

Officer Report

Application Number:	HGY/2026/0608
Application Type:	Householder planning permission
Address:	22 Claremont Road, Hornsey, London, N6 5BY
Proposal:	Alterations to existing single storey rear extension by raising the height by 270mm, amended rooflight design, amended rear elevation design with Greencoat steel cladding added.
Case Officer:	Ben Coffie
Valid Date:	04/03/2026
Applicant:	6
Agent:	Mr & Mrs Jonathan & Kathryn Law & Ward Mr Paul Legon

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The site is an end-terrace, two-storey dwelling situated on the northern side of Claremont Road, within the Highgate Conservation Area. The property is characterised by its brick finish and ground floor front bay window feature.

2. THE PROPOSAL

The application proposes alterations to an existing single storey rear extension by raising its height by 270mm, amended rooflight design, amended rear elevation design with Greencoat steel cladding added.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2010/0893,

Address: 22, Claremont Road, London, N6 5BY

Proposal: Certificate of Lawfulness for demolition of existing store to rear and erection of single storey rear extension.,

Decision Date: 2 July 2010

Decision: Permitted Development

4. CONSULTATION RESPONSES

Neighbour Consultation

The application has been publicised by way of letters sent to neighbouring sites. 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: 1

Objecting: 0

Supporting: 0

The following concerns raised in the objections received are summarised below:

- No notice has been served
- Block plan misrepresents the existing boundary line between the properties
- Works will involve unacceptable disturbance and cannot be effected without access to neighbour.

Officer's comments –The application indicates that the development would be wholly within the curtilage of the boundary of the application, this is reflective within the drawings provided as well. The concerns raised in the objection mainly relates to the party wall and boundary. Party wall issues are not considered planning matters.

5. PLANNING CONSIDERATIONS

Design & heritage

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.

Applications within a conservation area must also comply with Policy DM9 of the Development Management Development Plan 2017, ensuring that any proposed development preserves or enhances the area's character and appearance. This policy emphasises the importance of assessing the impact on heritage assets and their settings, requiring that any alterations or additions be sensitive to the historic fabric and contribute positively to the conservation area's visual coherence and architectural integrity.

The application site is located adjacent the Highgate conservation area, Policy DH2 of the Highgate Neighbourhood Plan (HNP) 2017 requires proposals to preserve or enhance the character and appearance of Highgate's conservation areas. Policy DH4 requires rear extensions to be subordinate to and complement the original dwelling.

The application seeks to raise the roof of the existing extension by 270mm, the total height of the extension will measure a height of 2990mm. The development would also include the installation of grey GREENCOAT steel cladding on the existing brick material, and the existing bi-fold doors would be replaced with an aluminium frame double door and a frameless glass oriel window. The proposal would not result in the increase in depth or width.

The proposed works are considered to be minor works to the host dwelling and would not result in any detrimental impacts against the character and appearance of the rear garden scape. The scale

and massing of the rear extension continue to be acceptable and the new cladding is considered a high quality material which would not appear at odds with the existing materials of the host dwelling.

Consequently, the proposed works are considered acceptable and would not materially affect the character or appearance of the conservation area, which would be preserved.

As such the proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021, the NPPF and Policies DH2 and DH4 of the Highgate Neighbourhood Plan (HNP) 2017.

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.

The Highgate Neighbourhood Plan Policy DH3 of the HNP also states that proposals should not harm the amenity of adjacent properties.

The proposed development comprises minor alterations to the extension as its height, scale and bulk would remain moderate. By reason of its limited scale and nature, would not give rise to any material impacts on the amenity of neighbouring residents.

On this basis, the proposal is not considered to result in any unacceptable harm to the residential amenity of neighbouring occupiers.

As such, due to the above considerations the proposed development would not inflict any adverse impact against the amenity currently enjoyed by neighbouring properties and is in compliance with policy D6 of the London Plan and policy DM1 of the DPD and Policy DH3 of the Highgate Neighbourhood Plan (HNP) 2017.

6. CONCLUSION

The proposal is considered acceptable in respect of its character, appearance and impact on the area and not harm the amenity of neighbours, in accordance with the policies outlined above. 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 in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Approved plans list: 2512-PLANNING-BLK, 2512-PLANNING-01, 2512-PLANNING-02, 2512-PLANNING-03, 2512-PLANNING-11, 2512-PLANNING-04, 2512-PLANNING-05, 2512-PLANNING-06, 2512-PLANNING-07, 2512-PLANNING-08, 2512-PLANNING-09, 2512-PLANNING-10, 2512-PLANNING-12, 2512-PLANNING-13, 2512-PLANNING-14, 2512-PLANNING-15, 2512-PLANNING-16.

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

- 3 The proposed development hereby approved shall be finished in accordance with material detailed in drawing no. 2512-PLANNING-07 and 2512-PLANNING-14 unless otherwise agreed in writing by the Local Planning Authority.

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.