

LB Haringey
Alexandra House
10 Station Road
Wood Green N22 7TR

16th April 2026
Reference jf/392

Dear Planning

**21 PEMBERTON ROAD
PLANNING APPLICATION FOR DORMER EXTENSION**

I write to enclose a planning application, on behalf of Mr and Mrs Maqsood, for a dormer extension and insertion of rooflights at 21 Pemberton Road.

Site Context

21 Pemberton Road is located on the north side of Pemberton Road on Haringey ladder.

It is in a sustainable location, a short walk to Green Lanes.

The property currently comprises a self contained flat at lower ground floor with a 5 bedroom House in Multiple Occupation (HMO) on upper floors.

Planning History

Relevant Planning history is set out below.

Certificate of Lawfulness (ref [HGY/2022/0085](#)) was approved on 14.3.2022 for existing use as C4 HMO (House in Multiple Occupation) for a maximum of 6 people.

Certificate of Lawfulness (ref [HGY/2022/0040](#)) was approved on 10.3.2022 for lower ground floor as a self-contained 2 bedroom flat.

Proposed Development

The proposed works comprise, *Erection of dormer extension, and rooflights to create additional bedroom in the roof creating a 6 bedroom House in Multiple Occupation (Use Class C4).*

Planning Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning

applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The relevant Development Plan for the site comprises:

- London Plan (2021);
- Haringey's Local Plan Strategic Policies 2013-2026 (March 2013, consolidated with alterations since 2017) (July 2017);
- Development Management Development Plan Document (DPD) (July 2017); and
- Site Allocations Development Plan Document (DPD) (July 2017).

Haringey are in their early stages of preparing a new Local Plan, with consultation for the Regulation 18 draft carried out in late 2025.

Design and Appearance

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.

The proposed dormer on the main roof would take up most of the rear roof slope it has been set back from the eaves, party walls and set below the main ridge. Given the modest design of the dormer, it would appear proportionate and subordinate to the host building including, its roofscape and to the overall terrace.

Other properties within the same terrace such as Nos. 5, 37, 43 Pemberton Road and the immediate surrounding have substantial rear box dormers similar to the proposed scheme and as such they are part of the established appearance of the area. Given the precedent of other existing dormers, the proposal is not considered out of place in its local context and to be in keeping with its immediate surroundings.

It is considered that the proposed dormer window would not be unduly dominant and would not have any significant adverse impact on local visual amenity or the character and appearance of the area. Any extension to the application property would be seen in the context of existing precedents within the terrace. It is considered the current proposal would not appear out of character with the existing streetscene nor out of keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

Proposed rooflights are modest in size and as such would not detract from the character of the locality.

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 protect 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.

Dormer – Privacy and Overlooking

Given the existing degrees of mutual overlooking from first-floor rear windows within this terrace, the additional overlooking arising from the dormer glazing would be limited and not of a magnitude that would warrant refusal. The dormer remains subordinate in scale and does not introduce any materially harmful new vantage points beyond those already characteristic of this terrace. As such, the proposal would not result in an unacceptable loss of privacy to neighbouring occupiers.

Conclusion

The proposals add a bedroom to the existing HMO to create a 6 bedroom HMO. The principle and design are considered acceptable.

Please do not hesitate to contact me if you would like to discuss the application further.

Yours sincerely,



John Ferguson BSc (Hons), PG Dip TP, MRTPI

Director

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