



Officer Report

Application Number:	HGY/2026/1018
Application Type:	Full planning permission
Address:	64, Flat C, Muswell Hill Road, N10 3JR
Proposal:	Roof alteration to create roof terrace to upper level flat (Amended description)
Case Officer:	Ben Coffie
Valid Date:	09/04/2026
Applicant:	Mrs Lloyd-Owen
Agent:	Mr Sam Bennett

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The property at Flat C, 64 Muswell Hill Road, N10 is located within a predominantly residential area and is not within a Conservation Area. The site relates to an upper floor flat within a terrace on the eastern side of Muswell Hill Road. The surrounding area is characterised by a pleasant, tree-lined street with a verdant quality, benefitting from proximity to Highgate Wood and Queen's Wood to the rear.

2. THE PROPOSAL

The is an application for roof alteration to create roof terrace to upper level flat

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2022/4037,

Address: Flat 1, 64 Muswell Hill Road, Hornsey, London, N10 3JR

Proposal: Replacement of rear doors and windows with new double glazed crittal style windows and doors.,

Decision Date: 31 January 2023

Decision: Approve with Conditions

HGY/2010/1871,

Address: 64, Muswell Hill Road, London, N10 3JR, London

Proposal: Enlargement of existing rear dormer and provision of a Juliet balcony.,

Decision Date: 26 November 2010

Decision: Approve with Conditions

HGY/2006/1888,

Address: Garden Flat, 64, Muswell Hill Road, London, N10 3JR, London

Proposal: Alterations to property including removal of boiler structure to rear, changes to fenestration and creation of decking area.,

Decision Date: 10 November 2006

Decision: Approve with Conditions

HGY/1992/0265,

Address: 64, Muswell Hill Road, London, N10 3JR, London

Proposal: Formation of a vehicular crossover to a classified road.,

Decision Date: 2 February 1993

Decision: Refuse

HGY/1989/0342,

Address: 64, Muswell Hill Road, London, N10 3JR, London

Proposal: Construction of vehicular crossover.,

Decision Date: 31 October 1989

Decision: Approve with Conditions

4. CONSULTATION RESPONSES

Internal & External Consultees

No representations received from neighbours in response to notification and publicity of the application were as follows and additional 21 days consultation was undertaken following the receipt of the amended proposal.

5. PLANNING ASSESMENT

Design and appearance

This application is being considered against Local Plan Policy SP11 'Design' and DPD Policy DM1 'Delivering High Quality Design', which require development to be of a high quality, site-specific and sensitive design that safeguards neighbouring amenity. It is also being considered against DPD Policy DM12 'Housing Design and Quality', which requires alterations, including roof alterations, to respect and complement the form, setting and architectural characteristics of the host building.

This application is seeking consent for roof alterations to create a recessed roof terrace to the upper level flat. The main issues with this application are the design quality of the scheme and its impact on the character and appearance of the host building and surrounding area, as well as the impact on neighbouring amenity.

The proposal involves the formation of a recessed roof terrace through a cut-out within the rear roof slope. The width of the cut-out would be broadly comparable to the dormer window on the adjoining property to the west. Importantly, the works would retain sections of the existing roof slope above, below and to either side of the terrace, ensuring that the overall roof form remains legible.

The intervention is modest in scale and does not dominate the roof plane, instead maintaining sufficient margins such that the pitched roof form can still be clearly appreciated. As the works are confined to the rear roof slope, they would not be visible from the public realm along Muswell Hill Road.

Given its recessed nature and proportionate scale, the proposal is considered comparable to a modest dormer in terms of its visual impact. As such, it would preserve the character and appearance of the host building and wider area.

Impact on neighbouring amenity

In terms of amenity, London Plan Policy D6 and DPD Policy DM1 emphasise the importance of protecting the amenity of surrounding residential occupiers, including ensuring adequate levels of privacy and avoiding unacceptable overlooking.

The recessed form of the terrace limits its potential impact on neighbouring amenity. The terrace is set back from the eaves, thereby restricting direct downward views into the immediate private amenity spaces of neighbouring properties.

Users of the terrace would be more likely to look out across neighbouring gardens and towards the rear woodland (Queen's Wood), rather than directly into adjoining properties. The pattern of overlooking would therefore be broadly comparable to that experienced from a rear dormer window.

Furthermore, the size and nature of the terrace mean that its use would be constrained, particularly by weather conditions, thereby limiting the intensity and frequency of its use.

Taking these factors into account, the proposal would not give rise to unacceptable overlooking, loss of privacy, or other harmful impacts on the amenity of neighbouring occupiers.

Conclusion

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

6. CIL APPLICABLE

N/A – no floorspace

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 in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Approved plans list: 564425 004 proposed elevations, 564425 003 proposed plans revA, LocationPlan.

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: 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.