



Officer Report

Application Number:	HGY/2026/0987
Application Type:	Full planning permission
Address:	96A North View Road, Hornsey, London, N8 7LP
Proposal:	Installation of two velux windows in the outrigger roof.
Case Officer:	Ben Coffie
Valid Date:	07/04/2026
Applicant:	Mr Jonathan Deane
Agent:	

RECOMMENDATION

Approve with Conditions

1. Site and Surroundings

The application site is a late-Victorian terrace property located on the north side of North View Road.

The site is located next to the boundary with Alexandra Palace & Park Conservation Area. The road here is made up of buildings characterised by mainly red brick on the front elevation and a repetitive formula of house plans and elevations with limited variation. The rear of these properties are characterised by two-storey outriggers.

2. The Proposal

This is an application for the installation of two velux windows in the outrigger roof.

3. Relevant Planning and Enforcement history

The planning history in relation to the site is as follows:

HGY/2021/2562,

Address: Flat A, 96, North View Road, London, N8 7LP

Proposal: Loft conversion to first floor flat, involving front velux windows and rear dormer.,

Decision Date: 12 October 2021

Decision: Approve with Conditions

HGY/2021/3530,

Address: Flat A, 96, North View Road, London, N8 7LP

Proposal: Non-material amendment following a grant of planning permission ref: HGY/2021/2562 involving removal of one dormer Window and installation of dome rooflight,

Decision Date: 17 December 2021

Decision: Approve with Conditions

HGY/2024/0102,

Address: Flat A, 96 North View Road, Hornsey, London, N8 7LP

Proposal: Removal of chimney stack at rear of outrigger, new rooflights and change of position of window in side elevation of rear room of outrigger from portrait to landscape.,

Decision Date: 11 March 2024

Decision: Approve with Conditions

4. Consultation Response

The application has been publicised by way of a site notice displayed in the vicinity of the site, a notice placed in the local press, and letters sent to neighbouring occupants. No representations received from neighbours, local groups, etc in response to notification and publicity of the application.

5 Material Planning Considerations

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 also assessed 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, and should 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.

In terms of amenity, London Plan Policy D6 and DPD Policy DM1 both emphasise the importance of protecting the amenity of surrounding residential properties. Policy D6 highlights the need to consider daylight, sunlight, and overshadowing effects on neighbouring properties, ensuring they receive sufficient light appropriate to their context while minimising overshadowing. Similarly, DPD Policy DM1 requires high-quality design that ensures privacy and amenity for both the development's users and neighbouring residents, including adequate levels of daylight, sunlight, and outlook, and the prevention of overlooking and loss of privacy.

Whilst the site is not located within a Conservation Area, it lies adjacent to the Alexandra Palace & Park Conservation Area. As such, the proposal must be assessed having regard to its impact on the setting of this designated heritage asset. In this context, Policy DM9 of the Development Management DPD and London Plan Policy HC1 require that development affecting the setting of a heritage asset conserves its significance. The proposal should therefore be of a design and scale that does not result in harm to the character, appearance, or significance of the adjoining Conservation Area, and should respond sensitively to its historic context.

The proposal seeks to install two narrow rectangular rooflights on the roof slope of the two-storey projection. The rooflights would project 0.2 metres above the flat roof projection. The rooflights would be of extremely limited visibility given their location addressing the dense tree canopies of Parkland Walk to the rear of the site. Given the limited visibility and minor nature of the works, the proposal would not result in harm to the setting of the adjacent Alexandra Palace & Park Conservation Area. The proposed rooflights are therefore acceptable with regards to design and heritage considerations.

The proposed installation of two rooflights is modest in scale and would not result in any adverse impacts on the amenity of neighbouring occupiers. Given the minor nature of the development and its location on the rear roof slope, it is considered that the proposal complies with Policy DM1 and would maintain a high standard of residential amenity for neighbouring properties.

Conclusion

The proposed alteration would preserve the character and appearance of the host building and would not result in harm to the setting of the adjacent Alexandra Palace & Park Conservation Area.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

6. CIL APPLICABLE

The additional floorspace is less than 100 square metres and as such is not liable for CIL.

7. RECOMMENDATION

GRANT PERMISSION subject to 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.

Site plan
Location Plan
MP01: Proposed Third floor plan
MP02 Proposed Rear Elevation
MP03: Proposed side elevation

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

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: 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.