



104 Colney Hatch Lane N10

Loft conversion including mansard roof extension and rooflights.

Planning Statement

FEB 2026



Background

The site is part of a semi-detached pair of houses and is located within the Muswell Hill Conservation Area. It does not fall within the curtilage of a listed building.

The applicant occupies the property with his young family, and is planning to construct a mansard roof extension to accommodate a new bedroom, utility and a play area.

Planning history

OLD/1973/0244 Alteration to front garden to provide car parking space for one car and construction of footway crossing.

HGY/1991/0827 Formation of vehicular crossover.

HGY/2003/0679 Installation of rear dormer window to provide additional accommodation.

HGY/2003/1202 Installation of rear dormer window.

HGY/2011/0479 Widening of existing vehicle crossover.

HGY/2025/2117 T1 willow neighbours' tree from 102 causing excessive shade and encroaching space. Cut back by 2m towards boundary line. T2 fig neighbours' tree from 106 same reason cut back 1m towards boundary.

Proposal

The proposal is for a loft conversion including mansard roof extension and rooflights and it is similar to other applications approved in the area (HGY/2019/0041 and HGY/2022/2448).

The area is characterised by a variety of designs with a non-unique pattern. The proposal will not be visible from the street, and the size and form will be in keeping with the pattern of developments in the area. The materials used in the construction of the proposed works here would match the existing building.

The roof extension has been designed with a stepped down height on the outrigger, so the scale of the development is proportionate and subordinate to the host building. The mansard roof will help being in keeping with the pattern of development in the area. We feel that due to the height, depth and the separation with the neighbour, the proposal would not result in material loss of sunlight or daylight or would have an overbearing appearance to the neighbouring property. For this reason we have introduced in the design the roof slope of the outrigger roof extension as well as a setback from the rear elevation. Light and ventilation will be mainly achieved through rooflights to avoid any loss of privacy to neighbouring properties.

The Council's development guidelines state that extensions or alterations should be subordinate in scale to the original house and should respect its architectural character, which is the case with this proposal.

We trust that you agree that the proposed design is of high quality and enhances the pattern of development within the terrace.



Rear elevation



60/62 Colney Hatch Lane

Should you have any queries or would like to arrange a site visit please contact

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