



Officer Report

Application Number:	HGY/2026/1009
Application Type:	Householder planning permission
Address:	56 Grasmere Road, Hornsey, London, N10 2DJ
Proposal:	Replacement of existing front door, erection of single storey side infill rear extension with rear decking, erection of rear dormer with linked roof extension over outrigger projection, insertion of 3 front rooflights, replacement of ground and first floor rear fenestration.
Case Officer:	Roland Sheldon
Valid Date:	16/04/2026
Applicant:	Mr. Brett Watkins
Agent:	Mr Brett Watkins

RECOMMENDATION

Approve with Conditions

1. Site and Surroundings

The application site is located on the eastern side of Grasmere Road, N10. The surrounding uses are residential. The site does not contain a listed building but is located in Muswell Hill Conservation Area.

2. The Proposal

Replacement of existing front door, erection of single storey side infill rear extension with rear decking, erection of rear dormer with linked roof extension over outrigger projection, insertion of 3 front rooflights, replacement of ground and first floor rear fenestration.

3. Relevant Planning and Enforcement history

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

No relevant planning history.

4. CONSULTATION RESPONSE

a. The following were consulted on the planning application:

- LBH Conservation: No comments received.
- Muswell Hill & Fortis green Associated

LOCAL REPRESENTATIONS

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. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objecting: 0
Supporting: 1
Neither: 0

- Support for the application. The bricks on the side and rear extension of the party wall should preferably be London Stock Brick.

Officer comment: Revised plans have been received that amend the external materials of the rear extension to London stock brick.

The following local groups/societies made representations: None

5 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and heritage and;
2. Impact on neighbouring amenity

Design & 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.

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. 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.

Rear infill and single storey rear extension

The proposed infill extension would have a depth of 8.84 metres up to the rear extent of the outrigger. It would have a lean-to glazed roof measuring 2.42 metres height as shown from neighbouring ground level of no. 58 Grasmere Road to eaves level, rising to a maximum height of 3.36 metres. As revised, it would be externally clad in stock brick to match with large elements of glazing in the rear elevation. The proposed extensions would respect the scale, form and character of the host building and wider conservation area.

Roof extensions and rooflights

An L-shape roof extension is proposed on the rear elevation of the property, projecting over the rear roof plane and onto the outrigger roof projection. The rear dormer would have a 0.3 metre set-in from the shared side parapet, and set-up 0.2 metres from the eaves of the roof. It would not project above the ridge of the original roof. The roof extension over the outrigger would be set-up 0.2 metres from the eaves of the outrigger projection and would have a depth of 3.6 metres. The roof extensions would be externally clad in grey metal material.

There are a number of roof extensions on properties in the locality of very similar proportions and design to the proposed roof extension. The roof extension on the outrigger projection would not overwhelm the outrigger roof plane, leaving over half of the existing outrigger roof plane exposed. Three front rooflights are proposed. The rooflights are positioned just below the ridge line and are not of a scale that results in excessive cluttering of the front roof plane. There are a number of properties in the locality that benefit from 2 or 3 rooflights of a similar scale/alignment.

A restrictive condition will be imposed on the development that requires the rooflights to be 'conservation-style' - flush with the roof plane on which they are installed.

Replacement front door

The existing front door and screen surrounds are non-original. The proposed replacement front door would incorporate the panel and glazing division to reflect the design and detailing of the original unit, which is a prevalent design for front doors within the street. A restrictive condition shall be imposed that requires the replacement front door to be timber, in order to preserve/enhance the character and appearance of the Muswell Hill Conservation Area.

Replacement first floor rear windows

The existing non-original white painted metal units would be replaced with timber grey painted sash windows. The replacement windows would enhance the character and appearance of the dwelling.

Subject to compliance with these conditions, The proposal would be acceptable with regards to design, character and heritage considerations.

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. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

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 amenity of neighbouring resident.

The bulk, massing and scale of the proposed roof extensions would not result in an unacceptable loss of light, outlook or create a visually overbearing impact on the amenities of neighbouring occupants. There is a side window within the roof extension serving the proposed loft bedroom. As the window is labelled as being obscured glazed and non-opening, the window would not result in a loss of privacy being neighbouring occupants.

The proposed side infill extension has been limited to 2.42 metres height as shown from neighbouring ground level of no. 58 Grasmere Road to eaves level, rising to a maximum height of 3.36 metres.

The rear extension beyond the rear outrigger would have a flat roof height of 2.71 metres with a depth of 1.55 metres.

The height and massing of the infill and rear extensions would not result in an unacceptable loss of light, outlook or create a visually overbearing impact/sense of enclosure on neighbouring occupants.

Taking the above into consideration, the proposed extensions would be acceptable with regards to amenity impact considerations.

Conclusion

The proposed extensions and alterations would be acceptable with regards to design and heritage considerations and would not result in an unacceptable impact on neighbouring amenity.

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.

Approved Drawing List:

BW-SP-00 E, BW-GA-00 E, BW-GA-01 E, BW-GA-00 E, BW-GA-03 E, BW-SC-01 E, BW-GA-00 E, BW-EL-00 E, BW-GA-00 E & BW-GA-00 E.

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

- 3 The replacement front door as shown on the approved plans shall be a timber unit. The external materials for other extensions and alterations shall be in accordance with the details as shown in the approved plans.

Reason: In the interests of preserving or enhancing the character and appearance of the Muswell Hill Conservation Area, in accordance with policies SP12 of the Haringey Local Plan 2017, policy DM9 of the Haringey Development Management DPD 2017, and policy HC1 of the London Plan 2021.

- 4 The proposed front 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 the interests of preserving the character and appearance of the Conservation Area, in accordance with policies SP12 of the Haringey Local Plan 2017, policy DM9 of the Haringey Development Management DPD 2017, and policy HC1 of the London Plan 2021.

- 5 Prior to the first occupation of the development hereby approved, the side window within the roof extension as shown on plan no. BW-GA-00 E shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained and maintained as such thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

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: 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.