy Framework (August 2026) is a material consideration. Particularly relevant are Policy DP3 on the design of new development and Policies HE4, HE5, HE6 and HE9 concerning the conservation of heritage assets and development within conservation areas.

5.4 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area. The assessment below addresses that statutory objective directly.

6. Planning assessment

Principle and domestic use

6.1 The principle of small-scale buildings and facilities serving the enjoyment of a dwellinghouse is well established in planning terms. The proposal remains entirely within the residential curtilage and has a clear incidental domestic function. There is no change of use, subdivision or intensification of occupation.

6.2 The fact that the proposal falls outside Class E permitted development because of its position within a conservation area does not of itself indicate that it is unacceptable. It simply means that the design and impacts must be assessed through a planning application.

Design, scale and siting

6.3 The proposed sauna and tool shed are compact, single-storey garden structures. They are grouped close to the existing gym/outbuilding rather than being dispersed through the garden. This produces a coherent cluster of ancillary domestic structures and limits their visual footprint.

6.4 The proposed dark timber enclosure and restrained material palette are appropriate for a garden setting and will help the structures recede visually against established boundary treatment and planting. The hardwood decking, low planter walls and planting form part of a coordinated landscape treatment rather than an isolated piece of built development.

6.5 The proposal is therefore considered proportionate in scale and subordinate to the dwellinghouse, consistent with the design objectives of London Plan Policy D4, Haringey Strategic Policy SP11 and Policy DM1.

Heritage and the Rookfield Estate Conservation Area

6.6 The relevant designated heritage asset is the Rookfield Estate Conservation Area. For this modest proposal, the significance most relevant to the assessment is the established residential and landscaped character of the area, including the contribution made by gardens, greenery, grass verges and mature trees.

6.7 The development does not alter the principal fabric, roof form or architectural detailing of the dwellinghouse. It is confined to the garden, is modest in height and mass, and is positioned alongside an existing ancillary building. While parts of the garden are capable of being seen from the surrounding public realm, the proposal will read as subordinate domestic garden development within an established landscaped plot. It is positioned behind the existing outbuilding, and will therefore be largely shielded from public view.

6.8 The use of a simple, dark material palette and the retention of the broader garden setting avoid an unduly conspicuous or suburbanising effect. The proposal neither removes an element of identified heritage significance nor competes with the architectural character of the host dwelling or wider estate.

6.9 Accordingly, the proposal is assessed as preserving the character and appearance of the Rookfield Estate Conservation Area and causing no harm to its significance. It accords with London Plan Policy HC1, Haringey Strategic Policy SP12, Policy DM9 and the relevant heritage policies of the NPPF 2026.

Residential amenity

6.10 The sauna, tool shed and outdoor shower are domestic facilities serving the existing household. Their low scale and garden position do not give rise to a material loss of daylight, sunlight or outlook to neighbouring occupiers. The proposal does not introduce an elevated platform or new overlooking opportunity, and it does not create independent living accommodation.

6.11 The proposal is therefore compatible with the continued residential amenity of adjoining occupiers.

Landscaping, access and parking

6.12 The scheme is integrated with the existing garden layout and includes low planters and planting. Existing trees and landscape features are shown on the submitted plans and the proposed structures occupy a contained part of the garden alongside the existing outbuilding.

6.13 No alteration to the existing vehicular or pedestrian access is proposed, and the works do not affect the established parking arrangement.

7. Conclusion

7.1 The application seeks permission for a modest, closely knitted group of domestic garden structures within the curtilage of an existing dwellinghouse.

7.2 The development is subordinate in scale, coordinated in design and materials, and positioned alongside an existing ancillary building. It does not alter the host dwelling and does not create a separate residential use. Its design and siting preserve the landscaped residential character and appearance of the Rookfield Estate Conservation Area, while maintaining neighbouring residential amenity.

7.3 The proposal therefore accords with the relevant policies of the London Plan, Haringey's adopted Local Plan and the National Planning Policy Framework 2026. Planning permission is respectfully requested.

8. Policy and source references

8.1 The following policy and source references have been used in the preparation of this statement:

- Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 1, Class E, including paragraph E.3;
- Ministry of Housing, Communities and Local Government, Permitted development rights for householders: technical guidance (Class E – buildings etc.);
- National Planning Policy Framework, August 2026: Policy DP3 and historic environment Policies HE4, HE5, HE6 and HE9;
- The London Plan 2021: Policies D4 and HC1;
- Haringey Local Plan: Strategic Policies (2013, with alterations 2017): SP11 and SP12;
- Haringey Development Management DPD (2017): Policies DM1 and DM9;
- Planning Inspectorate appeal decision APP/Y5420/D/16/3157018 (description of the wider Rookfield Estate Conservation Area); and
- Haringey Council records concerning the Rookfield Estate Article 4 Direction and the decision not to confirm the proposed replacement direction in 2020.