



Officer Report

Application Number:	HGY/2026/0831
Application Type:	Householder planning permission
Address:	50 Muswell Avenue, Hornsey, London, N10 2EL
Proposal:	Alteration of existing openings. Proposed french doors to rear and fixed window to side
Case Officer:	Eunice Huang
Valid Date:	09/04/2026
	6
Applicant:	Ms Julie Kim
Agent:	Mr Kamlesh Bava

RECOMMENDATION

Approve with Conditions

1. Proposed development

This is an application for alteration of existing openings. The rear ground floor window opening would be altered to a door opening, with french doors. A new window opening would be created on the ground floor flank elevation of the existing outrigger. The existing door opening in the flank elevation of the outrigger would be bricked up.

2. Site and surroundings

The application site is a two storey semi-detached dwelling house. The site is located within Muswell Hill Conservation Area. The site is not within the setting of a listed building.

3. Relevant planning and enforcement history

There is no relevant planning history in relation to the site.

4. Consultation

LBH Conservation

The proposed opening alterations are on the rear outrigger and are fairly minor in scope. They would not affect the ability to appreciate the building's original design, its outrigger or proportions and would have a neutral impact on the significance of the Conservation Area.

5. Local representations

The application has been publicised by way of site notice, public advert and letters. 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.

6. Material planning considerations

Design and heritage

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, 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 DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

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.

The proposal involves altering the rear ground floor window opening to a door opening, with french doors. A new window opening will be created on the ground floor flank elevation of the existing outrigger, and the existing door opening in the flank elevation of the outrigger will be bricked up.

The changes to the openings on the outrigger flank and rear elevation are acceptable for the appearance of the host building, of which its original architectural design would remain legible.

The existing windows of the dwelling are composed of a timber frame. The proposed new door would be composed of painted timber with glass, and the new window would be composed of an aluminium frame. This is considered acceptable for the ground level, rear position of the new window and door. A condition will be attached requiring the new window and door to match the colour of existing windows and doors.

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 new door opening and window opening at the ground floor level would not have an impact on the privacy of neighbouring properties.

7. Conclusion

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

The proposal is considered acceptable in respect of its appearance and impact on the site and would not result in material harm to the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been taken into account.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

8. Recommendation

GRANT PERMISSION -Subject to the following condition(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 list below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved plans list: Location Plan, Site Plan, 096_C_0010_P1, 096_C_0011_P1, 096_C_0012_P1, 096_C_0060_P1, 096_C_0070_P1, 096_C_0071_P1.

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 to those of the existing building. The external material for the frame of the door hereby approved shall be painted timber, and the external material for the frame of the window hereby approved shall be painted timber or aluminium, unless otherwise agreed in writing by the Planning Authority.

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: 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: 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.