



**PLANNING AND HERITAGE STATEMENT for
A FULL PLANNING APPLICATION at**

90A UPPER TOLLINGTON PARK

HORNSEY

LONDON

N4 4NB

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1. Introduction

1.1 iPlans has been instructed by James Birkett to submit a full planning application for a single storey side extension and 2x single storey rear extension.

1.2 This application is submitted following a pre-planning application (PRE/2023/0199).

1.3 This Planning Statement has been prepared to accompany and support this application.

2. Site Location & Description

2.1 The site at 90A Upper Tollington Park, Hornsey, London, N4 4NB accommodates a semi-detached property that has been converted to flats in the past.

2.2 The site is located within Stroud Green conservation area.

2.3 Photographs below shows the front and rear elevations of the dwellinghouse.



2.4 The property façade is mostly brick (London stock brickwork) with section of rendering to the rear elevation. The fenestrations are a mix of timber frame sash windows and uPVC windows.

2.5 Planning history for this flat includes the following application:

2.5.1 PRE/2023/0199 – single storey front extension and two storey side extension

3. The Proposal

3.1 This full planning application is for a single storey side extension and 2x single storey rear extension.

3.2 This application is submitted following a pre-planning application (PRE/2023/0199).

3.3 The proposed single storey side extension will be stepped back 1000mm from the front building line. There will be a door to the front elevation and a window to the rear elevation. It will have a flat roof with 2x roof window. There will be a new side gate.

3.4 The rear building line is staggered. It is proposed for a small rear extension on the right side. It will measure 600mm deep. There will be a double door to the rear elevation. The other proposed single storey rear extension will be added to the main existing rear structure. It will have an additional depth of 2000mm beyond the existing furthest rear building line. It will too, follow the shape of the boundary. It will measure 5867mm wide at the rear. There will be a sliding door and window to the rear elevation and a single door to the left elevation. The extension will have a flat roof with 2x roof window.

3.5 During the construction process, materials will arrive by the builder's merchants delivery vehicles. Vehicles and construction activity can be accommodated down Upper Tollington Park without significantly affecting the traffic flow.

3.6 Waste from the site will be removed by skips with the appropriate street licences.

3.7 Hours of operation will be in accordance with the good contractors scheme.

4. Relevant Planning Policy

4.1 The Local Plan Strategic Policies, Development Management Policies, Supplementary Planning Document and online planning advice for common projects have been consulted as part of this planning application.

4.2 SP11 of the Local Plan Strategic Policies states that all new development should enhance and enrich Haringey's built environment and create places and buildings of high quality. All development should respect its local context and character of area. To achieve this, all development should be of the highest standard of design that respects the local context and character of historic significance.

4.3 Policy DM1 of the Development Management Policies document states that all new development must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. Development proposals should relate positively to their locality, having regard to:

- 4.3.1 Build heights
- 4.3.2 Form, scale, and massing prevailing around the site
- 4.3.3 Maintaining a sense of enclosure and where appropriate
- 4.3.4 Rhythm of any neighbouring or local regular plot and building width

4.4 Policy DM9 of the Development Management Policies Document states development that conserves and enhances the significance of a heritage asset and its setting will be supported. Proposals affecting a designated or non-designated heritage asset and its setting will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance. When considering the impact of proposals on the historic environment, the council will have regard to:

- 4.4.1 The priority given to sustaining and enhancing the significance of a heritage asset and its setting
- 4.4.2 Character appraisals and management plans or other guidance, where they are available
- 4.4.3 The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting
- 4.4.4 The relationship with adjoining and neighbouring uses, particularly where these are heritage assets of significance in their own right
- 4.4.5 The desirability of securing a viable use for a heritage assets as parts of measures to mitigate and adapt to climate change and
- 4.4.6 The contribution that the sensitive utilisation of heritage assets can make to sustainable regeneration

4.5 Subject to the (A-C), 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. Proposals for alterations and extensions to existing building in conservation areas should complement the

architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive

4.6 Policy DM12 of the Development Management Policies document states that extensions or alterations will be required to be of a high, site specific, and sensitive design quality and respect and/or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

4.7 Extensions should be subordinate to the original building, as well as respect the architectural unity of a block or terrace of houses and the urban grain and character of the surrounding area. Full width rear extensions are not normally considered acceptable. Depth of the rear extension should be such that the resulting footprint is subordinate to the main house and does not have a negative impact on the amenity of neighbouring properties, ensuring no overlooking or inappropriate loss of daylight and sunlight.

4.8 In Supplementary Planning Document, it states that with regards to the broad design considerations, each planning application will be considered on its own individual merits.

4.9 The planning advice for common projections, states the following will be considered by the planning department with regards to rear extensions.

4.9.1 If the extension is subordinate (ie smaller in height, width and depth than the original building)

4.9.2 If it avoids blocking sunlight to neighbouring properties, and that windows of the extension, avoid looking into habitable rooms of neighbouring properties

4.9.3 If it avoids reducing gardens to an unreasonably small size

4.9.4 If it avoids impacting trees on the property or adjacent properties

If extension is not subordinate, overlooks neighbouring houses inappropriately, or generally is not in line with the above advice, permission might not be granted

5. Heritage

5.1 The site is located within Stroud Green conservation area which was designated in 2003. This conservation area does not have a current adopted appraisal.

5.2 The building has architectural framing around the front door and bay windows. These features will not be impacted. The property façade is brick (standard London stock brickwork) with rendering to the rear elevation. There are uPVC fenestrations found to the rear elevation.

5.3 In the pre-application, one of the conservation officer's comments was that they are unable to support any proposal which obscure the side garden or anything which obscures the view into the rear garden. In response to this, there are trees and shrubs along the front and side boundary. There is existing fencing and a high gate (2.1m) to the side which is set back from the front building line. This fence and gate do not allow views into the rear garden thus proposal for side extension would not obscure views into the rear garden.

5.4 The proposed materials will match in appearance with existing materials so as not to change the character and appearance of the building or the conservation area.

6. Conclusion

6.1 This full planning application is for a single storey side extension and 2x single storey rear extension.

6.2 This application is submitted following a pre-planning application (PRE/2023/0199).

6.3 In the meeting, it was said that a two-storey extension is not acceptable in principle from the heritage and conservation perspective thus this aspect has been removed from the scheme. The side extension proposed is now only single storey and is stepped back 1m from the front elevation to appear subordinate. As stated in point 5.3, the side extension would not obscure views into the garden since there is already a fence and gate to the side elevation. The ground level of the side extension is on lower ground level than the pavement level.

6.4 In terms of the rear extension, they said that it should align with other rear extension building lines. The rear extension could be of a contemporary design, small and single storey and should complement the house in a seamless matter. The proposed design has taken account of this advice, and a different design has been submitted for this application.

6.5 The rear extension has taken account of neighbouring extensions. There has been past approval for side and rear extension in the area. This includes 86 Upper Tollington Park (HGY/2021/0942) and Flat A, 76 Upper Tollington Park (HGY/2019/3252).

6.6 Materials used will match with existing so as not to have significant impact on the character and appearance of the building and the conservation area.

6.7 I therefore would hope you consider this application for approval.