

12 TILSON ROAD N17 9UY

STAGE 3 | HOUSEHOLDER PLANNING APPLICATION

Date **FEBRUARY 2026** | © **OGA** | for **HARINGEY LONDON BOROUGH COUNCIL**



INDEX

INTRODUCTION	
4.....	Introduction & Brief

CONTEXT	
6.....	Location
7.....	Site Planning History
8.....	Detailed Policy Context
9.....	Comparators

EXISTING	
11.....	Block Plan
12.....	Ground Floor Plan
13.....	First Floor Plan
14.....	Front Elevations
15.....	Side & Rear Elevations
16.....	Key Views

PROPOSED	
Massing Studies.....	18
Block Plan.....	19
Ground Floor Plan.....	20
First Floor Plan.....	21
Second Floor Plan.....	22
Front Elevation.....	23
Side & Rear Elevations.....	24
Key Views.....	25

DESIGN VOCABULARY	
Exterior.....	27
Ground Floor Terrace.....	28

SUMMARY	
Planning Statement.....	30
Team.....	31

INTRODUCTION

Introduction & Brief

INTRODUCTION

Architects OGA have been instructed to design and implement alterations to **12 Tilson Road N17**, a two-story, late 19th century townhouse in the London borough of Haringey.

The property is a well-maintained, end-of-terrace Victorian home. Distinct from mid-terrace homes in Tilson Road, No. 12 and others in its typology feature gable frontages. Along the road and in the wider area, extensive alterations have been made to dwellings, both to roofs, and with side and rear extensions.

BRIEF

The clients are a professional couple with a thriving and productive interest in the **creation of art**. Their aspiration is to enable use of the loft as a bedroom, and to improve use of the ground floor as a **social space**, currently limited due to its cellular arrangement.

A fundamental message in the briefing process was to **avoid swollen and messy roofscapes**, where traditional forms are lost, examples of which from the local area were cited.

Balancing the client's responsible and modest approach to urban development, and to their lively and colourful personal style, the goal is toward an unassuming external envelope which reveals a striking and eclectic interior, onto which will layere creative artefacts, over time.



CONTEXT



Site Location Plan 1: 1250

0 10 20 30 40 50

The site spans west-to-east, with a west-facing frontage onto Tilson Road. It terminates the southern end of the row, and the demise includes an alley at the southern side of the site.

Due to orientation, the rear of the house receives morning sun, while the frontage benefits from evening sun, and the long edge at the alleyway tracks sun throughout most of the day.

Site Planning History

There is nothing on record in the planning file for 12 Tilson Road, and no apparent planning irregularities. The exterior of the building is likely much as built in the late Victorian era, albeit now accented with a scarlet red colour to lintels, sills and other architectural details, as seen in this rear elevation view.

Late 2024 the applicant sought pre-application feedback (Ref: PRE/2025/0332) for proposed roof extensions and glazing reconfigurations at 12 Tilson Road.

The Planning Service confirmed that the hip-to-gable conversion, north-facing dormer, and ground-floor alterations were acceptable in principle.

Design Concerns: However, the original south-facing dormer was considered "overly conspicuous" due to its scale, timber cladding, and prominent visibility within the street scene.

- Scale and Setbacks: Officers noted that the dormer be moved significantly further from the front elevation.
- Materiality: To soften the visual impact, the council advised using external materials that match tonality of the existing roof covering rather than the proposed timber.

Overall, the proposal was supported in principle, provided the design was refined to be more sensitive to the architectural characteristics of the original terrace.

The current submission has been revised to incorporate these recommendations, ensuring the scale and materials are more sympathetic to the local context.



Detailed Policy Context

NATIONAL AND REGIONAL PLANNING POLICY

The statutory basis for development management is provided by the National Planning Policy Framework (NPPF), which prioritises sustainable development and good design. At the core of the assessment for residential extensions is the protection of neighbouring amenity.

Regionally, The London Plan provides the strategic framework, requiring developments to be of high quality and to ensure that new housing does not result in an unacceptable impact on the amenity of existing residents, particularly concerning overlooking and privacy.

LOCAL PLANNING POLICY FRAMEWORK (London Borough of Haringey)

The London Borough of Haringey's statutory Development Plan, comprising the Local Plan, is supplemented by relevant Supplementary Planning Documents (SPDs) which detail design expectations and amenity safeguards. Although the property at 12 Tilson Road is not located within a Conservation Area, the proposal for a roof extension (dormer) must meet the amenity criteria established across the borough.

