



Officer Report

Application Number:	HGY/2026/0255
Application Type:	Householder planning permission
Address:	2 Addington Road, Hornsey, London, N4 4RP
Proposal:	Construction of a new single-storey half-width rear extension, single-storey detached garden room, replacement of all existing single-glazed windows with conservation-style double-glazed units to the front, side and rear elevations. Removal of the existing rear window dormer and construction of a new, fully insulated zinc-clad window dormer with balcony. Installation of two rooflights (Velux-type) to the rear roof slope.
Case Officer:	Josh Parker
Valid Date:	29/01/2026
Applicant:	Mr Matthew Chantzidakis
Agent:	Miss Elisabeth Ruinard

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

The subject site comprises a three-storey end of terraced Victorian style dwelling in use as a family dwelling. The site falls off to the rear and the property has the lowest floor levels in the terrace. The proposal is southern side of Addington Road and sits in Stroud Green Conservation Area (CA) however is not within the curtilage of a listed building.

Stroud Green Conservation Area is a large, predominantly residential area characterised by Victorian terraces set along gently curving streets. There is a mixture of architectural styles and detailing, including variations in roof forms, but an overall consistency in the appearance, rhythm and scale of buildings. The area's character is defined by its coherent streetscapes, traditional materials, and the cumulative contribution of modest historic features such as original fenestration, brickwork, boundary treatments and roof forms. Together, these elements create a unified townscape with a strong sense of historic identity.

2. PROPOSED DEVELOPMENT

The proposal includes the construction of a new single-storey half-width rear extension and a single-storey detached garden room. All existing single-glazed windows to the front, side and rear elevations would be replaced with conservation-style double-glazed units.

The existing rear dormer would be removed and replaced with a new, fully insulated zinc-clad dormer incorporating a balcony. Two rooflights (Velux-type) are also proposed to the rear roof slope.

3. SITE HISTORY AND ENFORCEMENT

All existing planning applications have been considered for this application.

HGY/2026/0352 - Works to trees in CA - Eucalyptus - Felling leaning eucalyptus over neighbouring property's garden to ground level + stump grinding. No objection. Approved

4. CONSULTATION

LBH Conservation Officer: No comment

LBH Arboricultural Officer No objection. Eucalyptus to be felled and stump grinded.

5. LOCAL REPRESENTATIONS

The application has been publicised by the way of site/press notice and letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objections:2

Support:0

Representation:2

Objection (91 Stapleton Road)

- Overlooking introduced from the instalment of the balcony
- Outbuilding impeding light due to the overall height and fall off to the rear of the site.

Representation (4 Albony Road)

- Garden room and balcony would overlook the adjoining property.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and heritage
2. Impact on neighbouring amenity.

Design & heritage

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, 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 DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

Addington Road is characterised by Victorian terraces with modest roof and ground-floor additions. The proposal seeks to replace the existing dormer with one of similar dimensions while introducing a small terrace. It also includes a ground-floor rear extension and an outbuilding at the end of the

garden. As the majority of works are located to the rear and/or at ground-floor level, they would not be readily visible from public vantage points.

The proposed dormer would replace the small existing hipped dormer with a modern flat-roof zinc-clad dormer of comparable footprint. A small terrace with lightweight metal railings is proposed, reflecting the arrangement at the adjoining property, No. 4 Addington Road. While the loss of the original dormer form is regrettable, contemporary dormer designs are common within the conservation area. Given its modest scale and its position within the roofscape, the proposal would not harm the character or appearance of the host building.

The rear extension would replace the existing small addition. Due to the split internal levels of the dwelling, the western half of the proposed extension would step down internally to meet the ground-floor level of the eastern half. The extension adopts an 'L'-shaped or stepped footprint, with the main section projecting 3.5m in line with the width of the primary building. This depth continues for approximately half the width before stepping in by 2.0m to a reduced depth of 1.5m, forming a party wall along the shared boundary with No. 4. The roof is bespoke and pitched, comprising three asymmetrical slopes to the rear.

The extension would be finished with a timber-mullioned curtain-wall system, a zinc standing-seam roof, a mix of timber fenestration and a single rooflight. This palette is appropriate for a rear-facing addition. The extension would read as subordinate to the host dwelling and would not appear bulky or incongruous.

The drawings note that the existing single-glazed timber windows would be replaced with conservation-style double-glazed units. Although limited detail has been provided, the principle of like-for-like replacement in terms of material and appearance is acceptable. A modern window is also proposed at ground-floor level to the rear with this not openly visible.

The outbuilding would be positioned at the rear of the garden in a rectangular form. Owing to the irregular boundary, the structure would sit with varied setbacks from neighbouring plots. While the roof form of the garden building does introduce some additional volume, this is suitably offset by its modest overall scale and the sensitive design approach taken. The roof adopts an asymmetrical profile that incorporates a rooflight at its highest point (3.6 m), with each side falling at a different pitch, and with eaves of approximately 2.2 m. The garden room itself has a typical, proportionate footprint, and the site would continue to retain a meaningful amount of rear garden space. The structure is proposed in vertical timber with a timber-shingle roof and generous openings oriented toward the main dwelling, ensuring a lightweight and subordinate appearance within the garden setting. A condition is included to ensure the building remains incidental to the host property.

