



Officer Report

Application Number:	HGY/2026/0730
Application Type:	Householder planning permission
Address:	15 Quernmore Road, Hornsey, London, N4 4QT
Proposal:	Replacement of existing rear addition at rear of the property with a new rear extension
Case Officer:	Eunice Huang
Valid Date:	14/04/2026
Applicant:	Steven Heard
Agent:	

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two storey semi-detached dwellinghouse on the northern side of Quernmore Road. The site is located within Stroud Green Conservation Area and is considered to positively contribute towards its significance.

2. THE PROPOSAL

The proposed is for the replacement of existing rear addition with a new single storey rear extension.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

There is no recent planning history of the site relevant to this application.

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

- LBH Conservation: No objection to replacement, subject to a matching materials condition.

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses: 0

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.

The host property has an existing single storey rear wing, with a depth of 5.545m, a width of 3.16m. It has a sloping roof with a height of 3.32m, plus a roof lantern above. It is proposed to demolish and replace the rear wing with a new extension with a depth of 5.45m and a width of 3.51m. The replacement extension will also have a sloping roof with a matching height of 3.32m, with rooflights above.

The bulk and footprint of the extension is modest and subordinate to the main dwelling. It is of a similar size to the existing extension and will not dominate the rear elevation or neighbouring properties.

The extension will be constructed in brick to match the existing brick and mortar type of the host building. A condition will be attached to secure matching materials.

For the above reasons, the proposal is considered satisfactory for the appearance of the dwelling and will conserve the Stroud Green 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.

The modest size of the replacement rear extension, of a similar bulk and scale to existing, would not have an impact on the amenity of neighbouring properties in relation to outlook, daylight and sunlight or privacy.

6. 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 SP12 of

Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered acceptable in respect of its character, 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. Planning permission should be granted for the reasons set out above.

7. CIL APPLICABLE

The increase in internal floor area would not exceed 100sqm and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

The application is recommended for approval 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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list: 2542-01-P1, 2542-02-P1, 2542-03-P1, 2542-04-P1, 2542-05-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, size, shape and texture those of the existing building.

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.