A. Policy on Amenity and Privacy (Haringey Housing SPD)

The central policy objective is to prevent development from causing unacceptable harm to neighbours. The Haringey supplementary guidance clarifies this through specific amenity criteria:

"Extensions, even in accordance with this document, will not be permitted where they cause an unacceptable loss of daylight, sunlight or privacy to other dwellings, as defined in Haringey's Housing SPD paras. 8.20 – 8.26 incl."

This objective requires the proposed fenestration to be specifically designed to eliminate overlooking into habitable rooms of adjacent properties.

B. Constraints on Side Dormers and Fenestration Amendments

The proposed roof extension includes side-facing windows. To ensure the development meets the stringent local standards for privacy, the design must comply with the established technical criteria derived from national planning controls (General Permitted Development Order), which the Local Planning Authority uses as the benchmark for acceptable amenity protection.

Specifically relating to side-facing windows in roof extensions, planning guidance strictly mandates a two-part solution:

Permanent Obscurity: *Any window in a side elevation must be fitted with permanent obscure glazing.*

Restricted Opening Height: If the window includes an openable section, the opening parts must be positioned: *"...to be 1.7 metres above the floor of the room in which they are installed".*

The proposal's reliance on obscured glass for side windows is therefore a fundamental requirement for meeting this policy constraint.

Furthermore, Haringey guidance on the general form of roof extensions confirms a design preference for minimal visual impact: *"roof extensions like dormer windows should generally be located at the back of the property, away from the street".*

SUMMARY

Fenestration and design of the roof extension must be developed to meet these requirements, ensuring the works uphold the character of the area while safeguarding the amenity and privacy of neighbouring residential properties, particularly through the application of the 1.7m sill height and permanent obscurity standard to the side-facing elements.



Comparators

Recent enlargements of homes in the immediate area with the same typology of No. 12. are shown here.

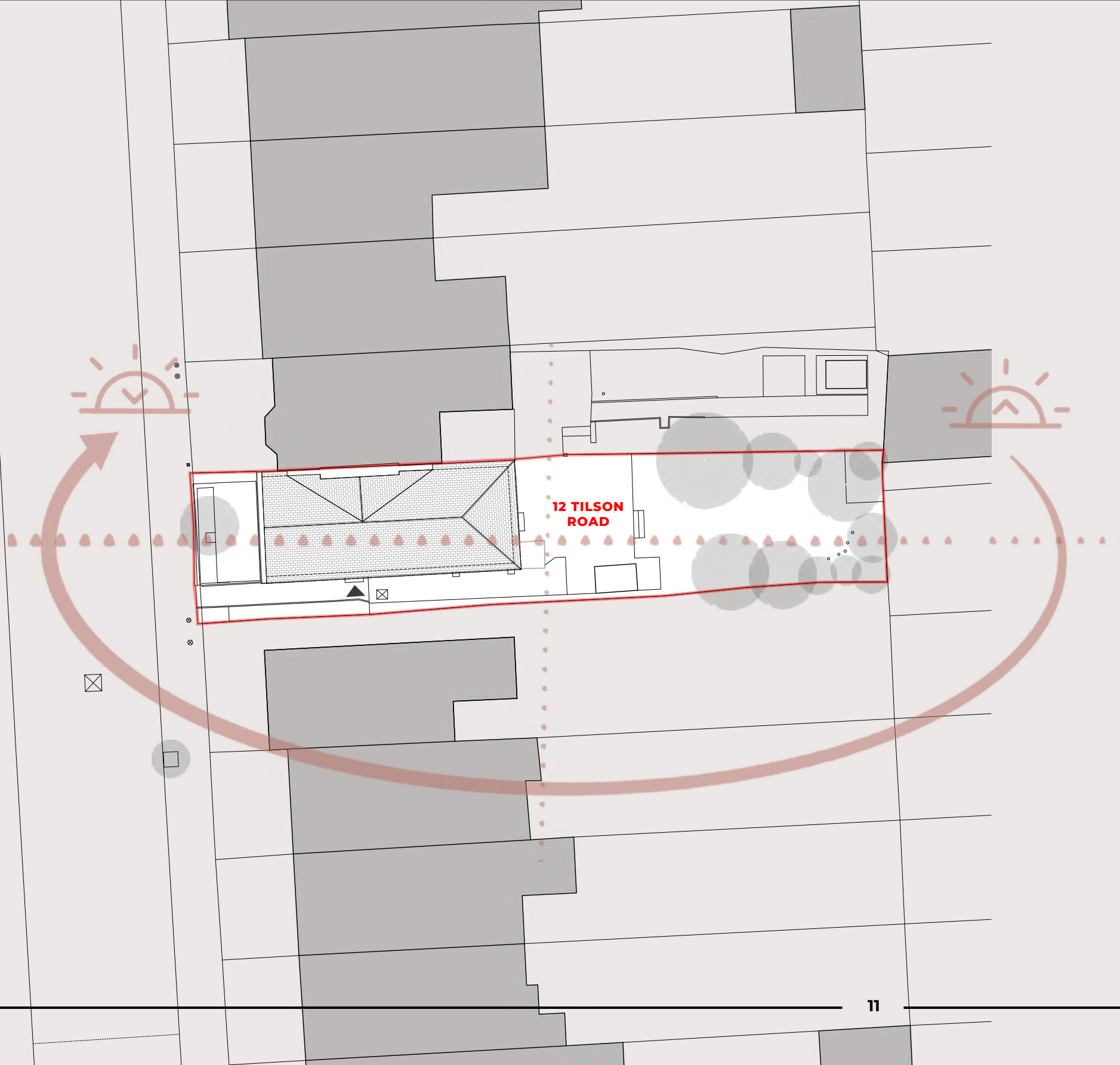
In a series of Full Planning Permissions and Certificates of Lawfulness at **1 TILSON ROAD N17 9UY**, most recently **HGY/2023/0545**, this house has seen its rear form altered beyond recognition. The hipped roof form is fully lost under dormers and side extensions, as seen in this side elevation extract.



