



Officer Report

Application Number:	HGY/2026/0247
Application Type:	Householder planning permission
Address:	2 Albany Road, Hornsey, London, N4 4RJ
Proposal:	Part demolition of rear single storey annex and construction of single storey rear extension and replacement of front elevation windows
Case Officer:	Ben Coffie
Valid Date:	27/01/2026
Applicant:	Mr Jordon Foux
Agent:	Mr Michael Neocleous

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site relates to a two storey, end of terrace property within a small group of terraces dwellings located Green Conservation Area. The Stroud Green Conservation Area is a large residential area comprising a number of predominantly Victorian streets. While there is a mixture of architectural styles and detailing, including variations in roof forms and rear additions, the area retains an overall consistency in the appearance, scale and rhythm of its buildings. The character of the conservation area is defined by its coherent terraces, traditional materials and the cumulative contribution of original features, all of which create a unified and attractive townscape.

2. THE PROPOSAL

This is an application for the part demolition of a rear single storey annex and the construction of single storey rear extension and the replacement of front elevation windows.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

N/A

4. CONSULTATION RESPONSES

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

5. PLANNING CONSIDERATIONS

Design & heritage

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.

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.

Single storey rear extension

The proposed development seeks permission for the part demolition of the existing rear projection and the erection of a single storey rear extension measuring 3.5 metres in depth, 7.6 metres in width and 3 metres in height, with a flat roof and side parapets. The extension would be constructed in brick to match the existing building.

The extension would be located to the rear of a short terrace of four properties.

There are numerous examples of single storey rear extensions within the surrounding area, and the proposal would therefore integrate appropriately with the established pattern of development. Owing to its rearward siting, the extension would not be unduly visible from the public realm and would not give rise to any material impact on the character or appearance of the conservation area.

Replacement windows

The application also seeks the replacement of the existing front uPVC casement windows with new traditional section timber casement windows reflecting the original design. In the absence of an Article 4 Direction, the principle of window replacement cannot reasonably be resisted.

Although the new timber windows would not replicate the pane arrangement of the existing uPVC units, the proposed design would reinstate the original historic pattern, providing an authentic appearance and material quality that positively contributes to the character of the street. The submitted drawings indicate an intention to accurately reproduce the original profiles, joinery, finish and means of opening. The proposal would therefore preserve the character and appearance of the conservation area.

The works would also deliver improved thermal performance, energy efficiency and sound insulation, supporting the objectives of Haringey's Climate Change Action Plan and contributing to the borough's ambition to achieve net zero carbon emissions by 2041. On this basis, and subject to appropriate conditions, the proposal is considered acceptable.

Conservation Area impact

Rear extensions of this scale and form are a common feature of this part of the Stroud Green Conservation Area and form part of its established residential character. The proposed extension, together with the reinstatement of traditional timber windows, would not result in harm to the

significance of the conservation area. The character and appearance of the area would be preserved.

Overall, the works here are considered acceptable in design and heritage terms 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.

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 proposed extension is considered moderate in scale, height and bulk along the the shared boundary with no 4 Albany Road, it would be commensurate to the existing boundary fence and the existing extension at this neighbouring site. It would also not have any impacts on the dwellings on Stapleton Hall Road as the rear of their gardens are perpendicularly situated to the application site. The proposal is considered acceptable in terms of amenity.

6. CONCLUSION

The proposed works are considered acceptable in respect of design, heritage and amenity considerations. 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.

Approved plans list: 00_001_site plan, 00_006_pro roof plan, 00_102_pro rear side elevation, 98_102_ex first and second roof floor, 00_003_pro first and second floor plan, 98_101_ex ground and basement floor, 00_101_pro front elevation, 00_101_pro front elevation, 98_202_ex rear side elevation, 00_002_pro ground and basement floor

plan, 00_010_location plan. 98_201_ex front elevation.

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

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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.

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: 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.