

PLANNING STATEMENT

ON BEHALF OF

MR DAVID HAYHURST

**Full Planning Application for a replacement dwelling at
34 Kingsley Place, Hornsey, London, N6 5EA**

September 2026

Our Ref: J004788

LPA Ref: HGY/2026/1050

WS Planning & Architecture
enquiries@wspace.co.uk | wspace.co.uk

Reg Office: 5 Pool House, Bancroft Road, Reigate
Surrey, RH2 7RP
Company No. GB3763487 | WS Planning & Architecture
is a trading name of Woods, Sanders & Co Ltd
Chairman & Founder: Mr B Woods | BA (TP) MRTPI
Managing Director: Mr S Copping | BA (Hons) DIP TP MRTPI
Planning Director: Mrs E Munro | BA (Hons) MSc MRTPI
Architectural Director: Mr J Jaramillo | BA (Hons) MArch RIBA

Surrey Office
5 Pool House
Bancroft Road
Reigate
Surrey
RH2 7RP
01737 225 711

London Office
TBXH@
Sunley House
4 Bedford Park
Croydon
CR0 2AP
020 3828 1180

Kent Office
Brouard Architects
1 Bromley Lane
Chislehurst
Kent
BR7 6LH
01689 857 253



RIBA 
Chartered Practice

CONTENTS

Section	Page
1.0 Introduction	3
2.0 The Application Site and Surrounding Area	4
3.0 Relevant Planning History	7
4.0 Relevant Planning Policy	11
5.0 Proposal	22
6.0 Summary	33
7.0 Appendices	35

1.0 **INTRODUCTION**

- 1.1 WS Planning & Architecture have been instructed by Mr David Hayhurst to prepare a Planning Statement to support an application for a replacement dwelling at 34 Kingsley Place, Hornsey, London, N6 5EA (LPA Ref: HGY/2026/1050).
- 1.2 The application was submitted and validated in April 2026 and is awaiting determination. In the context of the revised version of the NPPF which was adopted in August 2026, this Planning Statement aims to provide detailed information in support of this application, covering the relevant planning matters. It is requested that the Planning Officer looks upon this application and the accompanying Planning Statement in a favourable manner.

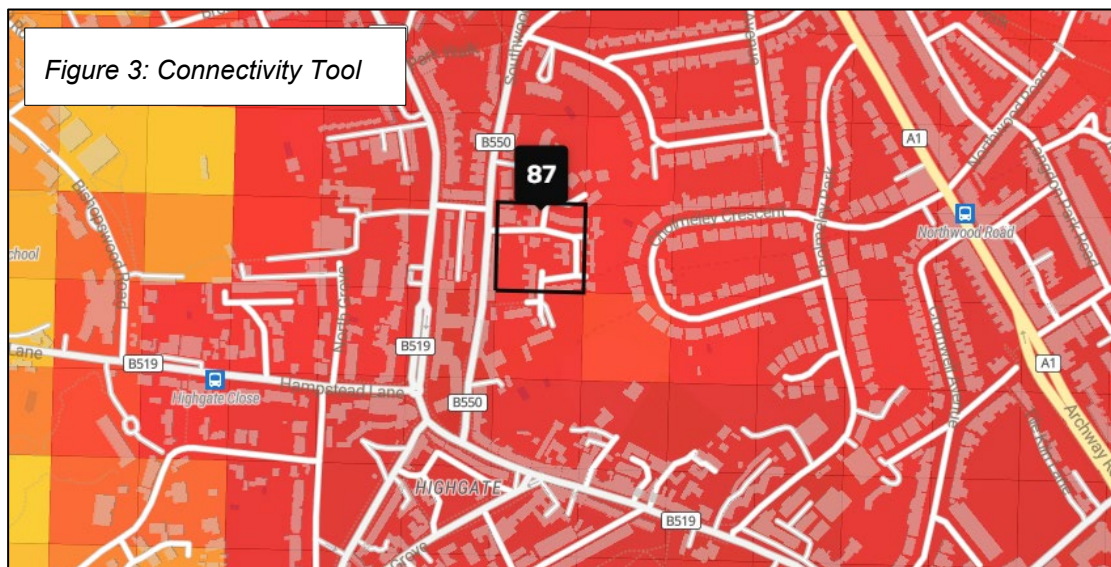
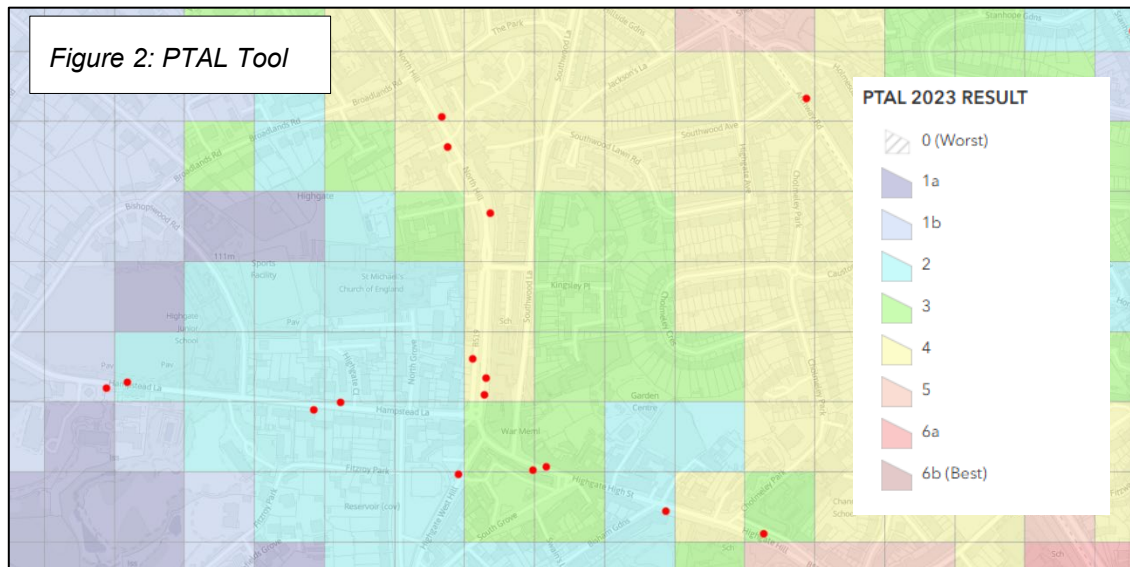
2.0 **THE APPLICATION SITE AND SURROUNDING AREA**

