

Application Number:	HGY/2026/0361
Application Type:	Householder planning permission
Address:	16 Park Avenue North, Hornsey, London, N8 7RT
Proposal:	Second floor roof terrace over the existing outrigger, with associated screen panels, safety railings and screen planters.
Case Officer:	Roland Sheldon
Valid Date:	11/02/2026
Applicant:	Allan
Agent:	Mr Kieran Hawkins

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site contains a two-storey (with loft accommodation) mid-terraced dwellinghouse located on the western side of Park Avenue North, N8. The surrounding uses are residential. The site does not contain a listed building and is not located within a conservation area.

2. THE PROPOSAL

The application is for a second floor roof terrace over the existing outrigger, with associated screen panels, safety railings and screen planters.

3. Relevant Planning and Enforcement History

HGY/2025/2398: Erection of a single storey rear extension, erection of second floor rear extension above outrigger with roof terrace and associated railings and screen panels, insertion of 1 front and 2 rear rooflights, replacement front basement timber window – Approved 10/11/2025

4. CONSULTATION RESPONSES

There were no statutory consultees for this planning application.

Neighbour Consultation

The application was advertised by way of letters sent to neighbouring properties. The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses: 1
Objecting: 1
Support:
Neither:

The following issues were raised in representations and are addressed further on in this report or below:

- Loss of privacy
- light pollution and impact on wildlife

Officer comment: The proposal seeks to create a roof terrace which does not involve the installation of any specific lighting as part of the proposal. A certain degree of light pollution is to be expected in residential areas, and the erection of a roof terrace would not give rise to a material increase in light pollution that would have an unacceptable impact on wildlife.

- Impact on trees

Officer comment: The proposal is for a roof extension and does not affect any nearby trees

- Drainage

Officer comment: The proposal does not increase any built footprint within the curtilage of the site and does not give rise to any drainage concerns

- Noise pollution from construction

Such matters are controlled by Environmental Health legislation separate to the planning system.

5. PLANNING CONSIDERATIONS

Design & appearance

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

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 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.

The host building forms part of a terrace of split-level two-storey (with roof accommodation) properties with two-storey rear outriggers. The host building has a lean-to roof outrigger, but those to the north of the dwelling have flat roof outrigger projections. The vast majority of properties in the terrace already benefit from single storey side infill projections at ground floor level. Planning permission was recently granted at the site for an infill extension at ground floor level, alongside a second floor roof extension with roof terrace and associated screen panels, under planning reference HGY/2025/2398.

The submitted proposed plans show the previously approved single storey ground floor infill extension and 3 rooflights, but they do not form part of this planning application. An informative can be included as part of any decision notice to this effect if planning permission was to be granted for this development.

This current application seeks to remove the lean-to roof on the entire extent of the outrigger as with the previous scheme, but instead of having part of the roof occupied by a second floor rear extension, the flattened roof is proposed to be used as a terrace with associated privacy screen panels and safety railings.

Second floor terrace

A roof terrace is proposed which would involve raking out and flattening the remaining lean-to roof. The floor would be treated with tiles, with raised bed planting along the northern and western sides of the terrace, enclosed by an opaque 1.7 metre height screen panel on the northern side, and safety railings on the western (rear) elevation. Whilst all of the lean-to roof would be removed, the terminating lean-to brick wall would be retained alongside the 0.8 metre width strip of roof on the northern elevation. This would serve to ensure that the architectural form of the original lean-to roof would be adequately retained following the development.

Given the mixed form of the outrigger roof designs in the terrace, with most having a flat outrigger, and some which informally have been amended to be used as roof terraces over the years, the development would not be considered to result in an unacceptable adverse impact on the character and appearance of the host building or wider locality. On balance, the second floor roof terrace is acceptable in design terms.

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.

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 provide 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 the amenity of neighbouring residents.

The existing raised parapet would remain located in close proximity to the second floor window of no. 14 Park Avenue North, which is understood to serve a landing area on the stairs of this property and therefore not a habitable room.

The existing roof parapet on this boundary would be retained that would be a height of 1.7 metres from the terrace roof level. This would ensure views back into the other second floor window of no. 14 Park Avenue North would not be possible from the terrace.

As with the previously approved scheme, a 1.7 metre height obscure glazed screen panel would be installed on the northern side of the roof terrace, which would prevent views looking north from the terrace, preserving the privacy of rear windows of properties to the north on Park Avenue North.

Whilst a lower height safety balustrade would be placed on the rear elevation of the terrace that would allow views into neighbouring rear gardens, similar views are already possible from the upper floor rear windows of this and neighbouring properties, and it is not considered that this

would unduly harm privacy levels of neighbouring occupants. There is also sufficient distance between the terrace and properties to the rear on Warner Road to ensure its introduction would not result in any unacceptable loss of privacy for neighbouring occupants on this adjacent street.

A restrictive condition shall be imposed on the development that requires the existing roof parapet, obscure glazed screen panels and raised planters to be installed prior to first use of the terrace and to be maintained for the lifetime of the development.

In addition, a restrictive condition shall be imposed on the side window in the proposed roof extension being obscure glazed, non-opening unless over 1.7 metres height from finished floor levels.

Subject to compliance with the conditions, the proposal is acceptable with regards to amenity impact considerations.

6. CONCLUSION

The proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 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.

The proposal is considered acceptable in respect of its character, appearance and would not result in unacceptable harm to the residential amenity of neighbouring occupants. 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. 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.

25005 PL_1002 Rev 2, 25005 PL_1104 Rev 2, 25005 PL_1105 Rev 2, 25005 PL_2201 Rev 2, 25005 PL_2203 Rev 1, 25005 PL_3301 Rev 2, 25005 PL_3302 Rev 2, 25005 PL_4101 Rev 2, 25005 PL_0001: Location plan

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

- 3 Prior to first use of the roof terrace hereby approved, the obscure glazed screen panel and raised planters shall be installed as shown in the approved plans. The existing roof parapet shared with no. 14 Park Avenue North, as well the screen panel and planters, shall be retained as shown on the approved plans, and maintained as such for the lifespan of the development unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of the privacy levels of neighbouring residential occupants, 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.

The applicant is advised that this grant of consent is solely for development as set out in the description of development within this decision notice, and no other development otherwise shown within the approved drawings.