Similarly this example at **26 TILSON ROAD** has seen its rear altered with a box dormer such that the rear hip is no longer legible, most recently under **HGY/2019/0261**



EXISTING



Existing Block Plan | 1:200

0 1.6 3.2 4.8 6.4 8

The property sits at slightly higher level to the east-facing rear garden, which becomes progressively vegetated further from the dwelling.

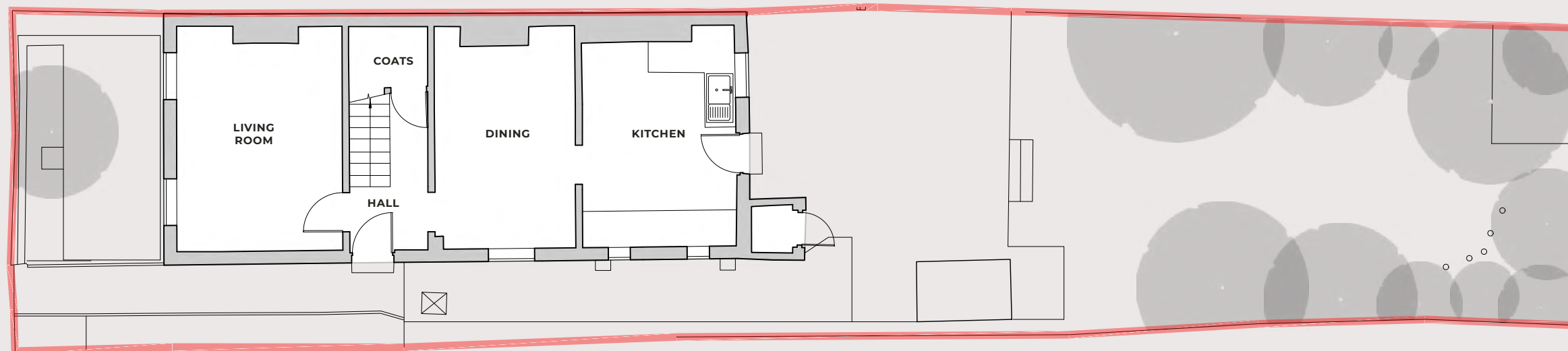
Access to the dwelling is from the alleyway at the site southern edge.



Existing Ground Floor Plan | 1:100

0 0.8 1.6 2.4 3.2 4

The Ground Floor planform, side-hall, front-parlour, middle-dining, rear-kitchen sequence, is one of the most common domestic typologies in Victorian suburban London, especially in mid- to late-19th-century speculative terraced housing built for the middle classes.

