



Officer Report

Application Number:	HGY/2026/0254
Application Type:	Householder planning permission
Address:	57 Pemberton Road, Hornsey, London, N4 1AX
Proposal:	2nd floor roof terrace, to existing flat roof. (Revised Plans)
Case Officer:	Adam Silverwood
Valid Date:	03/02/2026
Applicant:	Grandmontagne & Gunnell
Agent:	Mr Conrad Cherniavsky

RECOMMENDATION

Approve with Conditions

1. Proposed Development

This is an application for a roof terrace located on the second floor. The scheme has been amended from that initially submitted.

2. Site and Surroundings

The application site is a two-storey converted house now in occupation as flats located on the northern side of Pemberton Road and abuts New River on its western flank.

3. Relevant Planning and Enforcement History

HGY/2022/0680 - Construction of rear and side extension, internal refurbishment works and enlarged roof extension (Certificate of Lawfulness: proposed use) – Permitted Development: 13/04/2022

5. Local Representations

The application has been publicised by way of letters sent to neighbouring properties. No representations were received from neighbours, local groups, etc.

6. Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design and appearance
2. Impact on Neighbourhood Amenity

Design and appearance

Policy DM1 (Delivering High Quality Design) states that 'all new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area', development 'a) must relate positively to neighbouring structures, new or old, to create a harmonious whole; b) make a positive contribute to a place improving the character and quality of an area; c) confidently address feedback from local consultation; d) demonstrate how the

quality of development will be secured when it is built; e) are inclusive and incorporate sustainable design and construction principles’.

In this case, the proposed rear roof terrace would be located to the rear of the property, limiting visibility from the public realm. Its siting behind the main roof slope ensures that it would not be widely visible from the street and, as such, the development would not result in any material harm to the character or appearance of the wider area.

Regarding the impact on the host dwelling, the terrace would incorporate a modern glass balustrade and would sit above a previously approved modern rear extension (permitted in 2022). This context tempers the visual impact of the proposal, and the terrace reads as an appropriate addition to an already altered rear elevation. The amended scheme proposes a terrace with a depth of 4.5 metres and glass balustrading. As revised, the terrace is now of a scale and depth more consistent with other roof terraces within the surrounding area, ensuring that it appears suitably subservient to the host dwelling. The materials used for the balustrade would be secured by condition, ensuring that the final finish remains compatible with the building’s appearance.

Overall, the design, form, and positioning of the terrace are considered to respect the character of the property and the visual amenity of the surrounding area. While located on a slightly more prominent corner plot, the revisions undertaken have successfully reduced its visual prominence and ensured that it integrates more comfortably with the pattern of development.

Impact on Neighbourhood 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.

The proposed terrace would measure 4.5 metres in depth and 2 metres in width. To mitigate overlooking, privacy screens are proposed on both flanks of the terrace: a 0.9 metre high glass screen on the western side and a 1.5 metre high obscure glazed privacy screen on the eastern side, adjacent to the neighbouring property. These screens would provide appropriate protection against direct overlooking and would be secured by condition to ensure their installation prior to the first use of the terrace.

One rear window on the adjacent property would face toward the terrace when in use, but the submitted plans indicate that this window serves a non habitable room. The separation distances to properties at the rear (approximately 22 metres) and to the east (approximately 20 metres) further reduce the likelihood of significant amenity impacts. Given these distances, combined with the privacy screening, it is considered that the terrace would not result in harmful overlooking of neighbouring gardens or habitable rooms.

Access to the terrace would be provided via stairs leading down from the existing rear dormer. While this access point is near the eastern neighbour, the proposed obscure glazed balustrade extending over the stair enclosure would provide additional screening. A condition will ensure this screen is installed before the terrace is brought into use.

Noise associated with domestic use of the terrace is not expected to exceed normal residential activity, and the terrace’s limited size helps limit the intensity of potential gatherings. In this context, the development is not considered to create an undue noise disturbance for adjoining neighbours.

Taking all factors into account, including the scale of the terrace, the separation distances, and the proposed privacy measures, the development is not considered to result in unacceptable harm to the amenity of nearby occupiers.

Conclusion

The proposed application for a roof terrace located on the second floor is considered to appropriately respect the character and appearance of the area, subservient to the host dwelling and to not present any undue detriment to neighbouring amenity and is therefore considered to be acceptable in accordance with the policies outlined above. All other relevant policies and considerations, including equalities, have been taken into account.

7. CIL Applicable

N/A – Under 100sqm no new unit.

8. Recommendation

It is therefore recommended that this application be APPROVED in accordance with the following conditions:

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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.

333_203_revA - Existing second floor plan and elevations.pdf - Floor Plan - Existing

333_201_revA - Location Map.pdf - The location plan

333_202_revA - Existing ground and first floor plans.pdf - Additional plans

333_204_revB - Proposed second floor plan and elevations - Proposed Second Floor Plan and Elevations

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

- 3 The development shall be carried out in full accordance with the approved obscure-glazed screening, measuring 0.9 metres and 1.5 metres in height, which shall fully enclose the perimeter of the roof terrace. The approved screening shall be installed in its entirety before the terrace area is first brought into use, and shall thereafter be retained and maintained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent overlooking and protect the privacy and amenity of adjoining occupiers, in accordance with 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.