



Officer Report

Application Number:	HGY/2026/0643
Application Type:	Full planning permission
Address:	6 The Broadway, Hornsey, London, N8 9SN
Proposal:	Erection of roof extension to facilitate the creation of additional workspace, creation of front roof terrace, re-location of existing AC condensers on roof and installation of Air Source Heat Pump on roof.
Case Officer:	Roland Sheldon
Valid Date:	30/03/2026
Applicant:	Mr Lewis Freeman
Agent:	Mr Anthony Grant Schuck

RECOMMENDATION

Approve with Conditions

1. Site location

The subject site contains a two-storey building in use as a bakery, located on the eastern side of The Broadway. The surrounding uses are a mix of retail-related commercial uses at ground floor level, with residential use on the upper floors. The site is located within the Crouch End Primary Shopping Frontage within Crouch End District Centre. The site is located within the Crouch End Conservation Area. The building itself is a locally listed building and is located adjacent to No. 1-4 Broadway which is a Grade II listed building to the immediate north of the site.

2. Description of Proposal

Erection of roof extension to facilitate the creation of additional workspace, creation of front roof terrace, re-location of existing AC condensers on roof and installation of Air Source Heat Pump on roof.

3. Relevant Planning and Enforcement history

6 The Broadway, N8

PRE/2025/0330: contemporary roof extension to facilitate creation of additional operating space for the bakery – Long advice given 26.01.2026

HGY/2024/0812: Erection of a mansard roof extension, including extension of existing lift shaft – Application withdrawn

HGY/1995/0568: Bricking up of boiler room window, shower room window and cake room window, installation of roof window, renewal of asphalt roof and replacement of roof to covered yard with profiled steel sheeting – Approved 12/05/1995

HGY/1990/0065: Erection of ground floor extension between shop premises and bakery – Approved 04/02/1990

OLD/1971/0071: Change of use of part of first floor to office – Approved 03/12/1971

OLD/1965/0081: Alterations and additions to convert first floor store-room into an office – Approved 05/01/1965

OLD/1960/0073: First floor extension at rear of shop – Approved 21/12/1960

OLD/1959/0055: Alterations and additions to bakers premises – Approved 29/07/1959

OLD/1954/0056: Extension to bakehouse at rear – Approved 24/02/1954

OLD/1951/0055: Extension at the rear of the existing bakery – Approved 18/08/1951

OLD/1951/0326: Extension to bakehouse at rear – Refused 21/03/1951

OLD/1950/0058: Extension to the bakehouse – Approved 06/01/1950

4. Internal & Statutory Consultation

The following were consulted regarding the application:

LBH Transportation: Subject to details of cycle parking, refuse storage and a construction logistics plan, there are no objections to the application.

LBH Heritage: No comments received

LBH Carbon Management: No objections subject to conditions.

The following residents' associations/groups were consulted on the application:

None

5. Local Representations

The application was advertised through letters sent to neighbouring properties, a site notice placed outside the premises, and a notice placed in the local press. 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: 1

Objecting: 1

Supporting: 0

The following comments were raised in the representations received:

- Overlooking
- Loss of view

Officer comment: Whilst outlook is a material planning consideration, the loss of a view is not a material planning consideration

- Loss light

6. Assessment of Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design and heritage;
2. Impact on neighbouring amenity;
3. Highways and transport;
4. Energy/sustainability; and
5. Biodiversity

Design and heritage

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.

The Crouch End Conservation Area Character Appraisal describes the building as follows:

"No. 6 is a two storey yellow stock brick local listed building of merit. This baker's shop is smaller in scale than its neighbours and has a parapet with a modillion cornice and a central stone feature surmounted with a wheatsheaf finial and inscribed 'W M 1850' between scrolled brackets. The initials stand for William Muddiman, who ran a bakery and post office before it was taken over by Dunn's. The first floor has two sash windows set within wide recessed brick reveals and has a cast iron street name plaque. The ground floor retains an early 20th Century cream and black Vitrolite clad shopfront and applied Chrome fascia signage."

The proposal seeks to erect a roof extension to facilitate the creation of additional workspace in a newly created second floor. The extension would have a flat roof design and would be recessed from the front of the building by 4.5 metres, allowing for the creation of a front roof terrace that would be concealed from view by the retention of the existing prominent front parapet and pediment feature. The side walls of the extension would be externally clad in perforated zinc cladding, with the front and rear elevations having a largely full-height glazed treatment with vertical panels of glazing with cross laminated timber column/beams. The flat roof would have a copper finish.

Five existing AC condensers on the roof would be re-located, with 4 placed on the southern boundary of the roof and the other located on the north boundary. An Air Source Heat Pump is proposed to be installed on the northern side of the flat roof. Their locations would not be visible from The Broadway or Crouch End Hill to the west.