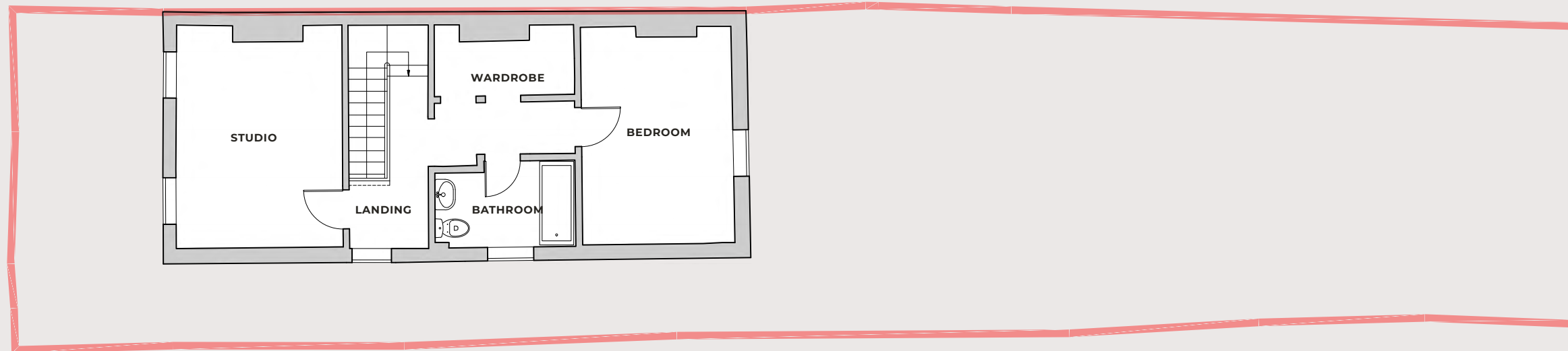




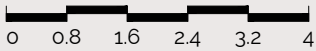
Existing First Floor Plan | 1:100

0 0.8 1.6 2.4 3.2 4

It is fundamentally two-bedroom house, with secondary wardrobe and bathrooms alongside the stair landing, and bedrooms and front and rear facades.



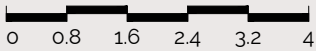
Existing Front [West] Elevation | 1:100



With its gable elevation, 12 Tilson Road bookends the row, with its partner at 14 Tilson Road. This is the pattern along the rest of Tilson Road and neighbouring streets.



Existing Side [South] & Rear [East] Elevations | 1:100



The side and rear for sides are as originally built, with outside WC still present at the rear, now serving as garden storage.





Existing Key Views | N.T.S

Twinned with its neighbour at No. 14, the gables of both extend beyond the rooflines and define the profile of the houses from the street. The visible sky and vegetation breaks up an otherwise monotonous elevation. From here, the **rear profile of the building cannot be clearly seen**, as the viewing angle between the two buildings is too oblique.

OGA confirms that these photographs are a true and fair representation of the site at the time of the application, and verifies that the photos were taken within the last 6 months and that no unauthorised work has commenced since they were taken.



PROPOSED

Massing Studies | NTS

CURRENT ROOF

No. 12. Tilson Road bookends the row, but differs from many other similarly placed end-of-terrace volumes in the area by being longer, and by terminating at the rear in a simple rectangular hip. In contrast, the rear of neighbouring No. 14 does not extend beyond the rear building line and turns to meet the roofline of the housing terrace. This makes the addition of a rear dormer less geometrically suitable at No. 12.

RIDGE EXTENDED to REAR GABLE

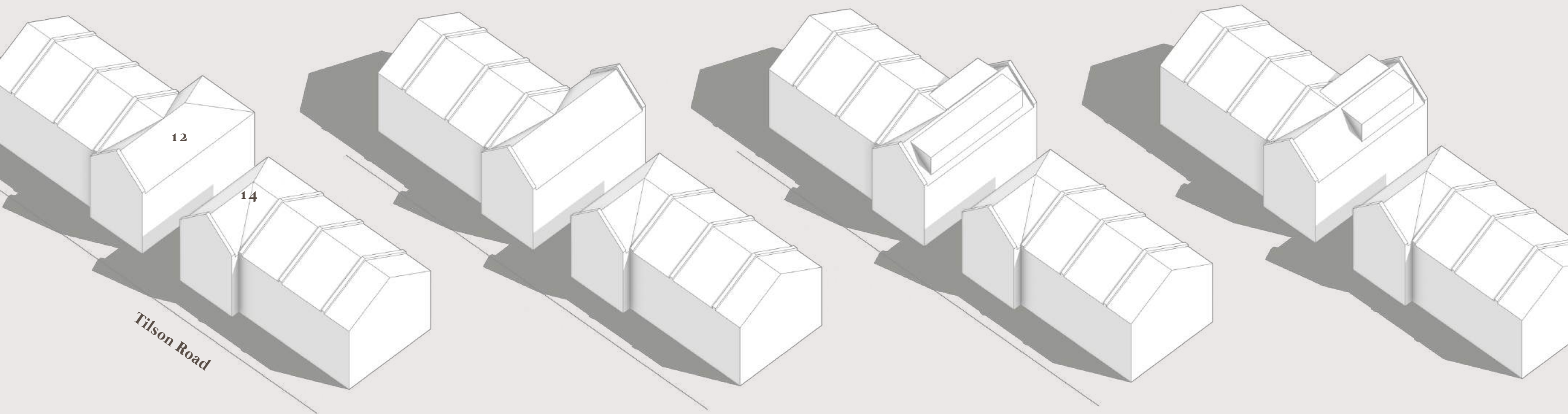
The proposals start by continuing the ridgeline of No. 12 to a new rear-facing gable, increasing the floor space at this level, and terminating the row in a manner suitable to the residential vernacular of the immediate area.