- 2.1 This application site currently comprises a two-storey dwelling that fronts Kingsley Place. The site is located in southwest Hornsey, an urban built-up area which is residential in character. The site is within the Highgate Conservation Area. An aerial image of the application site is attached at **Figure 1.**

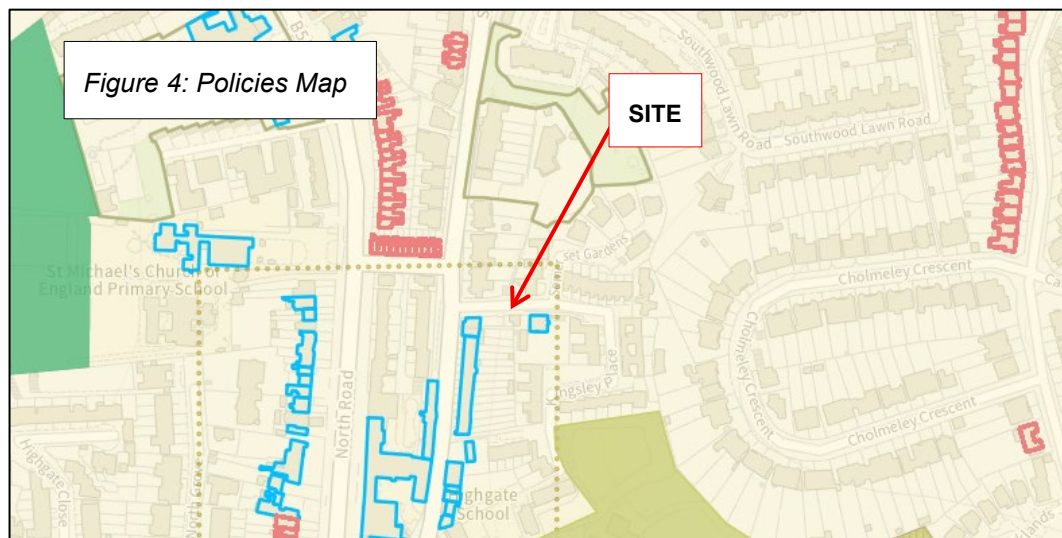


- 2.2 The application site is bordered by Southwood Lodge (No.33 Kingsley Place) to the east, a Grade II listed building. To the west, the site is bordered by No. 54 Southwood Lane, which together with No. 50 Southwood Lane, is also a Grade II listed building. To the south, the site is bordered by the residential curtilage of Southwood Lodge and No.50 Southwood Lane.
- 2.3 The application site is within a 700 metre / 10-minute walk of Highgate Tube Station and is in close proximity to multiple bus stops along North Road and Highgate High Street, the closest being St Michaels School Bus

Stop which is a 170 metre / 4-minute walk. Yet, the site only scores a 'medium' PTAL rating of 3 according to the Transport for London's (TFL) online planning tool, as shown by **Figure 2**. However, the site does achieve a high connectivity score of 87 on the UK GOV's connectivity tool, as shown by **Figure 3**.



- 2.4 Aside from those mentioned above, the site does not have any other planning constraints which would restrict development in this location, such flood risk, a TPO or proximity to a habitat. An extract from Haringey's Local Plan Policies Map is attached at **Figure 4**.



- 2.5 It should be noted that this application is Biodiversity Net Gain (BNG) exempt. The application was submitted prior to 6 August 2026 and the proposed development comprises a single self-build dwelling, falling within the transitional exemption for self-build and custom housebuilding development.

3.0 **RELEVANT PLANNING HISTORY**

3.1 The planning history of the application site is listed below:

OLD/1989/1807 Erection of extension to provide separate residential unit and access.

Granted: 1989

OLD/1965/0872 Alterations and additions to existing studio in rear garden.

Granted: 1965

3.2 Prior to the submission of this application, Pre-Application Advice was sought from the Council (LPA Ref: PRE/2025/0226). A Pre-Application Meeting was held with the Council on 26 August 2025.

3.3 The Pre-Application Response advised that the application site originally served as an outbuilding within the residential curtilage of Southwood Lodge before being acquired in 1965 by No. 54 Southwood Lane. In 1965, permission was granted for alterations and additions to an existing studio in the rear garden (LPA Ref: OLD/1965/0872), which physically separated the outbuilding from the residential garden curtilage of No. 54. In 1989, permission was granted for the erection of extensions to convert the outbuilding to a separate residential unit (LPA Ref: OLD/1989/1807). In 2003, the title for No. 54 Southwood Lane was split and the application site became its own title.

