



Officer Report

Application Number:	HGY/2026/0864
Application Type:	Householder planning permission
Address:	10 Greenham Road, Hornsey, London, N10 1LP
Proposal:	Changes to fenestration and doors; new front door canopy; installation of solar panels on the roof; and other associated changes.
Case Officer:	Nathan Keyte
Valid Date:	26/03/2026
Applicant:	Mrs and Mr Rachael Mooney Kieran Cleere
Agent:	Ms Jenny Gnadl

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

The subject property is a semi-detached, two-storey building with a rear outrigger and a loft conversion, currently in use as a dwellinghouse. The surrounding area is residential in character, with predominantly Victorian and Edwardian properties. The site is not located within a conservation area.

2. PROPOSED DEVELOPMENT

This is an application for the following works:

- Replacement of the existing glazed side entry door with a new door including smaller glazed opening and canopy above.
- Replacement of the rear garden door with a larger Crittall style door
- Replacement of the existing side extension window with a larger Crittall style window to dining area
- Replacement of six small rooflights with two larger rooflights formed within the existing openings
- Installation of a slightly enlarged oriel picture window to the rear elevation, replacing an existing window
- Like-for-like replacement of the existing first floor WC window on the side elevation.
- Like-for-like replacement of the existing first floor bathroom window on the rear elevation
- Solar panels to flat roof

3. SITE HISTORY

HGY/2016/3122,

Proposal: Certificate of lawfulness for hip to gable loft conversion,

Decision Date: 27 September 2016

Decision: Permitted Development

[Officer comment: it is noted that the first floor rear terrace was shown on the plans submitted under HGY/2016/3122]

4. CONSULTATION

N/A

5. LOCAL REPRESENTATIONS

The application has been publicised by the way of letters. No representations have been received following the consultation period.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. Impact on neighbouring amenity.
3. Flooding

Design and appearance

DPD Policy DM12 '*Housing Design and Quality*' states that extensions or alterations to residential buildings, including roof extensions, are required to be of a high, site-specific, and sensitive design quality. Development should respect and/or complement the form, setting, period, and architectural characteristics of the original building, including external features such as chimneys and porches.

The proposal comprises various alterations to the fenestration and doors of the building, together with the installation of a canopy over the front door and solar panels on the roof. The scale and positioning of the proposed canopy would avoid any adverse impacts on the streetscape. The solar panels are set back from the front of the building and positioned on a flat roof and are therefore considered acceptable. The remaining alterations are minor in nature and are generally located to the rear of the property.

Overall, the proposed development would not result in any adverse impacts on the host building or the character and visual amenity of the 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 residents.

The proposed works are modest in scale and nature, consisting mainly of minor alterations to fenestration and roof-level additions. They would not result in any increased bulk or massing, nor introduce overlooking or loss of privacy.

Flooding

The site is located within a Flood Zone 3 area. The changes do not result in a change in floor area.

Conclusion

The proposed works are considered acceptable in planning terms. 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. CIL APPLICABLE

N/A

8. 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 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:

CW- 0329-270 Proposed Elevations-P1; CW- 0329-271 Proposed Side Elevations-P1; CW- 0329-260 Proposed Sections-P1; CW- 0329-040 Location Plan-01; CW- 0329-250 Proposed Plans-P1.

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.