



Officer Report

Application Number: HGY/2026/0321
Application Type: Householder planning permission
Address: 12 The Avenue, Hornsey, London, N10 2QL
Proposal: Construction of two side dormers and one rear gable dormer, insertion of a window to the existing front gable and removal of one redundant chimney stack on the side roof slope to accommodate the new dormer.
Case Officer: Josh Parker
Valid Date: 05/02/2026
Applicant: Mrs Angela Franco
Agent:

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

The subject site comprises a two-storey detached dwelling in use as a single family residence. The property is located on the eastern side of The Avenue, one property in from the junction with Vallance Road, within the Vallance Road Conservation Area.

2. PROPOSED DEVELOPMENT

The proposed development comprises the erection of two side dormers and a rear gable dormer, the insertion of an additional window within the existing front gable, and the removal of a redundant chimney stack on the side roof slope to facilitate the new dormer.

3. SITE HISTORY AND ENFORCEMENT

All existing planning applications have been considered for this application.

4. CONSULTATION

LBH conservation: Generally supportive

- Front roof slope rooflight should be omitted
- Further zinc cladding, roof tiles, rooflight and windows details

5. LOCAL REPRESENTATIONS

The application has been publicised by the way of site/press notice and letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objections:1
Support:0
Representation:1

Objections summarised

- Rear dormer would look into side windows, including the kitchen, as well as onto the garden and deck at 1 Vallance Road

Representation

Muswell Hill and Fortis Green Association. (MHFGA)

- Question if the drawings could be correctly labelled

Office comment: All drawings have been labelled from the time the drawings became available.

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 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. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

The property at No. 12 The Avenue is located within the Vallance Road Conservation Area, which is characterised as the former main approach to Alexandra Palace and was developed prior to World War I as a residential street of houses set well back from the road behind front gardens, many of which now incorporate paved car hardstandings.

This southern part of The Avenue was developed at the same time as Dukes Avenue, which is described in the Muswell Hill Conservation Area Appraisal. The houses on the north-east side of The Avenue are either detached dwellings (Nos. 10–16 and 28–40) or form part of a larger terrace of properties that are similar in form to those on the opposite side of the street (Nos. 18–26 and 42–52).

No. 10 is a large detached corner property which, whilst now painted white (concealing the half-timbered gable), otherwise appears to remain relatively unaltered. The corner window feature found at No. 10 is repeated at No. 12, which is considered a positive contributor to the Conservation Area and retains its pebble-dashed upper floor. No. 10, also identified as a positive contributor, retains a red brick front boundary wall with brick coping. No. 14 appears largely unchanged; however, from No. 16 onwards the properties have been subject to various alterations, including replacement windows, repainting, and the loss of front gardens for vehicle access. The extent and variety of these individual changes has eroded the visual continuity of the streetscape.

It is noted that the principle of altering the original roof form with symmetrical side dormers has been established on neighbouring properties, including No. 14. Accordingly, the proposed retention of the existing primary chimneys and the scale and design of the proposed side dormers at No. 12 are considered to align with, and improve upon, the architectural quality of neighbouring dormer additions. The proposed erection of side dormers and the loss of a single chimney are therefore considered acceptable and are supported by the Conservation Officer.

The proposed rear dormer has been designed to complement the original rear elevation and roof form and references the defining gable feature of the front elevation. It would positively contribute to the overall design quality of the host building, add visual interest to the rear elevation, and result in a neutral impact on the wider Conservation Area.

The proposed small window within the front gable echoes the window at No. 14 but adopts smaller and more subordinate proportions. This low-impact design preserves the legibility and visual primacy of the original gable feature. The proposed rooflights within the existing rear roof slopes and the flat roofs of the new side dormers would have no impact on the townscape presence or contribution of the host building and are considered acceptable. While the Conservation Officer raised an objection to a rooflight on the front elevation, this rooflight would be internally accessed from the stairwell and would not be visible externally.

The dormers would be finished in brown, weathered standing-seam zinc, selected to reflect the tone of the existing weathered roof tiles. Conservation-style roof windows, comprising dark grey aluminium-framed double-glazed units, would be installed on the front roof slopes. The dormers would incorporate slimline double-glazed windows in matching dark grey aluminium frames, selected to complement the proposed materials. Overall, the materials are considered compatible with the host dwelling, and a condition has been imposed to ensure appropriate matching. While the Conservation Area Officer requested further material details, officers consider that, given the scale of the development, the submitted CGI images, and the material descriptions within the Design and Access Statement, sufficient information has been provided. This view is supported by comparable dormer developments within the area.

The proposed dormer additions are sympathetic to the language of the street scene and the Conservation Area. The development is therefore considered to be of acceptable design quality and would preserve the character and appearance of the Conservation Area.

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.

An objection has been received from rear neighbouring occupiers in relation to potential overlooking arising from the proposed rear dormer window, specifically impacting the side-facing windows and rear garden of No. 1 Vallance Road. However, this relationship is typical of dormer developments within an urban context. With a separation distance of over 15 metres, and noting

the presence of a near-identical dormer on the neighbouring property (No. 12), this impact would not, in isolation, be sufficient to warrant refusal on the grounds of overlooking.

Furthermore, the proposed dormer bedroom includes obscure glazing to the lower portion of the window facing No. 14, due to the close proximity of the opening. This mitigation will be secured by condition to ensure the window is installed and retained as proposed, thereby preventing any unacceptable loss of privacy between the neighbouring side-facing dormer windows.

A first-floor side window at No. 10 may experience some effect from the bulk of the dormer when considering light levels. However, given the compact design of the side addition, the separation distance from this window, and the fact that the neighbouring building sits at a higher level due to existing topography, any loss of light would not be material and would not justify refusal.

Overall, the additions would not appear overbearing when viewed from neighbouring properties and would not result in any significant increase in overshadowing, overlooking, loss of outlook or material loss of daylight or sunlight, having regard to their design.

All proposed works are therefore considered to meet the relevant amenity tests in respect of light, bulk, sense of enclosure and privacy, for the reasons outlined above.

Conclusion

In summary, the proposed works are considered acceptable in design, heritage and amenity terms. The development would preserve the character and appearance of the Conservation Area, would not result in any unacceptable impact on neighbouring residential amenity, and complies with all relevant planning policies. Planning permission should therefore be granted, subject to conditions, as set out in the recommendation.

7. 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: T-100-100, A-500-000, T-100-102, T-100-111, A-500-001, T-100-110, T-050-100, T-100-113, T-100-112

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

- 3 Prior to the extension hereby approved being first brought into use, the side dormer window, as shown on approved drawings AP-100-112 P1 and AP-100-112 P3, shall be fitted with obscure glazing to any part of the window which is less than 1.7 metres above the finished floor level of the room. The window shall thereafter be permanently retained and maintained as obscure glazed.

Reason: To prevent undue overlooking of adjoining properties and to safeguard neighbouring residential amenity, in accordance with 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: 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.