3.4 In considering a similar proposal for a replacement dwelling, at the Pre-Application stage, the Council considered the principle of development to

be acceptable. The general size and scale of a part two and part three storey dwelling was also deemed to be acceptable in principle. The Pre-Application Response advised that any replacement dwelling should be redesigned to retain the existing birch tree. However, the silver birch has limited long-term arboricultural value and directly conflicts with the footprint of the replacement dwelling. Replacement planting has instead been proposed. The proposed development has been designed, taking into account the Council's Pre-Application Advice.

- 3.5 It is also worth bringing attention to the relevant planning history of the surrounding area. There are several similar schemes that have been recently approved by the Council within the Highgate Conservation Area, as shown below:

HGY/2024/3168 Demolition of existing side extension of 29 Milton Park and erection of a new dwelling with a basement (AMENDED PLANS).

Address: 29 Milton Park, Hornsey, London, N6 5QB

Granted: 11/08/2026

The Officers Report, Decision Notice and approved plans are attached at **Appendix 1**.

HGY/2024/1676 Erection of a three-storey, five-bedroom (replacement) dwellinghouse with basement level over vacant plot.

Address: 6A Grange Road, Hornsey, London, N6
4AP

Granted: 13/01/2026

The Officers Report, Decision Notice and approved
plans are attached at **Appendix 2.**

HGY/2024/2154 Demolition of the existing dwellinghouse and
erection of a replacement dwellinghouse.

Address: 11 Sheldon Avenue, Hornsey, London,
N6 4JS

Granted: 31/03/2025

The Officers Report, Decision Notice and approved
plans are attached at **Appendix 3.**

HGY/2023/0078 Demolition of existing dwelling, with partial
retention of front facade. Erection of a new
replacement dwelling extending further to the rear,
with a new basement and associated lightwells.
Installation of new front boundary wall, gates and
railings

Address: 25 Sheldon Avenue, Hornsey, London,
N6 4JS

Granted: 08/06/2023

The Officers Report, Decision Notice and approved plans are attached at **Appendix 4.**

HGY/2021/1549 Demolition of existing garages and change of use of site to residential (C3) with erection of 4x dwelling houses (1X 3-4 bed, 5-6 person & 3x 4 bed, 5 person) with associated tree works to facilitate development and provision of front and rear amenity spaces, off-street parking space, bin and cycle stores, and hard and soft landscaping.

Address: Garages Rear of 2-12 Wembury Road,
Wembury Mews, London N6 5XJ

Granted: 14/01/2022

The Officers Report, Decision Notice and approved plans are attached at **Appendix 5.**

- 3.6 As evidenced by the above, the principle of development, that being the erection of a replacement dwelling and further residential development, is deemed acceptable within the Highgate Conservation Area.

4.0 **RELEVANT PLANNING POLICY**

- 4.1 This section highlights the policy considerations that have led to the current design solution for the application proposal. The guidance and policies have been taken into account along with an appraisal of the wider context of the application site.

CENTRAL GOVERNMENT GUIDANCE

National Planning Policy Framework (2026)

- 4.2 The revised National Planning Policy Framework (NPPF) was published in August 2026 and sets out the Government's most up-to date vision for future growth.
- 4.3 Chapter 1, Paragraph 15 of the NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 4.4 Chapter 1, Paragraph 17 sets out the three over-arching objectives of sustainable development, which are an **"economic objective"**, **"a social objective"** and **"an environmental objective"**. Paragraph 10 states **"so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development"**.
- 4.5 Chapter 4 of the NPPF is titled 'Achieving Sustainable Development'.
- 4.6 Policy S3 of the NPPF refers to 'Presumption in favour of sustainable development', with Policy S3(1) stating the following:

"Decisions on development proposals should apply a presumption in favour of sustainable development. This means:

- a. Policy S4 in this Framework should be applied when considering development proposals within settlements;**
 - b. Outside settlements, policy S5 should be applied; and**
 - c. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.”**
- 4.7 Policy S4 of the NPPF refers to ‘Principle of development within settlements’, with Policy S4(1) stating the following:
- “Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.”**
- 4.8 Policy S4(2) states that, in applying Policy S4, **"the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would"**, as detailed at part (a)(ii), have substantial adverse impact in relation to the application of national policy for **"development within residential curtilages (L2(1)(d))"**, and/or, as detailed in part (c), **“fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances”**.
- 4.9 Chapter 6 of the NPPF is titled ‘Delivering a sufficient supply of homes’.
- 4.10 Chapter 12 of the NPPF is titled ‘Making effective use of land’. The objective of the policies in this chapter is to promote the effective use of

land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

4.11 Policy L2 refers to 'Making effective use of Land', which Policy L2(1), stating that **"substantial weight should be given to the benefits where a development proposal would achieve one or more of the following"**. One of the categories provided, as detailed in Policy L2(1)(d), is the creation of additional floorspace within settlements by using the airspace above an existing residential unit, or through sensitive redevelopment within an existing plot. As stated within Policy L2(1)(d), such proposals should:

- "i. Be consistent with the overall street scene, other than where: it is appropriate to have larger buildings (such as at street corners, or where building upwards would not cause substantial harm to the character of a building and its surroundings); the development would not be visible from the street frontage; or where specific changes are provided for through a design code which forms part of the development plan;**
- ii. Maintain safe access and egress for occupiers and users, and acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space; and**
- iii. Where the development would involve the use of residential curtilages, not occupy more than twice the footprint of all the existing buildings on the site, and, following development, would retain at least 50% of the non-**

