

Officer Report

Application Number:	HGY/2026/0717
Application Type:	Householder planning permission
Address:	34 Barnard Hill, Hornsey, London, N10 2HB
Proposal:	Formation of rear dormer and outrigger roof extensions, installation of three rooflights to the front roof slope and replacement of all existing windows
Case Officer:	Ben Coffie
Valid Date:	13/03/2026
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Applicant:	Mrs Claire Skelton
Agent:	Mr Steve Carter

RECOMMENDATION

Approve with Conditions

Site location

The application site is occupied by a two storey, semi-detached dwellinghouse, which sits on the southern side of Barnard Hill. The setting of the site is residential in nature being predominantly made up of a mixture of semi-detached dwellings and terraced properties. The site is located within the Muswell Hill Conservation Area (CA)

2. Description of Proposal

This is an application for the construction of a loft conversion with rear dormer window on the main roof slope and formation of an outrigger and three rooflights on the front roof slope.

3. Relevant Planning and Enforcement history

The most recent applications for this site are summarised as follows:

HGY/2022/1662

Address: 34, Barnard Hill, London, N10 2HB

Proposal: Erection of single storey rear extension, addition of bi-fold doors to rear elevation and replacement of two first floor windows on rear elevation.,

Decision Date: 18 August 2022

Decision: Approve with Conditions

4. Local Representations

The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 0

5. Assessment of Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design and appearance
2. Impact on neighbouring amenity.

Design and impact on the character and appearance of the conservation area

This application is being considered against Local Plan Policy SP11 'Design' and DPD Policy DM1 'Delivering High Quality Design', which require buildings and structures to be of a high, site-specific, and sensitive design quality, and to safeguard neighbouring amenity. More specifically, it is being considered against DPD Policy DM12 'Housing Design and Quality', which states that extensions or alterations to residential buildings, including roof extensions, must be of a high, site-specific, and sensitive design quality. They must also respect and 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.

In terms of amenity, London Plan Policy D6 and DPD Policy DM1 both emphasise the importance of protecting the amenity of surrounding housing. Policy D6 highlights the need to consider daylight, sunlight, and overshadowing effects on neighbouring properties, ensuring they receive sufficient light appropriate for their context while minimising overshadowing. Similarly, DPD Policy DM1 stresses the requirement for high-quality design to guarantee privacy and amenity for both the development's users and neighbouring residents. This includes providing adequate sunlight, daylight, and aspects to adjacent buildings and land, while also ensuring an appropriate level of privacy to prevent overlooking and maintain the amenity of neighbouring properties.

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.

The dormer roof extension would be pulled in slightly from the eaves of the rear roof, below the ridge and from the eastern edge. The outrigger extension would project by 2.8m in depth with a 2.4m. The works will occupy less than half of the depth of the outrigger but will leave sufficient space, such that it would not be a discernible or openly visible feature. The roof extensions are proposed to be clad in hanging tiles to match the colour of the existing roof tiles.

The proposed dormer is considered proportionate and subordinate to the existing building. It is considered that the proposed dormer window would not be unduly dominant and would not have any significant adverse impact on local visual amenity or the character and appearance of the area.

The following properties Nos 6, 8,10, 12 Barnard Hill have similar size dormer extensions to the proposed scheme and No 18 Banard Hill also has both dormer and outrigger roof extensions. Any extension to the application property would be seen in the context of this existing neighbouring development.

Consequently, the proposal would not appear out of character with the existing streetscene or out of keeping with the pattern of development within this locality. The changes to the roof in this case in this instance are considered to be acceptable due to the particular local context and would not result in unacceptable harm to the Conservation Area. The roof terrace would not adversely affect

the character and appearance of the host property and would not be unduly prominent or harmful when viewed from wider vantage points.

The front three rooflights are proportionally spaced out and would not create a visual clutter when viewed from the streetscene. The proposed rooflights are modest in size and as such would not detract from the character of the locality.

The proposed development is in general accordance with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

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.

In terms of impact on amenity, and taking account of the policy considerations outlined above, the presence of other dormers means the introduction of such a roof extension, even with the element of projection onto the outrigger, would not result in a material loss of sunlight or daylight, nor create an overbearing appearance. Specifically, the extent of the projection is considered acceptable.

Given the above, the proposal is viewed to be acceptable in amenity terms.

Conclusion

Overall, the proposed development is considered acceptable in terms of design and amenity, in accordance with the policies outlined above. All other relevant policies and considerations, including equalities, have been taken into account.

6. CIL Applicable

N/A – Under 100sqm no new unit.

7. Recommendation

It is therefore recommended that this application be APPROVED in accordance with 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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved plans lists: SKEL 03P.

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.

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: 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: 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: 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.