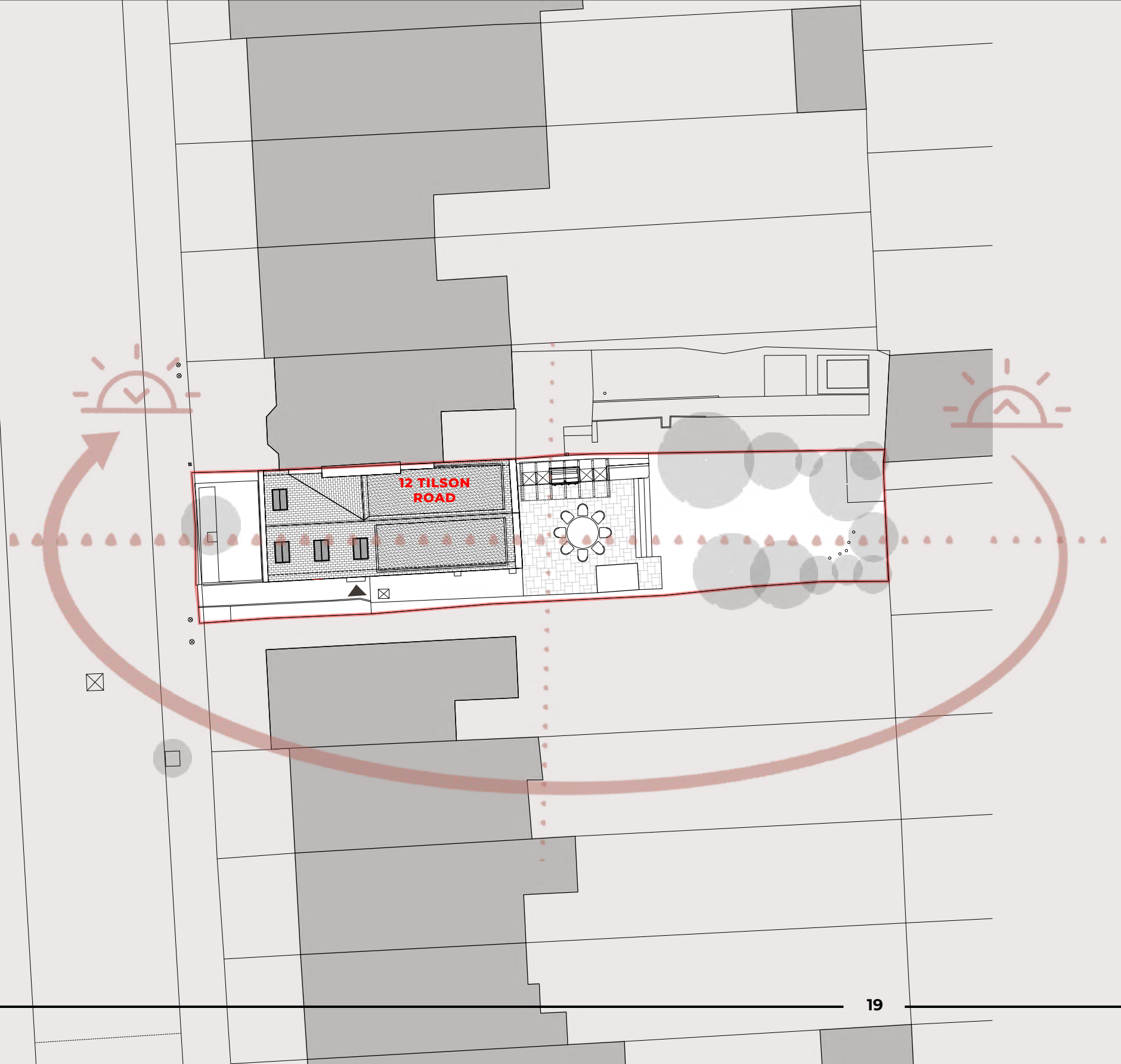
DORMERS ADDED

To further render this upper level more usable, a centrally placed, flat roof dormer with opaque glazing is proposed to the south elevation, while another dormer is placed on the opposite slope, but only as far as the main ridgeline of the housing terrace. These dormers are to be set back from the ridge, eaves and gables, ensuring subservience.

SOUTH DORMER REDUCED

Following receipt of feedback from pre-application PRE/2025/0332, the dormer cheek has been moved significantly further from the front elevation.