**developed area within the curtilage of the existing buildings;
unless additional development can be accommodated
without harm to the overall character of the area, and taking
into account the availability of infrastructure and the
importance of locating development in sustainable
locations (in accordance with policy TR3)”**

- 4.12 Chapter 14 of the NPPF is titled ‘Achieving well-designed places’
- 4.13 Policy DP3 refers to ‘Key principles for well-designed places’, with Policy DP3(1) stating that **“Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets”**.
- 4.14 Chapter 15 of the NPPF of the NPPF is titled ‘Promoting sustainable transport’, with Policy TR3 referring to ‘Locating development in sustainable locations’.
- 4.15 Chapter 20 of the NPPF is titled ‘Conserving and enhancing the historic environment’.
- 4.16 Policy HE5 refers to ‘Assessing effects on heritage assets’ and states that **“development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance”**.

- 4.17 Policy HE6 refers to ‘Proposals affecting designated heritage assets’, with Policy HE6(2) stating that **“development proposals which would have a positive effect on a designated heritage asset should be supported”**.
- 4.18 Policy HE9 refers to ‘Conservation areas’ and details that proposals should retain and conserve buildings and other features which make a positive contribution to the character or appearance of the Conservation Area where possible as well as consider the area’s special architectural or historic interest.
- 4.19 Annex A of the NPPF refers to ‘Implementation’ Paragraph 2 of Annex A states that **“Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight. The only exception to this is where they have been examined and adopted or made against this Framework. Other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of this Framework.”**

REGIONAL PLANNING POLICY

London Plan (2021)

- 4.20 The London Plan was published in March 2021 and sets out the overall strategic plan for London. The new London Plan marks a break with previous London Plans, representing a step-change in the approach and serving as a blueprint for the future development and sustainable, inclusive growth of London.
- 4.21 Chapter 1 of the London Plan is titled ‘Planning London’s Future – Good Growth’

- 4.22 Policy GG2 refers to ‘Making the best use of Land’ and details that development should prioritise brownfield land and sites which are well-connected by existing or planned public transport.
- 4.23 Chapter 3 of the London Plan is titled ‘Design’.
- 4.24 Policy D1 refers to ‘London’s form, character and capacity for growth’ and highlights the importance of an areas character and highlights a list of elements that should be considered when new developments are being proposed. The list includes:
- Housing Types and Tenure
 - Land Uses
 - Views and Landmarks
 - Land Availability
 - Urban Form and Structure
- 4.25 Policy D3 is titled ‘Optimising site capacity through the design-led approach’ in which **“all development must make the best use of land by following a design-led approach that optimises the capacity of site”**. Development proposals should **“enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape”**.
- 4.26 Policy D4 refers to ‘Delivering good design’ in which development must **“ensure it delivers high quality design and place-making”**.
- 4.27 Policy D6 refers to ‘Housing quality and standards’ and details that housing development should be of high quality design and should provide adequately sized rooms, the maximum provision of dual aspect dwellings,

sufficient daylight and sunlight, adequate and accessible storage and private outdoor space.

- 4.28 Policy D12 considers 'Fire Safety' where **"all development proposals must achieve the highest standards of fire safety"**.
- 4.29 Chapter 4 of the London Plan is titled 'Housing'.
- 4.30 Policy H1 refers to 'Increasing housing supply' and states that, to ensure housing targets are achieved, boroughs should **"optimise the potential for housing delivery on all suitable and available brownfield sites"**, especially through utilising **"sites with existing or planned public transport access levels (PTALs) 3-6 or which are located within 800m distance of a station or town centre boundary"**
- 4.31 Policy H2 refers to 'Small sites' and states that **"Boroughs should pro-actively support well-designed new homes on small sites (below 0.25 hectares in size)"**.
- 4.32 Policy H9 refers to 'Ensuring the best use of stock' and states that **"Boroughs should promote efficient use of existing housing stock to reduce the number of vacant and under-occupied dwellings"**.
- 4.33 Chapter 7 of the London Plan is titled 'Heritage and Culture'.
- 4.34 Policy HC1 refers to 'Heritage conservation and growth' and states that **"development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings"**.
- 4.35 Chapter 10 of the London Plan is titled 'Transport'

- 4.36 Policy T1 gives reference to the ‘Strategic Approach to Transport’ where **“all development should make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and ensure that any impacts on London’s transport networks and supporting infrastructure are mitigated”**.
- 4.37 Policy T5 refers to ‘Cycling’ whereby **“development Plans and development proposals should help remove barriers to cycling and create a healthy environment in which people choose to cycle”**.
- 4.38 Policy T6 refers to ‘Car Parking’ and details that car parking should be restricted in line with levels of existing and future public transport accessibility and connectivity.

Support for Housebuilding LPG (2026)

- 4.39 London Plan Guidance (LPG) provides further information about how the current London Plan should be implemented. LPGs are considered a material planning consideration in the same way as SPDs at a borough level. The Support for Housebuilding LPG (2026) sets out time-limited changes to cycle parking requirements, applicable until 2028, and changes to housing design guidance.
- 4.40 Section 2.2 refers to ‘Minimum cycle parking standards’ and details that, for dwellings, the minimum cycle parking standards at Table 10.2 of the London Plan should not apply. Instead, the minimum standards set out within this LPG should apply. For a two-bedroom dwelling in Haringey, 1.3 cycle spaces are required.
- 4.41 Section 3.1 refers to ‘Dual aspect and dwellings per core’ and reiterates that, while single aspect dwellings should be avoided, flexibility should be

afforded to the provision of dual and single aspect dwellings by decision makers.