The extension would have a flat roof height of 3.2 metres. The extent of the recess from the front of the building set behind the prominent historic parapet and its modest flat roof height would mean

that its prominence and visibility when viewed from the Crouch End Hill to the south of the site would be limited.

The roof terrace would be treated with patio tiles with the drawings showing non-fixed patio furniture would be proposed to be placed on it. The 0.4 metres thick front parapet is shown on submitted sections to have a height of 1.9 metres from the floor level of the terrace, which would ensure that use of the terrace would not be visible from the street.

The visually lightweight predominantly glazed materiality of the extension on its front and rear elevations coupled with its scale, massing and set-back would ensure that the scale, form and architectural integrity of the original building would be retained to a satisfactory degree. The building would retain its townscape contribution. The indicative materiality and colour palette would complement the host building and its heritage context. Further details of external materials for the development, including the opportunity for a Heritage officer to review them on site, shall be required to be agreed prior to commencement of development through the imposition of a condition if approval was to be recommended for the development.

Subject to compliance with conditions, the proposal would respect the character and appearance of the conservation area and not cause unacceptable harm to the value of affected heritage assets.

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.

There are residential flats located in Broadway House to the north-east of the site, and nos. 7 – 11 Hatherley Gardens are two-storey dwellings located to the rear of the site. There are flats on the upper floors of nos. 2-4 The Broadway to the south of the site.

Light

In support of the planning application, a Daylight and Sunlight Report by 'Planning for Sustainability' has been submitted. The report has been updated following revisions to the size of the extension to ensure that previous concerns regarding the impact of the proposal on light conditions for neighbouring occupants has been adequately addressed.

The report concludes that when applying the vertical Sky Component (VSC) assessment to all surrounding habitable rooms of neighbouring properties pass the assessment retaining over 0.8 times their former VSC value.

In terms of testing the impact on sunlight to affected neighbouring windows, all 44 tested windows capable of receiving direct sunlight meet BRE criteria, with no reductions sufficient to trigger adverse impacts under Annual Probable Sunlight Hours. All neighbouring areas capable of receiving sunlight would continue to receive at least 2 hours of sunlight on 21 March. Following amendments to the size of the extension, the proposal is acceptable with regards to light impact considerations for neighbouring occupants.

Outlook

2-4 The Broadway

The proposed roof extension would be in close proximity to the rear/side first and second floor windows of flats 2 and 7 of no. 2 The Broadway (as labelled in planning application HGY/2013/1282). The rear windows serve bedrooms and the side windows are secondary windows that serve kitchens.

The extension has been amended so that the section of the extension closest to the aforementioned rear bedroom windows would only project 1 metre beyond them.

The main section of the roof extension would project 10.9 metres beyond the rear bedroom windows, and would be set over 4 metres away from the bedroom windows, ensuring a satisfactory means of outlook would be retained for these windows within its tightly knit urban context.

As the side kitchen windows are secondary, with both kitchens served by very large openings on the rear elevation, the outlook impact to these rooms would be limited.

Broadway House flats

The massing of the proposed extension would have a limited impact on outlook for the upper floor south-facing windows of Broadway House, which would benefit from the southern aspect that would not be affected by the proposal.

11 Hatherley Gardens

The proposed extension would be 13.65 metres away from the rear windows of this neighbouring property to the south, retaining a satisfactory means of outlook for occupants of the dwelling.

Noise

Currently there are 5 air conditioning (AC) condenser units located on different locations across the flat first floor roof of the building. The 5 AC units in addition to an Air Source Heat Pump (ASHP) are proposed to be re-located to the front of the proposed roof terrace. The side wall of the upper floor flats of nos. 2-4 The Broadway would be in close proximity to the units, but there are no side windows that would be affected by their positioning, and the units would not be affixed to the side wall of 2-4 The Broadway. This should ensure that the plant associated with the development would not result in an unacceptable impact on noise and vibration conditions for neighbouring occupants.

Privacy

2-4 The Broadway

Aside from a high-level window serving a WC, there are no side facing windows in the extension that would face habitable windows within this building, ensuring that there would be no adverse impact on privacy conditions for flats within this building.

Broadway House flats

The rear office windows of the proposed extension are set at an oblique angle to the first and second floor south facing residential windows of Broadway House, and would be treated with

external brise soleil panels. It is therefore not considered that the development would result in an unacceptable loss of privacy for these neighbouring windows, which are set-back from the building edge underneath canopy.

