

The existing rear extension has a number of design issues that this proposal seeks to remedy:

- 1. Structure, there are a number of cracks in the walls that are due to an inability to accommodate movement.
- 2. Access: The current access to this flat is via the garden. and down a narrow passageway on the far side of the house from Hornsey Lane Gardens. This constitutes an access hazard in the Winter when the only way in and out is via a slippery, often muddy garden. The access also constitutes a security hazard with the public having access to the rear garden out of public view and to the narrow passageway to the side that is not overseen.
- 3. The bedroom on the first floor is undersized and the 1m enlargement will mean that there is enough room for a full sized bed and cupboard.

PRE/2026/0020 (advice from Pre-application)

Design & Heritage

Policy considerations

- 1. Development within a conservation area is subject to the statutory duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, requiring special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. Such a proposal would also be assessed against London Plan Policy HC1, Local Plan Policies SP11 and SP12, Development Management DPD Policies DM1, DM9 and DM12, and Highgate Neighbourhood Plan Policies DH2, DH3 and DH4.
- 2. Highgate Neighbourhood Plan Policy DH3 requires rear extensions to be subordinate to and in keeping with the original dwelling while Policy DH4 requires side extensions to respect the streetscape and avoid infilling important gaps.

General

- 3. The proposal seeks to enlarge and reconfigure Flat E through a combination of ground- and first-floor extensions and the creation of a new dedicated entrance. Given the property's prominent corner position and its contribution to the architectural coherence of both Hornsey Lane Gardens and Milton Avenue, any alterations must be carefully integrated to avoid harm to the conservation area.

First-floor extension

- 4. The proposed first-floor extension would be visible from Milton Avenue and may affect the appearance of the distinctive sloping roof form that characterises both this property and its opposite counterpart. While the extension is modest in depth and subordinate in scale, it should not compromise the ability to appreciate the original roof form. **Officers would recommend that the height of the extension be marginally reduced to ensure the existing eaves line remains legible.**

This is acceptable in principle, as the existing structure is of limited architectural merit.

- 5. New fenestration should also be sympathetic in proportion and detailing, with appropriate reveals and projecting sills, reflecting the established architectural language of the property.

Ground-floor extension

- 6. The proposal includes modifying and raising the existing ground-floor rear extension.

New entrance

- 7. The proposal includes an entrance structure projecting to the back edge of the pavement. While the creation of a dedicated entrance to this Flat is not objected to in principle, the projection of built form beyond the established front/side building line is not supported. We note that something similar exists on the mirroring site at No 9; however, the proposed would be of a larger, higher scale with this a precedent not viewed to represent a good precedent.
- 8. A degree of setback is important to maintain the appearance of the host property and the wider street scene.

Impact on Neighbouring Amenity

- 9. The works are not expected to give rise to material amenity concerns given the location of such extensions.

Summary

- 10. Subject to the matters addressed above being satisfactorily addressed, a scheme may be capable of complying with relevant design and heritage policies and in turn being supported.



From Google Maps

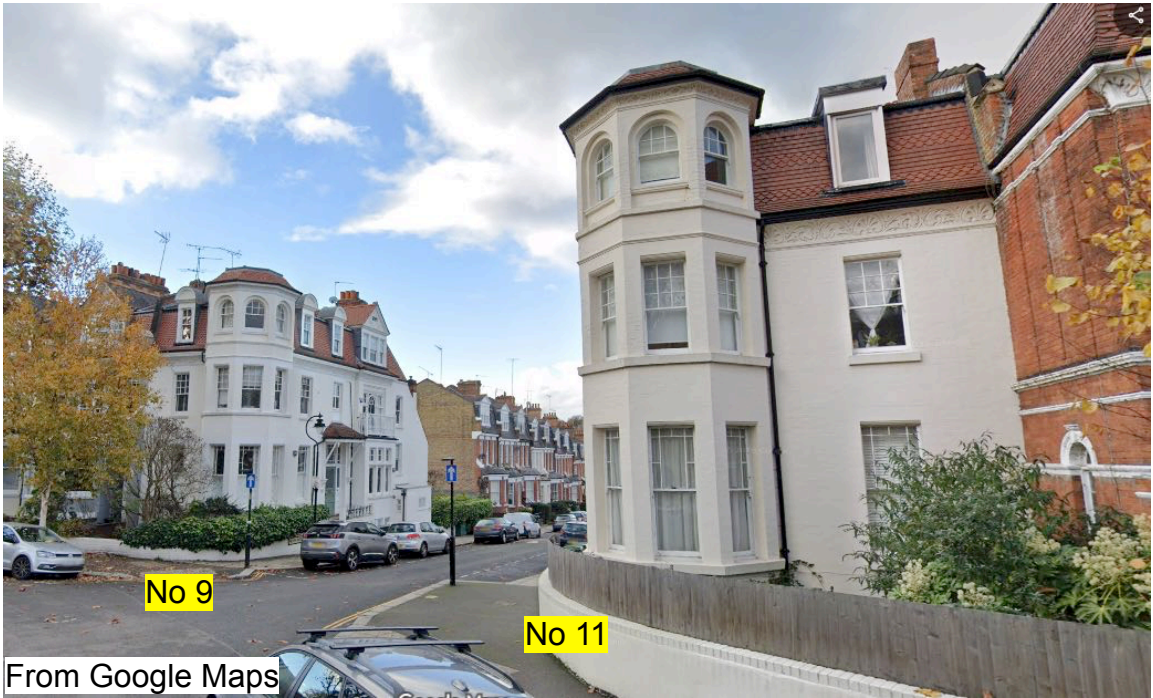
Looking at No9 HLG one can see that it has been developed on the rear and the symmetry that is so important on the front defining the corner is not present and is part of the transition to the terrace on Milton Avenue

The corner buildings (9 &11 Hornsey Lane Gardens) are important contributors to the Conservation area. Characterised by the strong 'tower' corner elements and cascading rear, running down Milton Avenue. Both Nos 9&11 have been developed at the rear - being on the corner, there is a visual break from gardens before the more uniform terrace making up Milton Avenue on both sides.



Existing side showing bays modulating the facade

The proposal does not affect the main contributing aspect of these corner buildings. It continues and follows the diminishing scale of the building to the rear whilst improving the design of the extension which also follows the pattern of modulation with the bays, Both Nos 9 & 11 mark the corner of the development of Hornsey Farm (about 20 years after Langdon Park Road which includes the 'Miltons')



From Google Maps

11E Hornsey Lane Gardens

CONSTANTINE ARCHITECTS

e. c.constantinearchitects.co.uk
m. 07958 455 245
w. www.constantinearchitects.co.uk