

Planning, Regeneration & Economy

Level 6

River Park House

225 High Road

Wood Green

N22 8HQ

April 2024

SSHR 7151

Dear Sir/Madam,

491A HIGH ROAD. N17 6QA

ERECTION OF FIRST AND SECOND STOREY EXTENSION
TO PROVIDE TWO SINGLE BED SELF-CONTAINED FLATS

Please find enclosed OS Map, Location Map, Existing and Proposed Drawings, Design and Access Report Including Heritage Statement to assist with this application. The proposal seeks permission for a two-storey extension to accommodate two self-contained residential units above a single-storey retail unit at ground floor level.

The site is located in the London Borough of Haringey within the Bruce Grove (THRHC) Conservation Area on High Road that forms a part of Tottenham High Road Historic Corridor. The existing property, a single storey retail unit, sits among historic buildings of various scale and style, and, being a recent addition, bears no historic or architectural value. Nevertheless, we aim to preserve the streetscape by matching the proposed design to the adjoining building to ensure the addition organically fits into a set environment.

The proposal sought guidance from the two latest planning applications, ref: HGY/2010/1662, 14/12/2010 and ref: HGY/2020/0656, 19/02/2020, to ensure the proposal responds to the planning authorities' comments and recommendations. The design submitted in 2010, although approved, would have failed to comply with planning regulations outlined in the London Housing Design Guide from 2010, hence a new design solution has been sought. Careful consideration was made when tailoring a new proposal footprint in respect to Right of Light, Party Wall etc. Act 1996, Haringey Local Plan Strategic Policies 2013-2026, The London Plan (2021), Tottenham Area Action Plan and many more. The proposal provides additional residential units to help address the housing shortage in the Borough.

In view of the above, we believe the proposal of two self-contained flats complies with all requirements and regulations and will make a positive contribution to a historic surrounding.

Please do not hesitate to contact me should you have any questions or require any further information.

Yours sincerely,

Anna Paly

BSc (Hons) MFPWS

Part I Architectural Assistant/Party Wall Surveyor