



Officer Report

Application Number:	HGY/2026/0423
Application Type:	Full planning permission
Address:	Ground Floor Flat, 16 Ridge Road, Hornsey, London, N8 9LG
Proposal:	Single storey rear infill extension.
Case Officer:	Josh Parker
Valid Date:	16/02/2026
Applicant:	Nicola and Martino Davison and Butti
Agent:	Ian Eggleton

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

The subject site comprises a three-storey semi-detached Victorian dwelling in use as a single-family house. It is located on the south side of Ridge Road and benefits from a modest rear garden. The property falls within the Stroud Green Conservation Area. This is a large conservation area comprising a number of predominantly residential streets, with a mixture of architectural styles and details, including variations in roof forms, but overall consistency in the appearance and scale of buildings.

2. PROPOSED DEVELOPMENT

The applicant is proposing the construction of a rear extension projecting approximately 5.5 metres from the original rear elevation of the dwelling.

3. SITE HISTORY AND ENFORCEMENT

All existing planning applications have been considered for this application.

4. CONSULTATION

LBH Conservation: No comment

5. LOCAL REPRESENTATIONS

No representations received from neighbours, local groups, etc in response to notification and publicity of the application.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and heritage

2. Impact on neighbouring amenity;

Design and appearance of Conservation Area:

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.

Ridge Road is characterised by large Victorian semi-detached dwellings, many of which have modest ground-floor additions. The proposal seeks to infill the rear ground-floor area to extend the existing addition. The works would be located entirely to the rear and would not be visible from public vantage points within the surrounding streets.

The extension would follow a similar depth and height to the existing rear projection, infilling the void to the west. It would have a flat roof with a roof lantern, projecting approximately 5.5 metres and reaching a height of around 3.0 metres to the top of the parapet. Its overall scale would remain modest. Comparable single-storey rear extensions are present at Nos. 6 and 12, and the proposed form would appear subordinate and in keeping with the established pattern of development along Ridge Road.

The materials would comprise yellow brickwork and timber-framed doors to match the existing dwelling. This palette is appropriate within the Conservation Area and would ensure the extension does not appear bulky or incongruous.

Given its rear location, limited visibility, modest scale and sympathetic use of materials, the development would not be perceptible from the public realm and would not harm the character or appearance of the Stroud Green Conservation Area. The Conservation Area would therefore be 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.

The scale, massing and siting of the rear extension would not materially impact the amenity of the neighbouring property at No. 14 in respect of shading, overbearing impact or overlooking. The

ground-floor openings on the neighbour's outrigger are set over 2.0 metres from the shared boundary, and the door on the original rear elevation is similarly offset. While the proposed parapet height of approximately 3.0 metres on the boundary may result in some reduction of light to this door, the overall depth of 5.5 metres is not considered significant enough to result in a material change beyond the effect of the existing boundary treatment.

The proposed openings are typical of a ground-floor rear extension and would remain screened by the existing boundary treatment.

Accordingly, the extension would not appear overbearing when viewed from the neighbouring property and would not result in any significant increase in overshadowing, overlooking, loss of outlook, or a material loss of daylight or sunlight.

For the reasons set out above, the works are considered to meet all relevant amenity tests relating to light, bulk, sense of enclosure and privacy.

Conclusion

For the reasons set out above, the proposed amendments are considered acceptable in design, heritage and amenity terms. The works would be modest, would not be visible from public vantage points, and would preserve the character and appearance of the Stroud Green Conservation Area. Subject to the recommended conditions, the development would not give rise to any material harm to neighbouring living conditions. All other relevant policies and material considerations, including equalities, have been taken into account. Planning permission is therefore recommended for approval. 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.

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

Approved drawings list:
124-05 Rev B, 124- 04 Rev B, 124-01

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

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.

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.