



Officer Report

Application Number:	HGY/2026/0380
Application Type:	Householder planning permission
Address:	12 Orchard Road, Hornsey, London, N6 5TR
Proposal:	Demolition of a rear window bay to facilitate a ground-floor rear extension, and alterations to an existing side infill extension.
Case Officer:	Ben Coffie
Valid Date:	12/03/2026
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Applicant:	Ms Yvonne Li
Agent:	Ms Kathleen Chan

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application relates to a two storey mid-terrace dwelling on the north side of Orchard Road. The site backs onto Parkland Walk. 12 Orchard Road lies within the Highgate Conservation Area and is a locally listed building.

The property benefits from original windows, which form an important part of the building's design and character.

2. THE PROPOSAL

The proposal is for a single-storey rear extension to the closet wing to replace a bay window; modification of the existing side infill extension.

The rear extension would project 2m from the rear and would be 3m tall plus a roof light 0.15m tall. The existing side infill extension would have the existing roof lantern replaced by a metal framed glazed lean-to style lantern. It is noted that the current application follows a previous refusal (HGY/2025/2795) for the same development which included the change of windows, however planning permission is now sought without the window replacement, and is solely for the proposed rear extensions.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2025/2795,

Address: 12 Orchard Road, Hornsey, London, N6 5TR

Proposal: Single-storey rear extension to replace bay window; modification of existing side infill extension, and replacement of timber sash windows.,

Decision Date: 7 January 2026

Decision: Refuse

HGY/2010/1204,

Address: 12, Orchard Road, London, N6 5TR

Proposal: Erection of rear dormer window with insertion of Escape velux rooflight,

Decision Date: 27 August 2010

Decision: Approve with Conditions

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

LBH Conservation Officer: Whilst the loss of the bay window to the rear of the building would be considered to cause some harm to the significance of the locally listed building, there was no objection to the proposal on heritage grounds.

Neighbour Consultation

The application has been advertised by way of a site notice placed outside the premises, a notice placed in the local press, and letters sent to neighbouring properties. The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No. of comments received: 0

Objection: 0

Support: 0

Neither: 0

Local groups/societies

Highgate Society: In the absence of a design and access statement and lack of clarity with regards to what proposed rear extension is proposed, the proposal is premature and should not be permitted at this stage.

Officer comment: A Design and Access Statement was submitted, and it was clear from the submitted information what the existing circumstances/alterations and extensions were on site and what was proposed, to allow officers to make an informed assessment on the proposal.

5. PLANNING CONSIDERATIONS

Design, appearance and impact on the conservation area and locally listed building

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

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 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.

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, The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

Policy DH2 of the Highgate Neighbourhood Plan 2017 states that development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate's conservation areas, and respect the setting of its listed buildings and other heritage assets. The text states that original windows and doors are integral to Highgate's special character, and should be retained and repaired wherever possible. Replacements should match the originals in terms of materials, design and detail.

12 Orchard Road lies within the Highgate Conservation Area and is a locally listed building. The special interest of Highgate Conservation Area derives from the history of the area and evolution of the original settlement. Highgate's historical narrative is discernible in the varied sequence of built development, spanning in time from the medieval village through to its expansion in the Victorian period and its consolidation in the 20th century.

12 Orchard Road is part of a locally listed late C19 terrace with Gothic-arched entrances beneath timber gabled canopies with bargeboards and spike finials; the windows are arched, with carved lintels and colonnettes with foliate capitals; the eaves have scrolled brackets. These distinctive and high-quality features are important aspects of the locally listed buildings significance.

The previous refusal established that the loss of the bay window to the rear of the building would be considered to cause some harm to the significance of the locally listed building however greater weight was given to existing precedents of similar rear extension at Nos. 2, 8, 10, 30 and 36 within the locally listed terrace which have lost their rear bay windows. Therefore, the proposed extension would correlate with such existing precedents which have been established as part of the context of the terrace.

Moreover, given this part of the proposal would not be widely visible from the public realm and would appear subordinate to the host building and terrace there would be no impacts on the existing streetscene or any significant impact on the visual amenity of the area.

The extension is proposed to be finished in white render, which is not the preferred material against the brickwork of the terrace, but would somewhat reflect the white finish of the bay window.

The proposed alterations to the side infill extension would increase the height of this element, but it would be constructed of glass and have a somewhat traditional conservatory design. This would have a neutral impact on the significance of the locally listed building and the Highgate Conservation Area.

Overall, the proposal would be considered to preserve the character and appearance of the locally listed building and wider conservation area. Therefore, the proposal would comply with Policy SP12 of the Haringey Local Plan 2017, and Policies DM1 and DM9 of Development Management DPD 2017 and London Plan (2021) Policy HC1.

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 proposed replacement of the glazed roof structure to the side infill would not materially affect the amenity of the adjacent sites, given the existence of the adjacent extension of no. 10 and its position away from view of no. 14. The proposed rear extension would not immediately adjoin no. 10, and would not be of a depth, height or scale that would result in an unacceptable loss of light, outlook or cause any visual overbearing impact on the occupants of no. 14. As such, the proposal is acceptable in terms of residential amenity considerations

6. CONCLUSION

The proposed development is in accordance with Policies DM1 and DM9 of the Development Management, Development Plan Document 2017, and Policies SP12 of Haringey's Local Plan Strategic Policies 2017 and Policy DH2 of the Highgate Neighbourhood Plan 2017 and policies of the London Plan 2021 and the NPPF.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted.

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.

OR/PA-201 Rev. A: Proposed ground floor
OR_PA-304_Proposed Side Sectional Elev_Rev A
OR_PA-303_Proposed Front Elev_Rev B

OR_PA-302_Proposed Side Sectional Elev_Rev A
Location Plan
OR_PA-001_Site and Location Plan
OR_PA-301_Proposed Rear Elev_Rev A

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

- 3 The external materials to be used in the development shall accord with the materials specified on the approved drawings.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual amenity of neighbouring properties and the locality, in accordance 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.