7-11 Hatherley Gardens

The rear elevation of the roof extension would appear to be 14.292 metres away from the rear upper floor windows of no. 11 Hatherley Gardens, which is the nearest property to the development in the terrace to the rear of the host building. The rear windows of the proposed extension are treated with external brise soleil panels. The windows of no. 11 Hatherley Gardens are not directly orientated to face the windows of the proposed extension, and given the urban context of this location, it is considered that a satisfactory level of privacy would be retained for the occupants of the neighbouring terrace of dwellings.

The proposal would not appear to result in an unacceptable impact on outlook conditions for these properties. Taking the above into consideration, the proposal is acceptable with regards to amenity impact considerations.

Highways and transport

London Plan Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Policies T4, T5 and T6 set out key principles for the assessment of development impacts on the highway network in terms of trip generation, parking demand and cycling provision.

Local Plan (2017) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DM Policy (2017) DM31 'Sustainable Transport'.

The site has moderate public transport accessibility (PTAL) rating of 3, and is located within a controlled parking zone (CPZ). The proposal is to extend an existing commercial facility by 109m², with no additional employees proposed as a result of the development.

There is no off-street parking as existing or proposed for the premises. The proposal would provide cycle parking in line London Plan Standards according to the design and access statement, although none is shown on the submitted plans. There is a large circulation area at ground floor level of the building where there is scope for cycle parking as well as waste and recycling storage to be provided. A condition can be imposed on the development that required details of cycle parking storage to be submitted and approved by the Local Planning Authority, and implemented prior to occupation of the development.

A Construction Logistics Plan would also be required to be submitted and approved prior to commencement of all works on site, to minimise the impact of the construction works on highway, parking and safety conditions during the works, and limit the impact on neighbouring amenity.

Energy and sustainability

The London Plan sets out detailed policies in relation to energy efficiency, renewable energy, climate change and water resources. Local Plan Policy SP4 promotes and requires all new developments to take measures to reduce energy use and carbon emissions during design, construction and occupation. Low and zero-carbon energy generation are required with all new

development, specifically to achieve a reduction in predicted carbon dioxide emissions through on-site renewable energy generation.

DPD Policy DM21 also requires new development to consider and implement sustainable design, layout and construction techniques, with proposals required to apply the energy hierarchy to minimise energy use in order to meet/exceed minimum carbon dioxide reduction requirements.

The proposal has been reviewed by Carbon Management officers. The development achieves a reduction of 100% carbon dioxide emissions on site (1.0 tCO₂) from a Building Regulations Part L 2021 compliant building, which is supported in principle.

The development incorporates renewable energy technologies in the form of air source heat pumps and solar PV panels. Overheating mitigation measures in the form of brise soleil panels applied to the rear elevation have also been incorporated into the scheme.

In respect of overheating, it is noted that this proposal relates to a modest extension to an existing commercial building, rather than a wholly new build development. As such, the scheme will largely rely on the performance characteristics of the existing host building, including its established fabric, ventilation and operational use. The submitted Energy Statement identifies proportionate mitigation measures, including the provision of horizontal brise soleil and internal blinds to reduce solar gain. It is also noted that the windows in the front elevation of the extension would be openable, which would assist with natural ventilation and air circulation.

Given the limited scale and nature of the proposal as an extension to an existing building, it is not considered necessary or proportionate in this instance to require the submission of further detailed energy and sustainability information by condition. The submitted Energy Statement sufficiently demonstrates that the development can achieve the required carbon reductions and incorporates appropriate renewable energy and overheating mitigation measures.

Furthermore, the development will be required to comply with the relevant Building Regulations, including Part L (Conservation of Fuel and Power) and Part O (Overheating), which will ensure that the detailed technical performance of the building and associated systems is appropriately assessed and secured at Building Control stage.

Subject to compliance with the approved Energy Statement and associated sustainability measures, the development would be acceptable with regard to energy and sustainability considerations.

Biodiversity

DM policy DM1 sets out that development proposals shall demonstrate how the landscaping and planting are integrated into the development as a whole.

London Plan Policy G6 and Local Plan Policy DM21 require proposals to manage impacts on biodiversity and aim to secure a biodiversity net gain. Additional greening should be provided through high-quality, durable measures that contribute to London's biodiversity and mitigate the urban heat island impact. Local Policy SP13 requires new development to protect and improve sites of biodiversity and nature conservation value.

The site in question is located on the roof of an existing building which does not have any habitat value, as confirmed in the completed planning application form which indicates that less than 25m² of habitat value would be affected by the proposal. As such, the development is exempt from the requirement to demonstrate and achieve a 10% biodiversity net gain.

Conclusion

The proposed development as revised is acceptable with regards to design and heritage considerations and would not result in an unacceptable impact on neighbouring amenity conditions.