Proposed Block Plan | 1:200

0 1.6 3.2 4.8 6.4 8

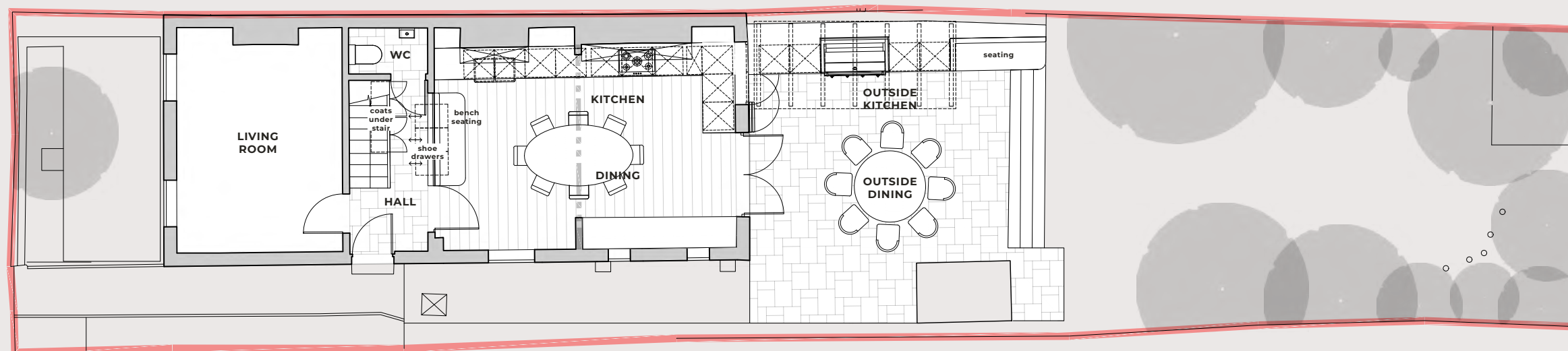
The newly sculpted roof can be seen from in the proposed roof plan, as can a newly added rooflight. A garden terrace is to be formalised with an outside kitchen.



Proposed Ground Floor Plan | 1:100

0 0.8 1.6 2.4 3.2 4

At Ground Floor, focus is on entrance hall, rear reception rooms and outside terrace. The two cellular reception rooms open and merge into one large Kitchen/ Diner, divided from the hall by FD30 internal glazing. The longitudinal kitchen connects to an outside kitchen via a folding window, allowing food preparation to take place in the inside or outside, cooking similarly so. A new WC is placed under the stair.

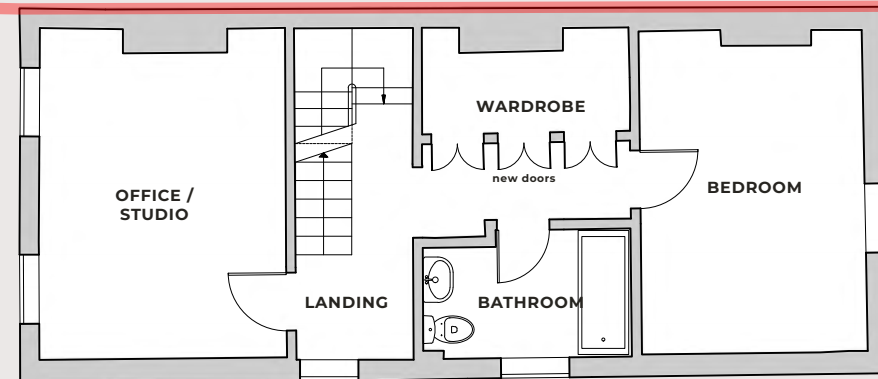




Proposed First Floor Plan | 1:100

0 0.8 1.6 2.4 3.2 4

The first floor plan is largely unchanged, only now with a new first-to-second floor stair, stacked over the lower level stair. As one ascends to the top floor, one is surrounded by sculpture display.





