



Officer Report

Application Number:	HGY/2026/1091
Application Type:	Full planning permission
Address:	Flat 1D Cromwell Avenue, London N6 5HN
Proposal:	Installation of 2no. roof lights on the roof of the two storey rear outrigger.
Case Officer:	Ben Coffie
Valid Date:	17/04/2026
Applicant:	MR MOSHE PINTO
Agent:	MR PHIL KOSCIEN

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site relates to the first-floor flat of an end-of-terrace converted Victorian building fronting Archway Road. Although the property is numbered as No. 177 Archway Road at the front, the rear of the site is known as 1E Cromwell Avenue at ground-floor level and 1D (the host flat) at first-floor level. The property occupies a prominent corner position where Cromwell Avenue meets Archway Road and is readily visible from both approaches: Archway Road, which is a busy commercial/retail street, and Cromwell Avenue, which is predominantly residential. The site lies within the Highgate Conservation Area.

Properties along both Cromwell Avenue and Archway Road retain strong elements of their original Victorian character, including traditional architectural detailing and a broadly consistent materials palette. Collectively, these buildings make a positive contribution to the character and appearance of the Highgate Conservation Area. The significance of the application site derives from its role within this coherent group and its contribution to the wider streetscape.

2. THE PROPOSAL

The proposal is for the installation of two rooflights on the roof slope of the two-storey rear outrigger.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

1 - HGY/2022/1425

Address: Flat 1, 1, Cromwell Avenue, London, N6 5HN

Proposal: Erection of first floor extension at the rear elevation

Decision Date: 31 August 2022

Decision: Refuse (APP/Y5420/W/22/3309714 Appeal dismissed)

2 - HGY/2023/1210

Address: Flat 1, 1 Cromwell Avenue, Hornsey, London, N6 5HN

Proposal: Extension of roof of rear outrigger to create first floor extension

Decision Date: 14 August 2023

Decision: Refuse (APP/Y5420/W/23/3330288 Appeal dismissed)

3 - HGY/2022/1425

Erection of first floor extension at the rear elevation.

Refused (Appeal Dismissed APP/Y5420/W/22/3309714)

4 - HGY/2005/0573

Erection of first floor extension to flat 1D Cromwell Avenue, N6.

Granted

5 - HGY/2004/0642

Erection of first floor extension to flat 1D Cromwell Avenue N6 and high level windows to ground floor flat at 1E Cromwell Avenue, N6.

Refused (Appeal Dismissed APP/Y5420/A/1153469)

6- HGY/2025/1762

Proposal: Installation of balustrade to flat roof

Decision Date: 22 August 2025

Decision: Refused (Appeal Allowed APP/Y5420/W/25/3372237)

4. CONSULTATION RESPONSES

Internal & Statutory Consultation

The following were consulted regarding the application:

LBH Conservation Officer: No objections

Amenity Groups/Residents society

Comments were received from Highgate CAAC. The comments received are summarised as follows:

- No justification is provided for the proposed two large new rooflights.
- Noise impacts as the use of the terrace is in connection with the proposed rooflights

Neighbour Consultations

No representations received from neighbours in response to notification and publicity of the application.

5. PLANNING CONSIDERATIONS

Design & heritage

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.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

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, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The application site is located adjacent the Highgate conservation area, Policy DH2 of the Highgate Neighbourhood Plan (HNP) 2017 requires proposals to preserve or enhance the character and appearance of Highgate's conservation areas. Policy DH5 requires proposals for roof extensions, dormers and rooflights to respect the existing roof form in terms of design, scale, materials and detail.

The proposed rooflights would sit flush within the roof slope, ensuring they do not dominate the area of roof in question or create visual clutter. Their number and positioning would not disrupt the coherence of the rear outrigger roof form or the wider terrace. To secure an appropriately sensitive appearance, a condition will be imposed requiring the use of conservation-style rooflights.

Overall, the proposal would have a neutral impact on the character and significance of the Highgate Conservation Area.

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.

It is noted that an objection has been received concerning the rooflight, the room labelled as a store and use of the roof terrace. To note the existing roof terrace already forms part of the lawful arrangement at the property, and the current proposal does not alter its extent or use. The rooflights sit on the roof slope above a room labelled as a store, and no specific justification is required for their installation; planning permission cannot be withheld on the basis of speculative concerns about any future use of the terrace.

The proposed rooflights, positioned on the rear roof slope, would also not lead to Overlooking or loss of privacy given their position relative to the space they serve. In planning terms, it is would be difficult to argue how they would affect the use of the roof terrace.

The proposal is therefore acceptable in amenity terms.

6. CONCLUSION

The works are considered acceptable in terms of design, heritage and amenity considerations. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. RECOMMENDATION

The application is recommended for APPROVAL for the following reason(s).

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 drawings list:

AT1277-12 Proposed floor plan and elevations, AT1277-13 Existing and proposed roof plans

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

- 3 The proposed rooflights hereby approved shall be 'Conservation style', flush with the roof plane in which they are installed, and shall be maintained as such for the lifespan of the development.

Reason: In order to ensure a satisfactory appearance, to preserve the character and appearance of the Conservation Area, in accordance with policy SP12 of the Haringey Local Development Plan (2017), policy DM9 of the Haringey Development Management DPD (2017) and policy HC1 of the London Plan (2021).

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.

