



Officer Report

Application Number: HGY/2026/0399
Application Type: Householder planning permission
Address: Flat A, Alexandra House, 21 Jacksons Lane, Hornsey, London, N6 5SR
Proposal: Erection of a collapsible awning to the rear elevation of the lower ground floor rear extension.
Case Officer: Nathan Keyte
Valid Date: 13/02/2026
Applicant: Mr Matthew Michel
Agent: Mr Michael Trentham

RECOMMENDATION

Approve with Conditions

1. Proposed development

Erection of a collapsible awning to the rear elevation of the lower ground floor rear extension.

The proposal was amended following the end of the consultation period to remove aspects relating to installation of roller blinds on front windows.

2. Site and Surroundings

The property is a three/ four storey building with loft conversion in use as flats. The proposal relates to the lower ground floor flat.

The rear garden is in split use, with the subject site having exclusive access to the eastern portion of the garden, with steps noted as descending from the ground floor flat into a separate fenced area.

With regard to large trees a TPO is noted to apply to the site in relation to 3 lime trees to the rear of the site.

The subject site is within the Highgate Conservation Area, but is not a listed building.

3. Relevant Planning and Enforcement history

The following is the relevant recent planning history of the site:

HGY/2025/1315,

Address: Flat A, Alexandra House, 21 Jacksons Lane, Hornsey, London, N6 5SR

Proposal: Non-material amendment to planning permission HGY/2024/2244 to add an obscured window to the rear elevation of the outbuilding.,

Decision Date: 4 June 2025

Decision: Approve

HGY/2024/2244,
Address: Flat A, Alexandra House, 21 Jacksons Lane, Hornsey, London, N6 5SR
Proposal: Proposed rear garden outbuilding for use as office/gym (amended description).,
Decision Date: 8 October 2024
Decision: Approve with Conditions

HGY/2016/1838,
Address: Flat D, Alexandra House, 21, Jacksons Lane, London, N6 5SR
Proposal: Provision of a roof terrace within the existing pitched roof at the rear of the building,
Decision Date: 2 August 2016
Decision: Approve with Conditions

HGY/2007/2071,
Address: 21a, Jacksons Lane, London, N6 5SR, London
Proposal: Demolition of existing conservatory and erection of single storey rear extension and new window to rear of property.,
Decision Date: 5 December 2007
Decision: Approve with Conditions

HGY/2004/0031,
Address: Flat A, 21, Jacksons Lane, London, N6 5SR, London
Proposal: Pollard Tilla tree to previous pollard point.,
Decision Date: 23 January 2004
Decision: Approve with Conditions

OLD/1986/0708,
Address: 21B, Jacksons Lane, London, N6 5SR, London
Proposal: 30/10/85 Erection of summer house at rear of garden.,
Decision Date: 24 January 1986
Decision: Approve with Conditions

4. Consultation

Highgate CAAC: Objects. The proposal is at odds with policy and:

21 Jacksons Lane is one of a terrace of houses, little altered over the years. The installation of acoustic roller blinds to the front basement window is at odds with the historic style and architecture of this terrace and would lead to an inconsistency, destroying the visual cohesion of run of houses. Although shrubs might hide it now, they could easily be torn up and the changes exposed. It would set a precedent for other houses in the area. The neighbouring front basement windows can be seen clearly from the road.

[Officer comment: The development has since been amended to remove the roller blinds].

Highgate Neighbourhood Forum: No response.

The Highgate Society: No response.

LBH Conservation Officer: No response.

5. Local representations

The application has been publicised by way of 1 site notice displayed in the vicinity of the site, letters sent to neighbouring properties and a notice placed in the local press. There was 1 representation received from members of the public, and an additional 1 from consulted community groups.

Objecting: 1
Supporting:0

Objections material to planning:

- Roller shutters would be a departure and conflict with existing character of street.
- Vegetation that partially screens lower level from street could be removed.

[Officer comment: The development has since been amended to remove the roller blinds].

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and heritage.
2. Amenity

Design and heritage

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.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

Section 12.3.15-17 of the Highgate Conservation Area Appraisal and Management Plan relates to doors and windows. Original windows should be retained and re-instated where lost.

Policy DH2 of the Highgate Neighbourhood Plan states that development should preserve or enhance the character or appearance of the area and respect the setting of its listed building and other heritage assets.

With regard to the rear awning, as this will be to the rear of very low visual prominence and collapsable, it will not have a negative impact upon the Conservation Area.

Considering the points above, the character and appearance of the conservation area will 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.

With regard to the proposed rear awning, this will be collapsible and with no fixed sides, and would not result in an unacceptable loss of light or outlook for neighbouring occupants. The awning will also be located set-off the neighbouring boundaries by approximately 0.4m.

Considering these points, the proposal will not result in inappropriate impacts upon the amenity of adjoining properties.

Conclusion

The proposal is considered acceptable. 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.

7. Recommendation

GRANT PERMISSION -Subject to 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 as listed below except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Approved plans list:

328 - P.033A; 328 - P.032B; 328 - P.030B; Location Plan.

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

Informatives:

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: 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.