



Officer Report

Application Number:	HGY/2026/0136
Application Type:	Householder planning permission
Address:	First Floor Flat, 19 Pemberton Road, Hornsey, London, N4 1AX
Proposal:	Loft conversion and addition of roof terrace.
Case Officer:	Ben Coffie
Valid Date:	19/01/2026
Applicant:	Tessa Lloyd
Agent:	

RECOMMENDATION

Approve with Conditions

1. Site location

The application property is a two-storey mid terrace property located on the northern side of Pemberton Road. It is located on a row of terrace of other residential properties, some of which have been extended and altered. The proposal relates to the first-floor flat. The surrounding area is wholly residential in character. The property is not located within a Conservation Area.

2. Description of Proposal

This is an application for the construction of a loft conversion with rear dormer on the main roof slope and formation of a roof terrace to provide private amenity space to the first floor flat. The proposed roof terrace would be located on top of the existing two-storey outrigger, where the existing roof slope would be removed to create a flat roof onto which the terrace is proposed. A balustrade of 1.6m would be positioned around the edge of the terrace.

During the course of the application, the dormer extension has been set in from the eaves and sides by at least 20cm and the terrace has been set back behind the chimney.

3. Relevant Planning and Enforcement history

N/A

4. Local Representations

No representations received from neighbours, local groups, etc in response to notification and publicity of the application.

5. Assessment of Planning Considerations

The main planning considerations raised by the proposed development are:

1. Background.
2. Design and appearance &
3. Impact on neighbouring amenity.

Background

This application has been the subject of pre-application discussion. Following officers' concerns, the current application addresses concerns raised in the meeting. As such the proposed design and scale is acceptable and overcomes the pre-application objections.

Design and appearance.

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions 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 building, 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. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

Rear Dormer

The proposed dormer on the main roof would take up most of the rear roof slope it has been pulled in the eaves, party wall and set below the main ridge. Given the modest design of the dormer, it would appear proportionate and subordinate to the host building including, its roofscape and to the overall terrace.

Other properties within the same terrace such as Nos. 5, 37, 43 Pemberton Road and the immediate surrounding have substantial rear box dormers similar to proposed scheme and as such they are part of the established appearance of the area. Given the presence of other existing dormers, the proposal is not considered out of place in its local context and to be in keeping with its immediate surroundings.

It is considered that the proposed dormer window would not be unduly dominant and would not have any significant adverse impact on local visual amenity or the character and appearance of the area.

Any extension to the application property would be seen in the context of existing precedents within the terrace. It would therefore be difficult to sustain an argument that the current proposal would appear out of character with the existing streetscene or out of keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

Proposed rooflights are modest in size and as such would not detract from the character of the locality.

Roof Terrace

The siting and design of the proposed roof terrace are modest in scale and have been carefully considered in relation to the appearance of the building. The terrace would not be openly visible, and part of the existing roof slope to the outrigger would be retained. There are also examples of outrigger extensions to the rear of neighbouring properties in a similar position to the proposed terrace. This demonstrates a precedent for limited alterations at this level to the backs of properties.

Taking all of the above into account, the proposed dormer, rooflights and roof terrace are considered to represent a coherent and proportionate set of alterations that respect the form, character and established pattern of development within the terrace, as such in accordance with the policies outlined above.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to protect appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

Dormer – Privacy and Overlooking

Given the existing degrees of mutual overlooking from first-floor rear windows within this terrace, the additional overlooking arising from the dormer glazing would be limited and not of a magnitude that would warrant refusal. The dormer remains subordinate in scale and does not introduce any materially harmful new vantage points beyond those already characteristic of this terrace. As such, the proposal would not result in an unacceptable loss of privacy to neighbouring occupiers.

Roof Terrace

The proposed roof terrace would occupy only the flat section of the outrigger, ensuring that its usable area is contained and does not extend across the full width of the building. A 1.6 m privacy screen is proposed along the boundary with No. 17, which would effectively prevent direct views toward that property and protect the privacy of its rear rooms and garden.

On the opposite side, the terrace is pulled in from the boundary with No. 21. No. 21 does not contain a dormer, and the set-in position of the terrace significantly limits any opportunity to look into windows of that property. Any views that may arise would be oblique and comparable to those already experienced between neighbouring gardens at ground level.

The scale and massing of the terrace is modest and would not give rise to unreasonable noise, nor any material loss of daylight, outlook or privacy. While the terrace may be visible from neighbouring windows, this relationship is no different to the visibility of surrounding gardens, and once screened the Council is satisfied that there would be no substantive impact on neighbouring outlook or amenity.

Conclusion

The proposal is considered acceptable in terms of design and amenity consideration in accordance with the policies outlined above. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. CIL Applicable

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for Mayoral or Haringey's CIL charge.

8. Recommendation

The application is recommended for approval subject to the following conditions:

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Approved plans list:

19PR.110, 19PB.160A, 19PB.150A, Site Plan - 19 Pemberton Road, Location Plan

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Prior to roof terrace hereby approved being brought into use the 1.6 m-high privacy screen to the roof terrace, as shown on the approved plans, shall be installed in full and retained thereafter for the lifetime of the development.

Reason: To safeguard the privacy of neighbouring residential occupiers, in accordance with Policy DM1 of the Haringey Development Management DPD (2017).

Informatives:

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.