

Officer Report

Application Number:	HGY/2026/0256
Application Type:	Householder planning permission
Address:	33 Hurst Avenue, Hornsey, London, N6 5TX
Proposal:	Installation of one rooflight on the side roof slope
Case Officer:	Ben Coffie
Valid Date:	29/01/2026
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Applicant:	MRS CAROLYN GILCHRIST
Agent:	Shaun Graham

RECOMMENDATION

Approve with Conditions

1. CONSULTATION

No representations were received in response to notification and publicity of the application.

2. PLANNING ASSESSMENT

The application site is a two-storey, detached property on the north side of Hurst Road at the rear of 17 Stanhope Road. The site is located within the Crouch End Conservation Area (CA) but does not fall within the curtilage of a listed building.

The planning history of the site has been taken into account when coming to this decision.

This application is being considered against Local Plan Policy SP11 'Design' and DPD Policy DM1 'Delivering High Quality Design' which requires buildings/ structures to be of a high, site specific, and sensitive design quality and to safeguard neighbouring amenity. Equally and more specifically it is being considered against DPD Policy DM12 'Housing Design and Quality' which 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 and 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 DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

In terms of amenity, London Plan Policy D6 and DPD Policy DM1 both emphasise the importance of protecting amenity of surrounding housing. Policy D6 highlights the need to consider daylight, sunlight, and overshadowing effects on neighbouring properties, ensuring they receive sufficient light appropriate for their context while minimising overshadowing. Similarly, DPD Policy DM1 stresses the requirement for high-quality design to guarantee privacy and amenity for both the development's users and neighbouring

residents. This includes providing adequate sunlight, daylight, and aspects to adjacent buildings and land, while also ensuring an appropriate level of privacy to prevent overlooking and maintain the amenity of neighbouring properties.

This application is seeking planning permission for the installation of a side rooflight on the side elevation. The main considerations are the effects of the proposed development on the character and appearance of the host property and wider CA and the impact on the neighbouring residential amenities, as discussed below.

The proposed side rooflight would be velux conservation style rooflight measuring 1090mm wide x 1100mm tall and positioned on the eastern side of the front gable roof which currently has an existing rooflight. The rooflight would sit almost flush to the roof slope. This part of the roof which the rooflight would be installed on would have some visibility although the building is situated near mature trees on the adjoining neighbouring site (31 Hurst Avenue) which limits the view of the side hip roof. None the less the proposed rooflight is considered proportionate and subordinate, it would not result in a visual clutter to the host property when viewed from the street scene and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

As such the proposed rooflight would not harm the character and appearance of the Crouch End Conservation Area.

Impact on neighbouring amenity

Given the scale, location and nature of the proposal, it is not considered to materially harm the residential amenities of the occupiers of neighbouring properties in terms of loss sunlight/daylight, privacy or outlook. The proposal is acceptable in amenity terms.

Conclusion

The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

The proposed development is in general accordance with Policies DM1, DM9 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

3. CIL APPLICABLE

N/A – Under 100sqm no new unit.

4. RECOMMENDATION

It is therefore recommended that this application be APPROVED subject to 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 completed in accordance with the approved plans and drawings listed below except where conditions to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Approved plans list:

2440 050 EXISTING ROOF PLAN, 2440 005 EXTG SITE PLAN, 2440 070 EXTG ELEVATION, 2440 130 EXTG AND PROP ROOF PLAN, 2440 001 LOCATION PLAN, 2440 150 EXTG AND PROP ELEVATIONS, 2440 105 EXTG AND PROP SITE BLOCK PLAN.

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

Informatives:

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.