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

7. CIL Applicable

Based on the information given on the plans, the Mayoral CIL charge will be £7,927.57 (109sqm x £72.73) and the Haringey CIL charge will be £0, as small scale retail proposals are exempt from local CIL. This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

8. Recommendation

GRANTED subject to 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.

02-0111 - 02-0115

02-02111 – 02-02116

02-0221 – 03-0228

02-0231, 02-0232 dated 22/05/2026

Design & Access Statement (revised) by Crawford Partnership

Daylight and Sunlight Report by Planning for Sustainability May 2026

Energy Statement by Build Energy V2 21/05/26

Construction Logistics Plan by Crawford Partnership

BRUKL form Dunns Bakery – New uppermost floor

BRUKL output form Dunns Bakery – New uppermost floor

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

- 3 Prior to the commencement of all works on site, detailed drawings, including sections, to a scale of 1:20 to confirm the detailed design and materials of the:

a) Detailed elevational treatment;

- b) Detailing of roof and parapet treatment;
- c) Windows and doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors at a scale of 1:10), ;
- d) Details and locations of down pipes, rainwater pipes or foul pipes and all external vents;
- e) Details of balustrading;
- f) sample panels of proposed external roof and wall materials, glazing frames, brise soleil panels shall be provided for review on site with a Heritage Officer;
- g) Any other external materials to be used,

together with a full schedule of the exact product references for all materials.

The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1 and DM9 of the Development Management Development Plan Document 2017.

- 4 Prior to first occupation and use of the development, full details of the type and location of secure and covered cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority.

The cycle parking spaces for users of the development shall be in accordance with the London Cycling Design Standards. Once agreed, the details shall be implemented as approved and retained/maintained as such thereafter.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards, policy T5 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017 and to maximise the accessibility of the development.

- 5 No development shall take place, including any works of demolition, until a Construction Management Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include details of:

- a) the proposed programme of works;
- b) the timing of deliveries and servicing, including measures to avoid peak traffic hours;
- c) the siting, design and management of any scaffolding, hoarding or temporary structures within the highway;
- d) loading and unloading arrangements for plant and materials.

The development shall thereafter be carried out in accordance with the approved details for the duration of the construction period.

Reason: To ensure that construction activity, including scaffolding on the public highway and delivery movements, does not adversely affect highway safety, traffic flow, or pedestrian movement in this town centre location, and to safeguard the amenity of the area, in accordance with Policies T4, T7 and D14 of the London Plan (2021), Policy SP0 of the Haringey Local Plan (2017), and Policy DM1 of the Development Management DPD (2017).

- 7 The development hereby approved shall be carried out in accordance with the Energy Statement by Build Energy v2 (dated 21/05/2026) and shall achieve a minimum 100% improvement in carbon emissions over the 2021 Building Regulations Part L baseline through the use of high fabric efficiencies, air source heat pumps (ASHPs) and a

minimum 4.1 kWp solar photovoltaic (PV) array.

All energy efficiency, carbon reduction and renewable energy measures identified within the approved Energy Statement shall be installed and implemented in full prior to first occupation and thereafter retained and maintained for the lifetime of the development.

The development shall achieve:

- Fabric efficiencies sufficient to secure at least a 6.55% reduction in carbon emissions, including measures to minimise thermal bridging;
- Building fabric performance specifications of no worse than:
 - o 0.13 W/m²K for external walls;
 - o 0.10 W/m²K for roofs; and
 - o W/m²K for windows;
- Installation of ASHPs in accordance with the approved specifications;
- Installation of a Mechanical Ventilation and Heat Recovery (MVHR) system in accordance with the approved specifications;
- Provision of solar PV panels with a minimum installed capacity of 4.1 kWp, with the available roof area maximised for solar generation;
- Installation of any additional equipment identified within the approved Energy Statement as necessary to achieve the required carbon reductions.

The solar PV array shall be installed with monitoring equipment prior to occupation and shall thereafter be retained and maintained in accordance with the manufacturer's recommendations for the lifetime of the development.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan (2017) Policies SP4 and DM22.

- 10 The design and installation of new items of fixed plant hereby approved by this permission shall be such that, when in operation, the cumulative noise level LAeq 15 min arising from the proposed plant, measured or predicted at 1m from the facade of nearest residential premises shall be a rating level of at least 5dB(A) below the background noise level LAF90. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997. Upon request by the local planning authority a noise report shall be produced by a competent person and shall be submitted to and approved by the local planning authority to demonstrate compliance with the above criteria.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 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.

INFORMATIVE : Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London CIL. Based on the information given on the plans, the Mayoral CIL charge will be £7,927.57 (109sqm x £72.73) (Indexation included)). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

Note: The CIL rates published by the Mayor and Haringey in their respective Charging Schedules have been inflated in accordance with the CIL regulations by the inflation factor as published on-line.