

Planning, Design and Heritage Statement

Proposed Single-Storey Rear Extension 23B Kingsley Place, London N6 5EA

1. Introduction

This Planning, Design and Heritage Statement has been prepared in support of a Householder Planning Application for the erection of a single-storey rear extension at 23B Kingsley Place, London N6 5EA.

The proposal has been carefully designed to respect the architectural character of the existing dwelling, preserve the appearance and significance of the Highgate Conservation Area, and comply with national and local planning policy.

2. Site and Surroundings

The application property is situated within Kingsley Place, Highgate, in the London Borough of Haringey. The site lies within the designated Highgate Conservation Area, specifically Sub-area 2 – Highgate Bowl.

The Highgate Conservation Area Character Appraisal identifies the area's special interest as deriving from the relationship between its historic village core, distinctive topography, generous open spaces, mature landscape setting and the varied architectural development that has evolved over time. It describes Highgate as a close-knit village occupying one of north London's prominent hills, where historic buildings, landscaped surroundings and carefully planned residential development combine to create a distinctive and cohesive townscape.

Kingsley Place forms part of the later twentieth-century evolution of the conservation area. Constructed during the late 1960s and early 1970s, it is a planned residential development of two- and three-storey dwellings characterised by a consistent architectural language of dark facing brickwork, stained timber panels, recessed glazing and simple, well-proportioned elevations set within a landscaped environment. Collectively, these buildings make a positive contribution to the character and appearance of the conservation area through their coherent design, consistent palette of materials and well-integrated layout.

No. 23B is a semi-detached dwelling dating from approximately 1970 and retains the principal characteristics of the original development. The property remains largely unaltered and continues to contribute positively to the significance of the Highgate Conservation Area through its scale, materials, architectural detailing and relationship with adjoining dwellings and the surrounding streetscape.

3. The Proposal

Planning permission is sought for the construction of a modest single-storey rear extension.

The proposed extension has been designed as a clearly subordinate addition to the host dwelling. Its scale, height and footprint have been carefully considered to ensure that the original building remains the dominant element.

External materials will closely match the existing dwelling, including brickwork, timber detailing, fenestration and roof finishes, allowing the extension to integrate seamlessly with the existing architecture.

Following discussions with the Local Planning Authority, it was confirmed that permitted development rights for extensions within the Kingsley Place development were removed by condition attached to the original planning permission. Consequently, planning permission is required for the proposed works.

The proposal is confined entirely to the rear elevation and will not alter the principal elevation or any publicly visible aspects of the building. For Clarity the approved works (Reference HGY/2026/1338) have been added to the application documents

4. Planning Policy Context

The proposal has been prepared having regard to the statutory Development Plan and relevant national planning policy, including:

-)] Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990;
-)] National Planning Policy Framework (December 2024), with particular regard to Chapter 16 – Conserving and Enhancing the Historic Environment;
-)] London Plan (2021), including Policies D3 (Optimising Site Capacity through the Design-led Approach), D4 (Delivering Good Design) and HCI (Heritage Conservation and Growth);
-)] Haringey Local Plan Strategic Policies SPI 1 (Design) and SPI2 (Conservation);
-)] Haringey Development Management Policies DMI (Delivering High Quality Design) and DM9 (Managing the Historic Environment); and
-)] Highgate Conservation Area Character Appraisal and Management Plan.

The proposal has been designed to accord with these policies by respecting the architectural integrity of the existing dwelling while preserving the significance and character of the conservation area.

5. Design Assessment

The proposed extension adopts a simple, restrained and contemporary approach that reflects the proportions, materials and detailing of the existing dwelling.

Its modest footprint and single-storey form ensure that it remains visually subordinate to the host building and does not compete with the original architectural composition. The use of matching external materials reinforces the visual continuity of the property and reflects the established character of Kingsley Place.

As the extension is located entirely to the rear, it will not affect the appearance of the development when viewed from the public realm. The proposal therefore preserves both the character of the host dwelling and the wider townscape of the Highgate Conservation Area.

6. Heritage Assessment

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

The proposal has been developed with this statutory duty at the forefront of the design process. The extension is modest in scale, clearly subordinate to the existing dwelling and employs materials that closely match the original building, ensuring that it integrates sympathetically with the host property.

The Highgate Conservation Area Character Appraisal identifies the area's special significance as deriving from the relationship between its historic built form, topography, open spaces, urban grain and architectural detailing. Although Kingsley Place forms part of the area's later twentieth-century development, it contributes positively to the character and appearance of the conservation area through its coherent architectural composition, consistent palette of materials and landscaped setting.

The proposed extension has been carefully designed to respect these characteristics. Located wholly to the rear of the property, it will not affect the established streetscape, important public views, the planned composition of Kingsley Place or the wider landscape setting that contributes to the significance of the conservation area. The proposal will not disrupt the rhythm of development or diminish the defining characteristics identified within the Highgate Conservation Area Character Appraisal.

By respecting the existing scale, proportions, materials and architectural detailing of the host dwelling, the proposal preserves the contribution that the property makes to the character and appearance of the Highgate Conservation Area. Consequently, the development gives rise to no harm to the significance of the designated heritage asset and accords with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 16 of the National Planning Policy Framework, London Plan Policy HCI, Haringey Strategic Policy SP12, Development Management Policy DM9, and the objectives of the Highgate Conservation Area Character Appraisal and Management Plan.

7. Residential Amenity

The proposal has been carefully designed to ensure there is no unacceptable impact upon neighbouring amenity.

The adjoining property at 23A Kingsley Place has previously been extended at ground floor level. The proposed extension will remain approximately one metre set back from that extension, maintaining a clearly subordinate relationship between the two properties and reducing any perception of excessive bulk.

To the south of the application site lies a school. Owing to the modest single-storey scale of the extension and its separation from the shared boundary, the proposal will not give rise to any material loss of daylight, sunlight, outlook or privacy, nor will it create an overbearing impact upon adjoining land.

The proposal therefore safeguards neighbouring residential amenity and accords with Policy DMI of the Haringey Development Management Policies.

8. Planning Balance and Conclusion

The proposed development represents a modest, high-quality extension that has been sensitively designed to respect the architectural character of the existing dwelling while preserving the special character and appearance of the Highgate Conservation Area.

The proposal:

-) preserves the character and appearance of the Highgate Conservation Area;
-) remains subordinate to the host dwelling in terms of scale, massing and design;
-) utilises materials that closely match the existing building;
-) safeguards the amenity of neighbouring occupiers;
-) has no adverse impact upon the principal elevation or the wider public realm; and
-) complies with the statutory duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Accordingly, the proposal accords with the National Planning Policy Framework, the London Plan, Haringey Local Plan Strategic Policies SPI 1 and SPI 2, Development Management Policies DMI and DM9, and the objectives of the Highgate Conservation Area Character Appraisal and Management Plan.

Overall, the proposal represents a well-designed and proportionate form of development that preserves the significance of the designated heritage asset while improving the functionality of the dwelling. There are no material planning considerations that would justify withholding permission, and it is respectfully requested that planning permission be granted.