



DETAILED **PLANNING**

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6th May 2026

Dear Haringey Planning Department,

This application is submitted on behalf of the applicant and owner of Flat B, 91 Warham Road, Hornsey, London, N4 1AS.

Planning permission was previously granted under reference HGY/2023/3412 in March 2024 for the erection of a rear dormer roof extension, rear roof terrace, raising of the ridge height and associated alterations and refurbishment works.

The current application seeks planning permission for amendments to the approved roof terrace arrangement only. The revised proposal has been amended following review of the recently approved scheme at no. 87 Warham Road under planning reference HGY/2025/0987, with the terrace depth now aligned to the approved terrace projection within the street.

In addition, the proposed balustrade height has been revised to 1.2m to reflect the approved arrangement at the neighbouring precedent scheme. Planters have also been introduced along the boundary adjacent to No. 89 in order to provide additional privacy screening and further minimise any potential overlooking impacts.

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The documents included are:

- Planning Application Form
- Design, Access and Planning Statement (this document)
- Existing and Proposed Drawings
- CIL Form

The Existing Property

The property comprises an upper floor flat located within a residential terrace on the north side of Warham Road. The site is not listed and does not fall within a conservation area.

Planning permission has already been granted for the loft conversion works, including the ridge increase, rear dormer extension and roof terrace arrangement.

The Proposal

This application seeks consent for a revised terrace arrangement associated with the previously approved loft conversion scheme under reference HGY/2023/3412.

The approved ridge increase, rear dormer design, roof alterations and rooflights remain unchanged from the consented scheme. The amendments relate solely to the terrace configuration, including revisions to its depth, balustrade height and the introduction of integrated boundary planters adjacent to No. 89.

The revised terrace has been carefully designed to remain proportionate to the host property and consistent with the character of similar approved roof terraces within the surrounding area. The proposal continues to incorporate privacy measures to minimise overlooking and maintain neighbouring amenity.

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Impact on Character and Appearance

The principle of the loft conversion, ridge increase and roof terrace has already been accepted by the Local Planning Authority under the previously approved application.

The revised terrace arrangement has been amended to closely reflect the recently approved terrace design at 87 Warham Road (HGY/2025/0987), including the terrace depth and balustrade height. The proposal is therefore considered to sit comfortably within the evolving roofscape character of the area where similar rear roof extensions and terraces are evident.

As the alterations are confined to the rear roof slope, visibility from the public realm will remain limited.

Impact on Neighbouring Amenity

The proposal is not considered to result in any significant additional impact to neighbouring properties beyond the previously approved scheme.

The revised design includes a 1.2m high balustrade together with additional planters positioned along the shared boundary with No. 89 to provide further privacy mitigation and soften views between properties. These measures are considered sufficient to protect neighbouring amenity and minimise any potential overlooking.

Given the recent approval of a comparable terrace arrangement nearby, it is considered that the amended proposal would not give rise to unacceptable overlooking, loss of privacy or visual intrusion.

Conclusion

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The principle of the loft conversion, ridge increase and roof terrace has already been approved by the Council under application reference HGY/2023/3412.

This application seeks a revised terrace arrangement which has been amended to align more closely with the recently approved scheme at 87 Warham Road under reference HGY/2025/0987. The proposal includes a matching terrace depth, revised 1.2m balustrade height and additional privacy planters adjacent to No. 89.

The proposal is considered to respect the character of the area and would not result in unacceptable harm to neighbouring amenity. The amended terrace arrangement is therefore considered acceptable and compliant with relevant local and national planning policies.

We trust that the enclosed information is sufficient for the validation and assessment of the application. However, should any further information be required, please do not hesitate to contact our office.

Kind Regards,

Regards,

Daniel Cieslak, BEng (Hons), ACIAT, he/him

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