LOCAL PLANNING POLICY

Haringey Local Plan: Strategic Policies (2017)

- 4.42 Haringey Local Plan: Strategic Policies (2017), or simply referred to as the Local Plan, sets out a vision and key policies for the future development of the Borough up to 2026.
- 4.43 Policy SP0 refers to 'Presumption in favour of sustainable development' and states that **"the Council will always work proactively with applicants to find solutions"**.
- 4.44 Policy SP2 refers to 'Housing' and states that **"excellence in design quality and sustainability will be required for all new homes."**
- 4.45 Policy SP4 refers to 'Working towards a low carbon Haringey' and states that **"the Council will promote and require all new developments to take measures to reduce energy use and carbon emissions"**.
- 4.46 Policy SP11 refers to 'Design' and 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"**.
- 4.47 Policy SP12 refers to 'Conservation' and states that **"the Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment"**.

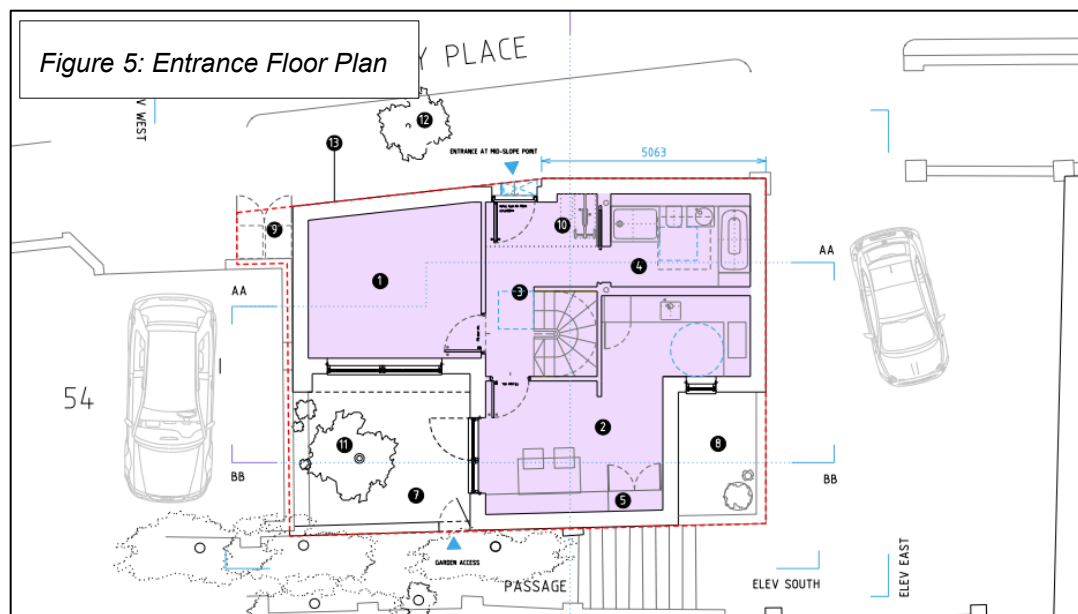
Haringey Development Management DPD (2017)

- 4.48 The Development Management DPD (2017) sets out criteria based policies against which planning applications must be assessed. The Development Management DPD (2017) is intended to be used in conjunction with Local Plan: Strategic Policies (2017).
- 4.49 Policy DM1 refers to 'Delivering high quality design' and highlights that all new developments must give regard and respond to character, height, form, privacy, amenity and landscaping. As detailed in Policy DM1, landscaping includes landform, levels and slopes.
- 4.50 Policy DM2 refers to 'Accessible and safe environments' and states that proposals should ensure that all new developments **"can be used safely, easily and with dignity by all"**.
- 4.51 Policy DM4 refers to 'Provision and design of waste management facilities' and states that **"all proposals will be required to make on-site provision for general waste, the separation of recyclable materials and organic material for composting"**.
- 4.52 Policy DM6 refers to 'Building heights' and states that **"the Council expects building heights to be of an appropriate scale which respond positively to the site's surroundings, the local context, and the need to achieve a high standard of design in accordance with Policy DM1"**.
- 4.53 Policy DM9 refers to 'Management of the historic environment' and details that, when a proposal affects a designated heritage asset and its setting, an assessment on the heritage asset(s) significance, as well the proposals impact, must be provided.

- 4.54 Policy DM12 refers to 'Housing design and quality' and requires that all new housing meet or exceed the space standards contained within the London Plan.
- 4.55 Policy DM21 refers to 'Sustainable design, layout and construction' and states that all new development **"will be expected to consider and implement sustainable design, layout and construction techniques"**.

5.0 **PROPOSAL**

- 5.1 This application seeks permission for a replacement dwelling at 34 Kingsley Place, Hornsey, London, N6 5EA.
- 5.2 The site currently comprises a two-storey, 1-bedroom dwelling. Due to the steep topography of the site, the existing dwelling is effectively built into the slope. For that reason, the upper floor serves as access to the dwelling. The upper floor comprises a kitchen/dining room, while the lower floor includes the bedroom, a living/utility room and a bathroom.
- 5.3 The proposed dwelling is arranged over three levels, comprising a lower ground floor, an entrance floor and an upper floor. The lower ground floor accommodates 2 bedrooms and a WC. The entrance floor accommodates a living space, kitchen dining space and a bathroom with WC. A plan for the entrance floor is attached at **Figure 5**. The upper floor accommodates a workspace. A green roof is proposed over the entrance storey.



