



Officer Report

Application Number:	HGY/2026/0740
Application Type:	Householder planning permission
Address:	Flat 1, 64 Muswell Road, Hornsey, London, N10 2BE
Proposal:	Erection of a single storey ground floor rear and side infill extension.
Case Officer:	Nathan Keyte
Valid Date:	16/03/2026
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Applicant:	Brooks
Agent:	John Flinn

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

The site is a two storey mid terrace building in use as flats. It is noted that the rear garden is shared between ground floor flats at no. 64 Muswell Road.

The character of the area is residential and the site sits within the Muswell Hill Conservation Area. The building is not a listed building.

2. PROPOSED DEVELOPMENT

Erection of a single storey rear extension and infill.

Site History

HGY/2023/1421,
Address: Flat 1, 64 Muswell Road, Hornsey, London, N10 2BE
Proposal: Like-for-like change of front fenestration to replace single glazed windows with double glazing.
Change of rear sliding door and rear patio door. Insertion of new windows into pre-existing openings.,
Decision Date: 16 August 2023
Decision: Approve with Conditions

PRE/2026/0034,
Address: Flat 1, 64 Muswell Road, Hornsey, London, N10 2BE
Proposal: Extension of infill and rear extension to ground floor flat.,
Decision Date: 3 March 2026
Decision: Long Advice Given

HGY/2015/1927,
Address: Flat 2, 64, Muswell Road, London, N10 2BE

Proposal: Erection of new single storey rear extension 4.0m from the existing rear line of the property, and replacement of existing timber frame, full height glass windows with folding powder coated metal sliding doors,

Decision Date: 18 September 2015

Decision: Approve with Conditions

HGY/2024/0613,

Address: Flat 3, 64 Muswell Road, Hornsey, London, N10 2BE

Proposal: Formation of rear dormer to rear roofslope,

Decision Date: 5 August 2024

Decision: Approve with Conditions

3. CONSULTATION

Muswell Hill and Fortis Green Association: No comment received.

Haringey Conservation Officer: No objection, subject to matching materials conditions.

4. LOCAL REPRESENTATIONS

The application has been publicised by the way of letters sent to neighbouring properties, a site notice placed outside the premises, and a notice placed in the local press. No representations were received.

5. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and character and appearance of the conservation area
2. Impact on neighbouring amenity
3. Flooding

Heritage, Design and Appearance Comments:

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.

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.

With regard to the rear extension, there are a number of single storey rear extensions within the terrace, including the neighbouring properties. The depth, height, siting and massing of the extensions would be such that it remains subordinate to the host building and respectful of its character within its wider context. A

restrictive condition will be imposed on the development requiring the external materials for the extension to match those of the original building. Subject to compliance with such a condition, the proposal would preserve the character and appearance of the host building and wider 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.

With regard to the adjoining ground floor flat within no. 64 Muswell Road, whilst the extension will project beyond the rear extension of this neighbouring property, it would not project beyond a 45 degree line drawn in plan view of what is indicated on plan to be the adjacent neighbouring window. Considering this, and the height matching the adjoining rear extension, the height and projection of the rear extension will not result in an unacceptable loss of light or outlook to be experienced by the occupants of this neighbouring property.

With regard to the impacts on no. 66 Muswell Road, the proposed extensions will match the existing adjoining extension in depth, and the height is reduced at the shared boundary to match the existing neighbouring extension. Considering these points, there will be no material impact on the amenities of the occupants of neighbouring no. 66.

Flooding

The site is located within a Critical Drainage Area. The extension proposed will largely be located upon existing paved area surrounded by built form and by reason of its minor scale will not result in material impacts upon drainage within the area.

Conclusion

The proposal is considered acceptable. 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.

6. BNG

The development is for householder development and removes less than 25 sqm of vegetation, and will therefore is exempt from a requirement for an uplift in 10% BNG value.

7. CIL APPLICABLE

Development proposed does not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

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:

2568.103: Proposed site plan
2566.201: Existing & Proposed Plans
2566.301: Proposed Elevations
Location plan

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

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building unless otherwise stated on the approved drawings.

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: 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.