



Officer Report

Application Number:	HGY/2026/0606
Application Type:	Householder planning permission
Address:	7 Langdon Park Road, Hornsey, London, N6 5PS
Proposal:	Erection of a single storey raised rear extension.
Case Officer:	Mercy Oruwari
Valid Date:	04/03/2026
Applicant:	Mr S Maslin
Agent:	Mr Constantine Koritsas

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The subject site is a two-storey mid-terraced property located close to Wembury Mews and the junction of Archway Road. The property recently reconverted back into a single-family dwelling from 2x self-contained flats following planning consent in 2021. Langdon Park Road starts at the junction of Archway Road. Just after the sharp corner of No 15, where the road joins Hornsey Lane Gardens, the road curves downwards and slopes towards to Northwood Road.

Although the front of the house does not step up, at the rear the ground floor level of the property sits at slightly lower ground level to the garden. Several of the properties on this part of the road access the garden via steps at the rear.

The application site forms part of a group on both sides of the road which consist of identical two-storey linked pairs, in red brick with stone dressings and slate roofs with one-storey bay windows, and segmental-arched porches. The end houses are accentuated by a French-style 'pavilion' roof, although these once-ornate features with cast-iron cresting and fish-scale slates, have largely been stripped of their decoration. Despite the alterations the application site is considered to positively contribute to its significance.

The site is located within the Highgate Conservation Area but is not within the curtilage of a listed building.

2. THE PROPOSAL

The proposal seeks consent for an extension at a raised level over the existing rear terrace and to create wider steps to access the garden. The extension would have bi-fold glazed doors and a fixed window overlooking the garden and a rooflight.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The relevant planning history for this site includes:

- HGY/2025/2768 - Certificate of lawfulness (Proposed development) for the erection of a rear dormer including the removal of 2x PV panels and replaced with the insertion of 2x front rooflights. Refused
- HGY/2021/0454 - 7 Langdon Park Road - Amalgamation of existing two flats to reinstate property as single dwelling house: Associated replacement front door. Approve with conditions
- HGY/2017/3485 - Flat 2, 7 Langdon Park Road - Erection of railing on the existing flat roof of the first floor extension at the rear of flat 9B, complete with opaque glass screening on the side facing 9B, to form a balcony/roof terrace to serve the rear of Flat 2 on the second floor; Replacement of existing second floor rear casement window at Flat 2 with set of French doors to enable access. Approve with conditions
- HGY/2015/2177 - 7 Langdon Park Road - Replacement of aluminium double glazed windows and door with PVCu sliding sash design and patio door aluminium construction in a 3 section bi-fold door. Approve with conditions
- HGY/2005/2365 – Flat 1, 7 Langdon Park Road - Replacement of two windows to front facade with PVC-U toughened glass. Refused
- OLD/1975/0568 – 7-9 Langdon Park Road - Self-containing of six existing flats involving the replacement of the existing back additions. Approve with conditions
- OLD/1974/0677 - 7-9 Langdon Park Road - Erection of single storey rear extension & conversion into 6 self-contained flats. Approve with conditions

4. CONSULTATION RESPONSES

Conservation

There is no objection to the proposed extension it would be a similar in scale to the others adjacent, unfortunately the original form of the terrace has already been eroded. The proposed extension would have a neutral impact on the significance of the Conservation Area, subject to a compliance matching materials condition.

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses: 0

5. PLANNING CONSIDERATIONS

Design & heritage

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

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 and 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 DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The garden at present is accessed by a set of narrow steps from the raised patio/terrace. This area is directly accessible from the glazed doors at the rear of the house.

The proposal seeks to erect a 3m deep full width extension at a raised level. The extension would be 3.6m in height. New wider steps would be added to provide access to the garden.

This application follows a recently refused certificate of lawfulness. Due to the raised level of the patio/terrace the proposal did not meet the criteria of height. However, from the terrace to the eaves would be just over 3m and therefore wouldn't meet the criteria in height as well.

As there has been several rear alterations, extensions and raised patio/terrace/steps carried out on this road the proposed structure would not be out of character.

The proposed extension is considered proportionate and subordinate to the host building and would not negatively impact the amenity of the site, or adjoining properties. Therefore, the Conservation Area would not be harmed.

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.

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 the amenity of neighbouring residents.

Although the extension is at a raised level taking into account the nature of these properties with steps/patios/terraces the raised level of this extension would not be considered to cause any amenity impacts. The extension would also be adjoined to the wall of the double storey rear projection of No 9. The glazed doors have a direct view to the rear garden so there would not be any new opportunity created for overlooking either neighbour.

Considering the above, the proposal is acceptable in amenity terms.

6. CONCLUSION

The proposed development is in accordance with Policies DM1, DM9 and DM12 of the Development

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. RECOMMENDATION

The application is recommended for approval subject to 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:

- 01
- 04
- 05

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

- 3 The external 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: 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.

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.