Principle of Development

- 5.4 The application site is located in an urban built-up area which is residential in character. Therefore, in accordance with Policy SP0 of the Local Plan (2017) and Policy S3 of the NPPF (2026), there is a presumption in favour of sustainable development.
- 5.5 Policy S4 of the NPPF (2026) confirms that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects. The only planning constraint relevant in this assessment is the site's location within the Conservation Area and its proximity to the nearby listed buildings. However, as concluded by the submitted Heritage Impact Assessment prepared by WS Heritage, and as addressed further in following sections, the proposal is considered to result in a wholly beneficial outcome which would preserve and enhance the character and appearance of the Conservation Area and the setting of the nearby listed buildings. The proposed replacement dwelling is acceptable in principle, being located in an urban built-up area. Accordingly, the proposal would not result in adverse effects that would substantially outweigh the benefits of the development, in accordance with Policy S4.
- 5.6 Policy L2(1)(d) of the NPPF (2026) is also applicable to this proposal as the proposal would make the most effective use of land and would be considered sensitive redevelopment. Additionally, while this proposal is for a replacement dwelling, and the existing dwelling is currently uninhabitable, it remains to be a residential unit, and the airspace above would be utilised to provide additional floorspace. The proposal adheres to parts (i), (ii) and (iii) of Policy L2(1)(d), and therefore, as detailed in Policy L2(1), substantial weight should be given to the benefit of creating

additional floorspace, not only through sensitive redevelopment but also through the utilisation of airspace above an existing residential unit.

- 5.7 As set out in the London Plan (2021), the 10-year housing target for Haringey (2019/20 -2028/29) is 15,920. However, on-track completion of this housing target has not been demonstrated by the Council. The proposed development would make a positive contribution towards the Council's housing needs which should be given substantial weight.
- 5.8 Policy H1 (2) of the London Plan details that the Council should optimise brownfield sites for housing delivery, providing a list of brownfield sources where priority should be given. As detailed in Policy H1(2)(a) of the London Plan (2021), one of the brownfield sources that should be prioritised are sites with a PTAL score of 3-6 or which are located within 800m distance of a station. The application site achieves both. Highgate Tube Station is located under 600 metres from the site and is an approximately 700 metre walking distance. The site scores a 3 on the PTAL rating.



- 5.9 In addition, as detailed in Policy H1(2)(e) of the London Plan (2021), another brownfield source that should be prioritised are small sites. 34 Kingsley Place is a small site as it is under 0.25ha. Small sites are explored further in Policy H2 of the London Plan (2021). In Policy H2, it is detailed that Council's should pro-actively support new homes on small sites, in particular those wishing to bring forward custom and self-build homes. Such is the case at the application site, where the Applicant is actively seeking to bring forward their own custom home through the utilisation of a derelict unhabitable residential unit.
- 5.10 Therefore, taking the above into account, the principle of development is acceptable. The increase of floorspace through the use of residential airspace and sensitive redevelopment as well as the utilisation of a small site that is well-connected to public transport and that is to be used for a custom home, should be given significant weight. While a small development, the proposal would result in a well-designed home that would contribute positively to the Borough's housing needs.
- 5.11 The principle of development was deemed to be acceptable by the Council are the Pre-Application stage (LPA Ref: PRE/2025/0226). The Pre-Application Response confirmed the following:
- "The principle of a replacement dwelling is deemed acceptable, noting the current condition of the existing dwelling, which is not habitable and subject to a Prohibition Order from Haringey Council.**
- The general size and scale of a part two-part three storey dwelling is also deemed acceptable in principle."**
- 5.12 As reiterated by the above, the existing dwelling is unhabitable and does not contribute positively to the Council's housing needs. There is therefore

a good opportunity to replace the existing dwelling with a better designed residential property.

- 5.13 The proposal has been designed taking into account the revised version of the NPPF which was adopted in August 2026. The new NPPF marks the next step in delivering on the Government's promise to radically reform the planning system to address the entrenched housing crisis. Whilst small in scale, the proposed development would make the most effective use of the site and would make a positive contribution towards the Council's housing supply.

Layout and Appearance

- 5.14 The application site is located within the Highgate Conservation Area. The surrounding area is residential in character, primarily consisting of one to three storey terraced houses of mid-century design with flat roofs.
- 5.15 The site currently comprises a two-storey, 1-bedroom dwelling with an approx. GIA of 47sqm, measured where the ceiling height exceeds 1.6m. The proposed development comprises a part two-storey, part three-storey, 2-bedroom dwelling with a GIA 108.4sqm. Not only is this increase in GIA a significant improvement, but the GIA of the proposal would also exceed the requirements set out in the Nationally Described Space Standards and Table 3.1 of the London Plan (2021).
- 5.16 A Design and Access Statement has been submitted as a part of this application that details the proposed design as well as other various considerations.
- 5.17 As detailed within the Design and Access Statement, the proposal would display a restrained material palette, drawing inspiration from the

immediate surrounding through the utilisation of brick, timber and concrete.

