



Officer Report

Application Number:	HGY/2026/0393
Application Type:	Householder planning permission
Address:	109 Nightingale Lane, Hornsey, London, N8 7LG
Proposal:	Erection of ground floor side extension and installation of windows on side elevation.
Case Officer:	Josh Parker
Valid Date:	13/02/2026
Applicant:	Mr Simon Elliott
Agent:	Mr Joe Fletcher

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The subject site is a two-storey end of terrace single-dwelling-house on the corner of Hawthorn and Nightingale Roads. The site is on the boarder of Campsbourne Conservation Area (CA) however does not fall within the CA.

PROPOSED DEVELOPMENT

The applicant is proposing the following works to the dwelling:

Erection of ground floor side extension and installation of windows on side elevation.

SITE HISTORY AND ENFORCEMENT

All existing planning applications have been considered for this application.

HGY/2026/0394 - Lawful development: Proposed dormer extension with associated hip to gable extension. Permitted Development

CONSULTATION

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: 0
Support: 0
Representations: 0

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design, appearance and impacts on adjoining CA;
2. Impact on neighbouring amenity;

Design, appearance and impacts on adjoining CA:

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.

Nightingale Road is characterised by Victorian terraces with modest roof / ground floor additions. The permission seeks to add a mono-pitched side infill extension along the street boundary abutting Hawthorn Road constructed in brick to match the existing and four slender horizontal windows evenly spaced, two on the original building and two on the new extension. The horizontal windows would be approximately 1.9m in height from the pavement to the bottom of the fenestration. Whilst the mono pitched roof would have three evenly spaced rooflights, finished in blue/black slate to match existing. All works would be to the side elevation, replacing the boundary treatment on the Hawthorn Road therefore would be impressionable from the public realm.

Officers note that the side elevation is secondary in nature and although the maximum height of approximately 2.6m would vertically challenge the existing timber boundary treatment which sits at 2.2m in height (including the trellis). The continuation of the original brick/slate roof for a visually prominent side extension is acceptable. The introduction of slender contemporary windows would be spaced evenly along the side elevation. Similar uPVC windows are present on this side elevation at first floor and other examples can be seen opposite the road on the side flank of No. 107. The blend of original brick and contemporary fenestration is common for the side elevations and as the proposed extension is modest and subordinate to the host building there are no objections to the design.

Although the site does not fall within a CA directly, it is noted that the works would not harm the CA as the continuation of bricks to match would not visually appear bulky or incongruous with its surroundings therefore leaving the neighbouring CA preserved.

The development is subordinate to the host building and sympathetic on the adjoining CA and therefore is considered to be of acceptable design, and would preserve the CA.

Amenity Comments

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 residents.

Works are confined to the boundary that abuts the road boundary, well separated from adjoining properties. All new openings are at ground floor and well distanced from neighbouring addresses.

As such additions would not appear overbearing when viewed from the neighbouring properties and would not result in any significant increase in overshadowing, overlooking, loss of outlook or a material loss of daylight or sunlight due to the location and design.

All works proposed meet all amenity tests when considering effects on light, bulk, sense of enclosure and privacy for the reasons discussed above.

Conclusion

Subject to conditions the proposal is considered acceptable and would preserve the adjoining conservation area. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

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.

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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list:

Site Location Plan 1 to 1250, Proposed Site Plan 1 to 500, 302, 304, 305, 306

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

- 3 The external brick and slate 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: 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.