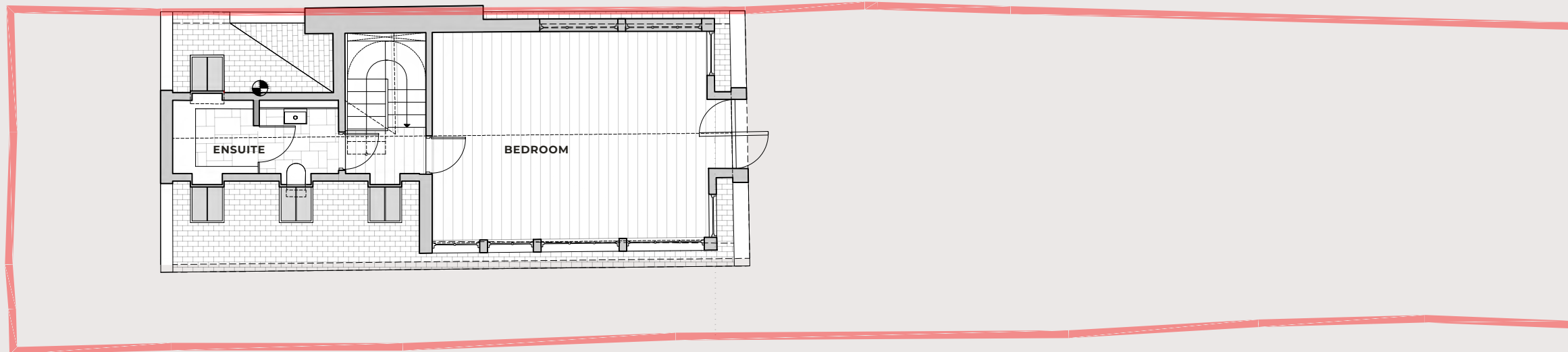
Proposed Second Floor Plan | 1:100

0 0.8 1.6 2.4 3.2 4

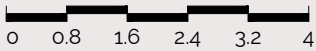
The second floor loft space is now in use. Divided from lower levels for fire purposes

with fireproof glazing, the space is long, but widened with flat roof dormers.

To the rear, the roof shape is altered such that it terminates in a gable.



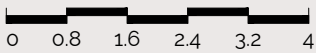
Proposed Front [West] Elevation | 1:100



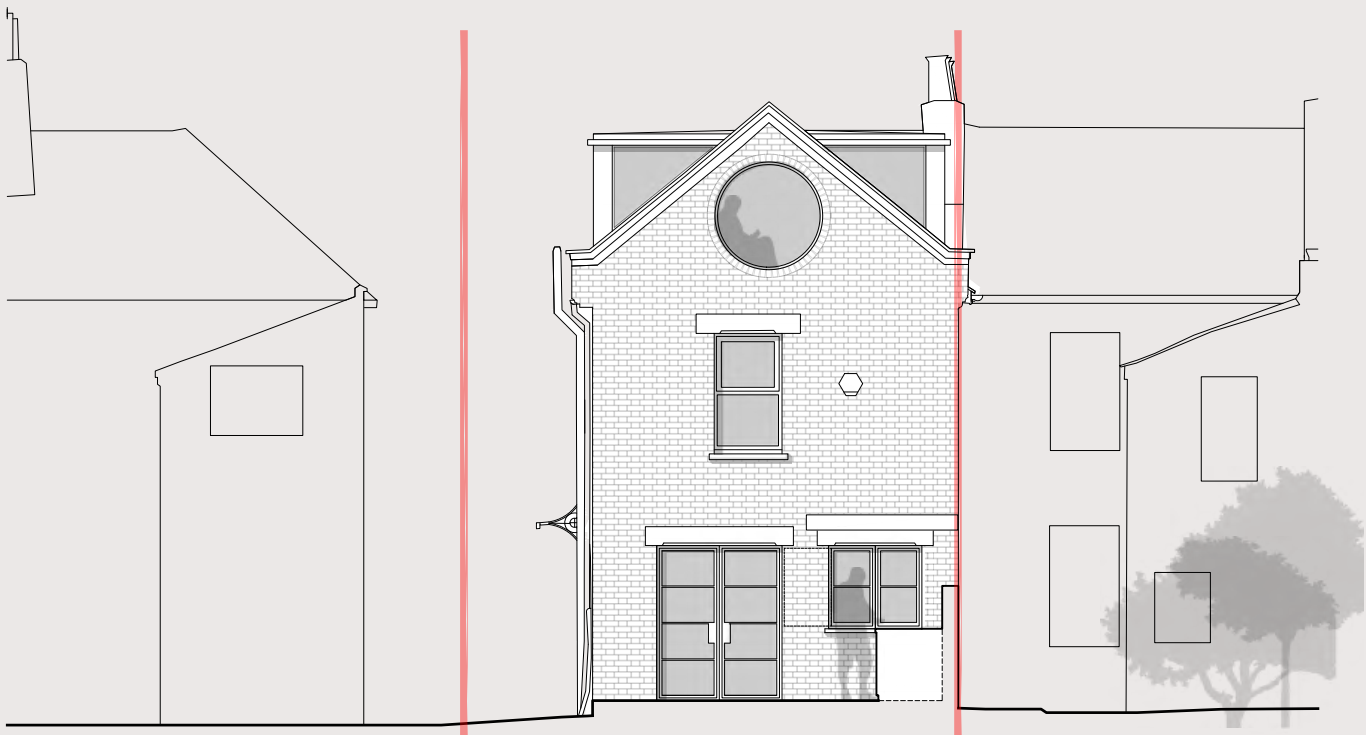
The front facade is broadly unchanged, only now the glazed, side of the flat roof dormer can be seen. In the orthogonal view this mirrors the pitched roof connecting to the neighbour.



