



Officer Report

Application Number:	HGY/2026/0306
Application Type:	Full planning permission
Address:	Ground Floor Flat A, 45 Palace Road, Hornsey, London, N8 8QL
Proposal:	infill extension to allow for additional bedroom (Amended Plans).
Case Officer:	Josh Parker
Valid Date:	27/02/2026
Applicant:	Mr Simon Bliben
Agent:	Mr Tanyel Gulbahar

RECOMMENDATION

Approve with Conditions

1. Consultation

Local representations

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

No. of individual responses: 5

Objecting: 5

Supporting: 0

Objections summarised:

- The new extension is higher than the current extension and will block some light and sun in the afternoon (No. 43);
- Objection to the door opening all the way across the rear due to the noise omitted from the new ground floor living space;
- Could the extension be setback form the side boundaries as gardens feel intimate,
- Light impact on No. 43 & 47;
- Scale and proportion being overbearing.
- Loss of modest remaining garden.

Officer comments: The above points are addressed in the amenity/design section below.

Non planning material representations:

- An original brick fence that runs between the properties (No. 43 & 45) would be required to be partially removed which is undesirable.
- There is a drain at the back of No 43 and the garden adjacent to number 45. No. 45 has the same on the other side of the wall. On the new plans the drain is removed. How does water ingress from the roof of the property and will it affect or damage my drain.

As the building is not listed and is not located within a conservation area, the low garden wall is subject to planning control. Any alteration to a shared or boundary structure would instead fall under the provisions of the Party Wall etc. Act 1996, which provides a statutory framework to prevent and resolve disputes relating to party walls, boundary walls and excavations close to neighbouring buildings.

Regarding the concerns raised about drainage, these matters are regulated through the Building Regulations, which set out protections and minimum requirements for the alteration, diversion or abandonment of drains.

2. Planning assessment

The application site relates to a two-storey Edwardian-style semi-detached dwelling located on the southern side of Palace Road and currently in use as flats. The proposed works relate to the ground-floor flat. The site is not located within a conservation area. The planning history relevant to the site has been noted. It is also noted that there is an extension to rear of No 47, occupying part of the lightwell space to this property.

This application is being considered against Local Plan Policy SP11 'Design' and DPD Policy DM1 'Delivering High Quality Design' which requires buildings/ structures to be of a high, site specific, and sensitive design quality and to safeguard neighbouring amenity. Equally and more specifically it is being considered against DPD Policy DM12 'Housing Design and Quality' which 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.

In terms of amenity London Plan Policy D6 and DPD Policy DM1 both emphasise the importance of protecting amenity of surrounding housing. Policy D6 highlights the need to consider daylight, sunlight, and overshadowing effects on neighbouring properties, ensuring they receive sufficient light appropriate for their context while minimising overshadowing. Similarly, DPD Policy DM1 stresses the requirement for high-quality design to guarantee privacy and amenity for both the development's users and neighbouring residents. This includes providing adequate sunlight, daylight, and aspects to adjacent buildings and land, while also ensuring an appropriate level of privacy to prevent overlooking and maintain the amenity of neighbouring properties.

This application is seeking consent for a ground floor extension wrapping around the existing outrigger to form an 'L' shape. The main issues with this application are the effect of the development on the character and appearance of the surrounding area and on the living conditions of neighbouring occupiers, as discussed below.

As shown in the amended plans, the proposed single-storey extension would extend to a depth of 6.8 metres along the western flank, with a reduced projection of 1.8 metres along the eastern boundary with No. 43. The extension would incorporate a 2-metre-deep lightwell to the rear of the inner rear wall and at the start of the extension, to facilitate the provision of natural light. The extension would have a flat roof with a maximum height of 3.3 metres, with the roof edges stepping down to a height of 2.3 metres along the boundary with Nos 43 & 47, with it noted 47 already benefits from a part infill extension.

The extension would be finished in brick to match the existing dwelling, with high-level glazing to the rear elevation. This approach is considered acceptable and appropriate for a single-storey rear and side extension of this nature.

While the extension would reduce the amount of amenity space associated with the property, the resulting site coverage is comparable to the established pattern of development and rear building line of nearby properties, including Nos. 51 and 53 Palace Road, which feature similar single-storey infill side extensions. It is also broadly acknowledged that ground-floor extensions of this type are common within the area.

The resultant garden space would continue to meet the relevant standards set out in the London Plan, noting also that the property does not contain a garden shed or other outbuilding.

The proposal is therefore considered acceptable in design terms and would not be harmful to the character and appearance of the surrounding area or the established pattern of development.

Impact on neighbouring amenity

The objections were looked at in determining this application and it is acknowledged that the introduction of a 6.8-metre-deep extension along the western flank will result in some impact on the amenity of No. 47, particularly in terms of changes to outlook and a degree of light reduction when compared to the existing situation. However, the extent of this impact is not significant in terms of the amended plans.

As shown on the revised plans, the height of the extension has been reduced to 2.3 metres along the boundary with Nos. 43 and 47, with the roof then pitching upwards away from the boundaries to a maximum height of 3.3 metres. This stepped profile is a key design response that limits the potential for overbearing impacts. Given this reduced boundary height, the extension would sit largely within backdrop of two-storey outrigger at No. 47 and be subordinate in scale. Furthermore, due to the south-facing orientation of the rear elevations of these properties, light availability is very favourable, and any additional overshadowing created by the proposed extension limited.

At a boundary height of 2.3 metres, the extension is considered too low to result in a material loss of sky visibility or daylight to habitable room windows at No. 47. The proposal would therefore not lead to an unacceptable reduction in daylight or give rise to a harmful sense of enclosure or tunnelling effect in relation to this property.

In respect of No. 43, the extension projects by a modest 1.8 metres along the shared boundary, again with the height restricted to 2.3 metres at the boundary and pitching upwards away from it. The limited depth and low boundary height will therefore ensure that the proposal would not materially affect levels of light or outlook to this neighbouring property.

Concerns have also been raised regarding potential noise impacts arising from larger rear openings and the use of the extended ground-floor living space. While these concerns are noted, the use of internal living accommodation and associated garden space would be typical of a residential property within an urban setting. The proposal does not introduce a materially different or intensified use of the property, and any noise generated would be comparable to that which could reasonably be expected from the existing lawful use of the dwelling.

Overall, while the proposal will not have any adverse impact on amenity and is considered to comply with the amenity requirements of the policies outlined above.

Conclusion

Overall, the proposed development is considered acceptable in terms of design, and amenity considerations, in accordance with the policies outlines above, with all other relevant policies and considerations, including equalities, have been taken into account.

3. CIL Applicable

N/A – Under 100sqm no new unit.

4. 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:

BP02B - 45a, PL03C - 45a, PL04C - 45a, OSM - 45a

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.