

Application Number:	HGY/2026/1025
Application Type:	Householder planning permission
Address:	27 Southwood Lawn Road, Hornsey, London, N6 5SD
Proposal:	Erection of single storey rear extension
Case Officer:	Adam Silverwood
Valid Date:	22/04/2026
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Applicant:	Mr and Mrs Andrew and Meryl Showman
Agent:	Mr Andy Down

RECOMMENDATION

Approve with Conditions

1. Proposed Development

This is an application for a ground floor side / rear extension with internal alterations.

2. Site and Surroundings

The application site is a two-storey semi-detached building located on the southern side of Southwood Lawn Road. The site is located within the Highgate Conservation Area.

3. Relevant Planning and Enforcement History

HGY/1999/1145 – Fell Copper Beech (T2) to ground level – Refuse: 05/11/1999

HGY/2017/2130 - T1 Beech: reduce large limb overhanging road by 4m. Reason = formative and for safety - Approve with Conditions: 27/03/2018

HGY/2022/0843 - T1 Copper Beech to front of property - meripilus giganteus principal decay fungus located within tree. Fell tree as close as possible to ground level. - Approve with Conditions: 30/09/2022

HGY/2007/2367 – Tree works to include thinning throughout the crown by 25%, reduce branches, remove weak branches, remove all rubbing branches and remove all branches to a height of 6m of 1 x Beech Tree. - Approve with Conditions: 02/01/2008

5. Local Representations

The application has been publicised by way of letters sent to neighbouring properties. One representation was received from neighbours, local groups, etc.

The submitted representation considered that there was a recently withdrawn application for the removal of trees on site that are protected by a tree preservation order and seeks clarification. This is considered to be outside the scope of this application. Any trees within a conservation that are to

be removed would require planning permission which should be applied for prior to the commencement of any works.

LBH Conservation

'Southwood Lawn Road was laid out in the 1870s but built later. Most houses are distinctly Edwardian in character with Arts-and-Crafts/Domestic Revival influence. 27 Southwood has already been altered, with a roof extension and a large extension to the rear. Given the degree of alteration to the rear, this elevation is less sensitive to change, however the proposed extension is quite large and considerably deeper than any others approved on the street and would be a dominant addition. It is recommended that this is reduced in depth to match the existing extension depth.'

6. Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design and Impact of the proposed development on the Character and Appearance of the Area;
2. Impact on Neighbourhood Amenity

Design and Impact on the Character and Appearance of the Area

Policy DM1 (Delivering High Quality Design) states that 'all new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area', development 'a) must relate positively to neighbouring structures, new or old, to create a harmonious whole; b) make a positive contribute to a place improving the character and quality of an area; c) confidently address feedback from local consultation; d) demonstrate how the quality of development will be secured when it is built; e) are inclusive and incorporate sustainable design and construction principles'.

The proposed application seeks permission for the construction of a single storey rear extension located within a rear void area against the property boundary. The proposed rear/ side extension would be of approximately 7.2 metres total depth but would project beyond the rear elevation of the building by approximately 1.8 metres. The extension would be 3.8 metres total height from ground level due to the difference in ground levels, but would be 2.6 metres from the ground floor of the main building, the proposed extension would be of 4 metres width with a skylight and a green roof.

Comments have been received by LBH Conservation Officers who consider that the proposed extension is deeper than others in area and should therefore be reduced in size. While it is accepted that the proposed extends beyond the rear elevation of the property, it would do so only by 3 metres and would not be visible from any public area and is therefore considered to be on balance acceptable with regard to its impact on the character and appearance of area.

There are minor design amendments to the rear of the property including the change of the rear balustrade of the first floor terrace from timber to glass. This is considered to be acceptable.

The proposed rear/ side extension would be appropriately subservient to the host dwelling, is not considered to be unduly visible from the street scene, or to unduly impact upon the character and appearance of the area and is therefore considered to be acceptable in this regard.

Impact on Neighbourhood 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 amenity of neighbouring resident.

The proposed rear side extension would extend beyond the rear elevation of the bordering property by 3 metres. The applicants have provided as part of the submitted plans indication that the 45 degree line of sight would be preserved at this depth. The submitted plans indicate that the proposed extension would extend as far as the raised patio on the adjoining property.

Due to the change in ground levels and that the proposed extension would be 2.6 metres above the floor level of the main building, this is on balance considered to be acceptable with regard to its impact on the amenity of the adjoining occupiers and is therefore acceptable with regard to its impact on neighbouring amenity.

Conclusion

The proposed application for a single storey rear/ side extension located on the ground floor is considered to appropriately respect the character and appearance of the area, subservient to the host dwelling and to not present any undue detriment to neighbouring amenity and is therefore considered to be acceptable.

Overall, the proposed development is considered acceptable in terms of design and amenity consolidation, in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017, as well as according with the relevant policies of the London Plan 2021 and the NPPF. All other relevant policies and considerations, including equalities, have been taken into account.

7. CIL Applicable

N/A – Under 100sqm no new unit.

8. Recommendation

It is therefore recommended that this application be **APPROVED** in accordance with the following conditions:

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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.

27 Southwood Lawn Road SR10 to SR18

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 those that are detailed within the application form and submitted plans.

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: 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.

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.