Proposed Side [South] & Rear [East] Elevations | 1:100



The proposed **side elevation** shows the long dormer, divided into bays of twin tilt-only steel windows. For privacy reasons, it is proposed that these windows are obscured either with reeded or milk glass. To the **rear**, new openings at ground floor in narrow steel, colour-matched to existing timber glazing, gives a crisp but traditional feel. The folding windows from here appear as casement, while the French doors are casement. Lintels match existing. At second floor, where the circular motif would be found at the front elevation, is an larger circular opening to the upper level.





Key Views Proposed | N.T.S

Due to the dormer being set back from the eaves and gable, the **gable still dominates** and **skyline still fills the gap between the volumes**. Note that changes to the rear part of the roof are unseen from the street.



DESIGN VOCABULARY



Exterior

The dormer is a new form. As a result of the new twin-gable arrangement, and narrow steel glazing, the dwelling is now suggesting a late-Victorian industrial aesthetic and so **standing seam zinc** whose tonality is to match the roof cladding is proposed to the new dormer.

Elsewhere an attempt is made to blend with the existing design language of the property; **London stock, red accents, flush, brushed pointing.**



Ground Floor Terrace

Tiled surfaces continue to the exterior, in this case making up the outside kitchen. It is suggested that green is used for both kitchens.

Custom cushions soften a bench which is integrated with the form of the kitchen.

Overhead, a **solid timber trellis** brings shade. This can either be overgrown with climbers, or roofed.



SUMMARY

Planning Statement

The proposed adaptation and extension works at 12 Tilson Road represent a sensitive, sustainable, and proportionate response to the character of this late-Victorian end-of-terrace property. The core objective of the project is to unlock the building’s full potential for contemporary family life while meticulously retaining, celebrating, and enhancing its historic fabric.

ENHANCEMENTS TO LIVING SPACE AND FUNCTIONALITY

Ground Floor: Modest internal reconfigurations are proposed to rationalise a previously compartmentalised floor plan. This strategic intervention will create a more social, flexible, and cohesive open-plan kitchen and dining area, establishing significantly improved visual and physical connections to the private rear garden. This change directly enhances the utility and amenity for the occupants.

Upper Levels (Loft Conversion): A new loft conversion is designed to provide vital additional accommodation in the form of a light-filled bedroom within the roof space. This internal adaptation ensures the long-term viability and longevity of the property as a family home.

DESIGN RATIONALE AND CONTEXTUAL SENSITIVITY

External changes are conceived as sympathetic contemporary insertions, which are clearly of their time but fundamentally complementary to the host building's original architecture. The design prioritises high-quality, durable materials that are consistent with the streetscape's established palette.

ADDRESSING THE ROOF EXTENSION AND STREETScape

Resulting from pre-application feedback, the dormer has been scaled and detailed to minimise visual impact from the street. Its design respects the roofline's rhythm and scale of neighbouring buildings on Tilson Road, ensuring it reads as a restrained and integrated addition that contributes positively to the evolving character of the area without causing undue visual harm.

PLANNING POLICY ALIGNMENT

The proposal represents a considered and high-quality piece of domestic adaptation that successfully meets the needs of its current occupants, significantly enhances the quality and sustainable longevity of the property, and is fully aligned with local planning policy objectives for sensitive, sustainable home improvements and the efficient use of existing housing stock.

..... Team



ARCHITECTURAL LEAD
OLIVER GRIMSHAW
BSc M[ARCH] RIBA

Having cut teeth in hospitality architecture in Europe, U.S.A & North Africa while at HKS London, Oliver gained a specialism in offsite manufacture in Frankfurt & London before starting OG-Arch in Berlin, consulting to hospitality designers and hotel operators in Germany, and delivering bespoke residential work in the UK.



INTERIOR DESIGN LEAD
DEBORAH LEVINE
BA[HONS] BFA

Having worked at United Design Partnership on high-end residential & hospitality new developments in Europe & the Middle East, as well as leading award-winning residential & hospitality projects with TO Interior Design, Deborah now presides over her own interior design office Studio Lavan, bringing projects from concept to completion.



DESIGNER
BÉBHINN SMITH
B[ARCH]

After graduating from Technological University of Dublin with a first class honors Masters Degree, Bébhinn worked for an award winning practice in Dublin specialising in high end bespoke residential architecture. There she gained extensive experience from concept design right through to the finer construction detailing. She now oversees much of OGA's residential design development work.

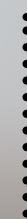
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