



Officer Report

Application Number:	HGY/2026/0365
Application Type:	Householder planning permission
Address:	28 Priory Gardens, Hornsey, London, N6 5QS
Proposal:	Loft conversion comprising the Installation of one rooflight on the front roof slope and three rooflights on the rear roof slope, and changes to ground floor rear fenestration.
Case Officer:	Nathan Keyte
Valid Date:	11/02/2026
Applicant:	Michael and Kathrin Wolman and Spinnler
Agent:	Mr Hugh Tuffley

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

The subject site is a mid-terrace two storey dwelling in use as a dwelling house. The site is located within Highgate Conservation Area. No. 28 Priory Gardens is located on the north side of Priory Gardens, within the eastern half of the street where development is characterised by lower-rise residential properties sitting next to Queen's Wood. Further westwards along the north side the character changes with a three-storey Victorian terrace, notably between Nos. 36 and 78 (even).

2. PROPOSED DEVELOPMENT

This is an application for the installation of no.1 rooflight to the front roof slope and no.3 rooflight windows to the rear roof slope for loft conversion; and change to ground floor rear fenestration. For clarity, no dormer extension is proposed to facilitate the loft conversion. The application was amended following lodgement to remove the proposed solar panels.

3. SITE HISTORY

N/A

4. CONSULTATION

Highgate CAAC – No response received.

Highgate Neighbourhood Forum – No response received.

Highgate Society – Objects to the number of rear rooflights, and do not consider rooflights or solar panels on front roofslopes within conservation area is satisfactory.

Haringey Conservation Officer – Alterations to the rear proposed will be acceptable. With regard to front roofslope proposed solar panels, panels would be visible and prominent and should be removed or relocated to rear roofslope.

[Officer comment: solar panels have been removed from the proposal].

5. LOCAL REPRESENTATIONS

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

Objections: 0

Support: 1

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design & heritage
2. Impact on neighbouring amenity

Design and heritage

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.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

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.

Paragraph 12.3.13 of the Highgate Conservation Area Appraisal and Management Plan states that roof lights should be conservation type, siting flush with the slope of the roof. Paragraph 12.3.15 of

the Management Plan outlines matters relating to windows and doors. Highgate Neighbourhood Plan (2017) policy DH2 states that development proposals should preserve or enhance the character or appearance of Highgate conservation areas.

There are various instances of front rooflights within the terrace. Furthermore, the proposed rooflights are considered to be similar to what may be achieved under Permitted Development, and will not lead to harm to the conservation area.

The changes to the rear ground floor door into a window will also be minor, and will not lead to harm to the conservation area.

The proposal is therefore considered acceptable in design and heritage terms and complies with relevant national, regional and local planning policy.

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.

Considering the scale and nature of the proposed works there will be not harm caused to neighbouring amenity.

Conclusion

As amended, the proposal for rooflights and minor alterations to the rear ground floor fenestration is considered acceptable and will not harm the character and appearance of the Highgate Conservation Area and would not result in harm to neighbouring amenity. The proposal is therefore considered acceptable, and planning permission should be granted in line with reasons set out above and conditions below.

CIL

The increase in internal floor area does not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

RECOMMENDATION

GRANT Planning permission 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: 1251-P-101-B; 1251-P-102-B; & 1251-P-103-A, 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.