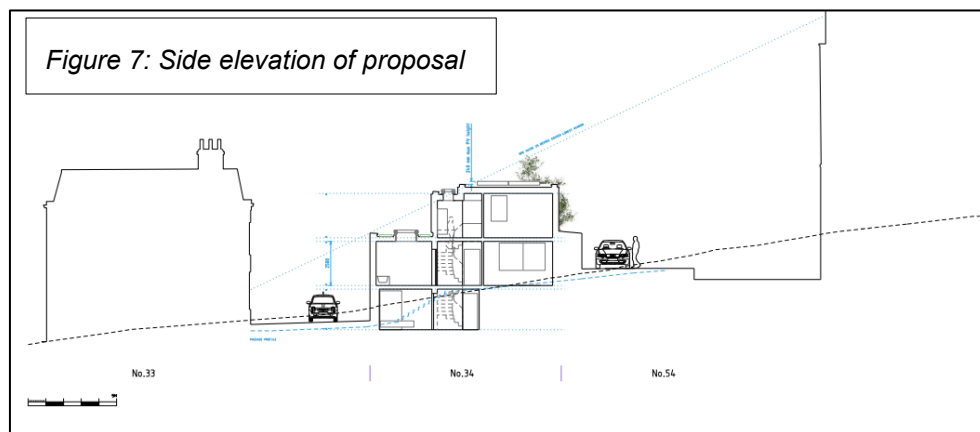
5.18 The proposed development would be sympathetic to its surroundings, integrating well with the existing neighbouring properties and responding well to the local street scene. The new replacement dwelling would incorporate a high standard of building materials, finishes and landscaping which would enhance the appearance of the site. The proposed dwelling would respect and enhance the character and appearance of the local area and Highgate Conservation Area in this regard.

5.19 Hence, the proposal would accord with the design guidance set out within the NPPF (2026), Policies D3, D4 and D6 of the London Plan (2021), Policies SP2 and SP12 of the Local Plan (2017) and Policies DM1 and DM6 of the Development Management DPD (2017).

Landscaping

5.20 Policy DM1 of the Development Management DPD (2017) requires that all new developments give regard to landscaping. As detailed within Policy DM1, landscaping includes landform, levels, slopes and the fall of the ground.

- 5.21 The proposed development would make the best use of the steep land levels and topography of the site, creating a well-designed dwelling with a spacious and functional layout that is effectively built into a slope. By using the steep land levels, the proposal is able to function as a three-storey dwelling while presenting itself as a part one-storey and part two-storey dwelling from the street scene. This, in turn, allows the proposal to accommodate additional floorspace without appearing overbearing or dominant, preventing any overlooking.



- 5.22 The removal of one Category C tree is required for the proposed development to be feasible. While one tree is to be removed, a new on-site tree, new planting and a green roof is proposed. Additionally, the Applicant is committed to securing an additional on-street tree through a financial agreement.
- 5.23 Therefore, the proposal seeks to keep the loss of any planting to a minimum whilst also proposing to incorporate meaningful landscaping to enhance the appearance of the site.

Heritage

- 5.24 In regard to heritage, the application site is located within the Highgate Conservation Area and is bordered by two Grade II listed building, No.50-54 Southwood Lane and Southwood Lodge (No.33 Kingsley Place).
- 5.25 As required by Policy HE5 of the NPPF (2026) and Policy DM9 of the Development Management DPD (2017), a Heritage Impact Assessment, prepared by WS Heritage, was submitted alongside this application.
- 5.26 Paragraph 3.15 of the Heritage Impact Assessment states the following:
- “Following the implementation of the proposed scheme, it is considered that the development would both *preserve* and *enhance* the contribution the site makes towards the setting of the listed buildings and the character and appearance of the conservation area. Therefore, a wholly positive impact is considered to result.”**
- 5.27 Paragraph 5.4 of the Heritage Impact Assessment states the following:
- “The existing dwelling currently represents a negative impingement upon the setting of the adjacent listed buildings and the character and appearance of the conservation area. The demolition of the existing dwelling would not therefore cause harm to the significance of these heritage assets.”**
- 5.28 Attention should be drawn to Policy HE6 of the NPPF (2026) which details that development proposals which would have a positive effect on a designated heritage asset should be supported. The current vacant dwelling at 34 Kingsley Place has a negative effect on the character and appearance of the Highgate Conservation Area and the bordering Grade II listed buildings. The proposed dwelling would be well-designed and

sensitive to these heritage assets, resulting in a proposal that would enhance the character and appearance of the Conservation Area and the setting of the listed buildings. Such a positive benefit should be given significant weight.

- 5.29 Should the Council's Conservation Officer identify any element of harm, this must be weighed against the substantial public benefits of the proposal in accordance with Policy S4 and Policy HE6 of the NPPF (2026). Those benefits — including the replacement of an uninhabitable Prohibition Order dwelling, the delivery of a zero regulated carbon self-build home achieving an A rated EPC, full BRE compliance at the most sensitive neighbouring property, improved accessibility and a net gain in green infrastructure — are considered to substantially outweigh any identified harm.
- 5.30 Therefore, this proposal adheres to Policies DP3, HE5, HE6 and HE9 of the NPPF (2026), Policy HC1 of the London Plan and Policy DM9 of the Development Management DPD (2017).