Taken together, the different elements of the proposed works are considered acceptable in design terms and would not harm the significance of the conservation area, thereby ensuring it is preserved.

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. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

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 amenity of neighbouring resident.

Addition of the small terrace accessed from the dormer

As noted above, a small terrace is proposed within the dormer, formed by removing a section of the sloping roof and installing lightweight metal railings. The addition reflects the neighbouring properties at Nos. 4 and 6, which share a similar architectural language and each have a small terrace accessed from their dormers. While there would be some limited opportunity for oblique views into neighbouring gardens, this is typical in an urban context

There is a sizeable separation distance between this roof terrace and the windows to the property backing onto this site as well as set in from the side garden boundaries. These factors together limit any significant opportunity for overlooking.

The terrace itself is positioned centrally within the roofscape and measures approximately 2.0m by 1.2m. It is accessed from a relatively modest 'study' space and is therefore unlikely to accommodate large gatherings. The remaining section of roof to the west would act as a buffer, restricting views towards Albany Road. Properties to the south on Stapleton Road are set back over 35m; despite the change in levels, the terrace would not materially affect their privacy. The adjoining neighbours at Nos. 4 and 6 already have comparable terrace arrangements centred within their roofscape. In this context, the modest terrace proposed would not result in a material loss of privacy or justify refusal.

Outbuilding

Officers note the objections regarding potential shading and overlooking from the outbuilding. The plans indicate an eaves height of 2.2m rising to a maximum of 3.6m, with the floor level stepped into the topography. Although the structure reaches 3.6m at its highest point, the modest eaves height, stepped floor level and roof design collectively limit its impact on neighbouring properties in terms of overshadowing.

All openings face inward towards the host dwelling, and there is no elevated platform or vantage point that would facilitate overlooking. As such, the outbuilding would not materially harm neighbouring privacy.

Rear extension

The existing ad hoc rear extension would be removed to accommodate the proposed works. It is relevant that the current extension contains three slender vertical windows angled towards 4 Albany Road, and due to level changes includes a raised access platform with steps down to the garden.

The western portion of the proposed extension projects 3.5m and is set back approximately 1.0m from the boundary with No. 4 Albany Road. A modest window is proposed on the eastern elevation, forming part of an asymmetric bay-style arrangement. While this window would be slightly elevated and allow limited views towards the adjacent garden, the relationship is mitigated by the separation distance of approximately 15m to the neighbouring dwelling, the 1.0m boundary setback, and the presence of an outbuilding that interrupts the line of sight. Combined with the existing vertical windows, the proposed side window would not materially increase overlooking. It forms part of a corner window to the 'sun room' and reflects a typical relationship in an urban terrace.

The eastern portion of the extension, which is stepped in, includes a small platform due to the site's fall. This is modest in scale and, when compared with the existing raised platform, would not materially harm the privacy of neighbouring properties, including those to the rear. The relationship is characteristic of the constraints of the site and does not warrant refusal.

Side window

A new side window is proposed on the eastern elevation of the original building at ground-floor level. Given its position, no amenity concerns arise.

Amenity conclusion

The proposed additions would not appear overbearing when viewed from neighbouring properties and would not result in any significant increase in overshadowing, overlooking, loss of outlook or a material loss of daylight or sunlight.

As such the works are considered to be in accordance with the policies outlined above.

Other considerations

There is a tree to the rear of the property that will be removed, as noted in the planning history (ref: HGY/2026/0352). The eucalyptus, which sits close to a mature yew tree, is proposed for removal and stump grinding. The Arboricultural Officer has reviewed the drawings and raises no objection to the removal or the stump treatment. The works are not expected to affect any nearby trees, and the roots of the yew are not considered to extend into the eucalyptus root zone. As such, the proposed works within the vicinity of the trees and their root protection areas are acceptable.

Conclusion

For the reasons set out above, the proposal is considered to be acceptable in design and amenity terms and would not harm character and appearance of the conservation area. The works would not result in material harm to neighbouring living conditions, nor would they adversely affect trees or the wider setting. All other material considerations, including equalities. Planning permission should therefore be granted, with the details of the decision set out above.

7. CIL

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

It is therefore recommended that this application be APPROVED in accordance with 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, drawings, and the materials specified within them, unless alternative materials are first submitted to and approved in writing by the Local Planning Authority.

APPROVED PLANS:

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

- 3 The outbuilding hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the dwelling known as 2 Addington Road. For the avoidance of doubt the structure shall not be utilised for any purposes which one would expect to be accommodated within the main dwelling such as sleeping or short-term let accommodation.

Reason: To ensure that the development does not prejudice the character of the locality and the amenities of occupiers of adjoining residential properties.

- 4 The joinery details used for the proposed replacement windows to the front side and upper floor elevations hereby approved shall exactly match the original windows in terms of their opening method, form and joinery details, including the moulding, profile and dimensions, and particularly the curved window-head detail. The replacement windows shall be installed so as to maintain the existing reveals, surrounds and cills of the original windows. Any trickle vents required shall be concealed and not externally expressed.

Reason: To preserve the character and appearance of the Stroud Green Conservation Area in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

Informatives:

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.

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.