Neighbouring Amenity

- 5.31 Policies DM1 and DM12 of the Development Management DPD (2017) require that all new proposals give regard to the privacy and amenity of the adjoining nearby properties.
- 5.32 As the proposal is for a replacement dwelling it would be deemed unreasonable to assume that the privacy of the neighbouring dwellings would be compromised. Whilst the proposed development would display an increased height compared to the existing dwelling, this would not be so substantial as to cause any harm to neighbouring properties.
- 5.33 The layout, form, scale and appearance of the proposed development has been carefully considered in relation to the neighbouring properties and

the context of the local area. The proposal would not cause significant overshadowing and would not cause adverse impacts to neighbouring amenity. The proposal carefully positions windows to ensure there would be no overlooking or loss of privacy, ensuring neighbouring amenity is protected. Furthermore, proposed and existing vegetation would provide additional screening.

- 5.34 A Daylight and Sunlight Report, prepared by Anstey Horne, was submitted a part of the application. The report found that the proposal fully complied with the BRE Guidelines and would not cause a loss of daylight or sunlight in this regard.
- 5.35 In conclusion, the proposal would not have a significant adverse effect upon neighbouring properties, in accordance with Policies DM1 and DM12 of the Development Management DPD (2017).

Highways & Parking

- 5.36 In regard to parking, the existing dwelling does not include private parking, and neither is it proposed. This would be appropriate, given that the application site is located within a highly sustainable location. The site is within close vicinity to a variety of public transport links, such as Highgate Tube Station and the bus stops along North Road and Highgate High Street. The site is well connected to day-to-day services and facilities in this regard.
- 5.37 As stated within the Support for Housebuilding LPG (2026), 1.3 cycle spaces are required to serve the proposed dwelling. Appropriate space is provided for two folding or full-size bicycles within the entrance lobby, as shown on the proposed plans. This would provide internal cycle storage which is secure and directly accessible from the street entrance. In this

regard, there is no requirement for an external cycle storage, which incidentally removes any requirement for rear passage access for bicycle storage purposes and allows for more landscaping to be proposed

- 5.38 In terms of refuse and recycling storage and collection facilities, as required by Policy DM4 of the Development Management DPD (2017), appropriate provisions have been made for the separation of waste into general, recycling and food waste. The bins would be located at the front of the dwelling for ease of collection.

Energy Efficiency

- 5.39 The proposed development would adopt a fossil-fuel-free approach, comprising high levels of fabric performance, efficient building services and on-site renewable energy generation. The replacement dwelling would be supported by a heat pump, mechanical ventilation with heat recovery, triple glazing and the inclusion of roof-mounted photovoltaic panels. Low-energy lighting and appliances are proposed to minimise operational energy demand. In addition, water efficient fittings and appliances would be installed to minimise water consumption.
- 5.40 The proposal therefore comprises a highly sustainable design, according with the guidance set out in the NPPF (2026) and the London Plan (2021), Policy SP4 of the Local Plan (2017) and Policy DM21 of the Development Management DPD (2017).

6.0 **SUMMARY**

- 6.1 WS Planning & Architecture have been instructed by Mr Hayhurst to prepare a Planning Statement to support an application for a replacement dwelling at 34 Kingsley Place, Hornsey, London, N6 5EA (LPA Ref: HGY/2026/1050).
- 6.2 The proposed replacement dwelling is acceptable in principle, being located in an urban built-up area. In accordance with Policy S4 of the NPPF (2026), the proposal would result in significant planning benefits which would not be outweighed by any adverse effects.
- 6.3 As required by Policy S4 of the NPPF (2026), should a statutory consultee raise a concern with the proposal, such as harm to a heritage asset, their comments must be tried against the proposal's adherence to Policy L2(1)(d) of the NPPF (2026) as well as Policies H1(2)(a) and H1(2)(e) of the London Plan (2021), all of which have substantial weight attached.
- 6.4 The proposal would make the best use of the land, providing a well-designed home that positively contribute to the Council's housing needs. The proposal would both preserve and enhance the contribution the site makes towards the setting of the listed buildings and the character and appearance of the Conservation Area. The replacement dwelling would protect the amenity of neighbouring properties/residents and would comprise a high-quality design.
- 6.5 The proposal would therefore comply with the guidance set out within the NPPF (2026), the London Plan (2021), the Local Plan (2017), the Development Management DPD (2017) and the Support for Housebuilding LPG (2026).

- 6.6 It is therefore respectfully requested that the assigned Planning Officer look upon this proposal favourably.
- 6.7 Following the submission of this additional information, the Council may consider that further consultation is required. Given the length of time that the application has been awaiting determination, the Applicant would welcome the Council's substantive consideration of the application and any outstanding matters within 21 days of submission of this additional information. In the absence of further substantive feedback within that period, the Applicant intends to exercise their right to appeal against non-determination.

7.0 **APPENDICES**

- | | |
|-------------------|---|
| Appendix 1 | Officers Report, Decision Notice and approved plans in relation to 29 Milton Park (LPA Ref: HGY/2024/3168) |
| Appendix 2 | Officers Report, Decision Notice and approved plans in relation to 6A Grange Road (LPA Ref: HGY/2024/1676) |
| Appendix 3 | Officers Report, Decision Notice and approved plans in relation to 11 Sheldon Avenue (LPA Ref: HGY/2024/2154) |
| Appendix 4 | Officers Report, Decision Notice and approved plans in relation to 25 Sheldon Avenue (LPA Ref: HGY/2023/0078) |
| Appendix 5 | Officers Report, Decision Notice and approved plans in relation to Garages Rear of 2-12 Wembury Road (LPA Ref: HGY/2021/1549) |