



Officer Report

Application Number:	HGY/2026/0828
Application Type:	Householder planning permission
Address:	46 Crouch Hall Road, Hornsey, London, N8 8HJ
Proposal:	Erection of a single storey rear extension, installation of front and rear rooflights, and replacement of first floor rear windows.
Case Officer:	Mark Chan
Valid Date:	24/03/2026
Applicant:	McCammond
Agent:	Mr Albert Suen

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the erection of a single storey rear extension, installation of front and rear rooflights, and replacement of rear upper floor windows.

Site and Surroundings

The application site is a two storey, mid-terraced dwellinghouse located on the northern side of Crouch Hall Road. The property has a small existing rear extension. The site is within the Crouch End Conservation Area (CA) but does not contain a listed building.

Relevant Planning and Enforcement History

HGY/2004/0411 – Retention of existing parking area to the front garden with vehicular access. Approved 21/05/2004.

2. CONSULTATION RESPONSE

LBH Conservation Officer – The proposed works need to ensure the longevity of trees in the rear garden and not cause harm to the character and appearance of the CA. The scale, full width and depth of the proposed extension is larger than other nearby extension and the design does not relate to the above floors. Ideally this would be reduced in depth and its design better.

3. LOCAL REPRESENTATIONS

The application has been publicised by way of letters sent to neighbouring properties, a site notice placed outside the premises and a notice placed in the local press. No representations in response to notification and publicity of the application were received.

4. REASONS FOR GRANTING PERMISSION

Design & heritage

This application is for demolition of the existing small rear extension and erection of a single storey rear extension, installation of front and rear rooflights and replacement of rear upper floor windows. The extension would span the width of the main dwellinghouse and have a depth of 6m from the original rear elevation. The new extension would have a flat roof with a maximum height of 3.2m. It would be finished in brickwork to match the rear elevation of the dwellinghouse and black aluminium sliding doors on the rear elevation.

It is observed that the all the properties within the terrace have rear extensions and their design and massing vary between properties. As such, there is not a consistent design or pattern for the rear extensions along Crouch Hall Road. Whilst the design and proportions of the proposed extension and rear fenestrations would be simple and contemporary, it has similarities to the existing extension at No. 40 Crouch Hall Road. The proposed extension is relatively deep at 6m but it is observed there are deeper rear extensions at nearby Nos. 48 and 42 Crouch Hall Road.

Due to the above and the fact that a considerable portion of the rear garden would be retained, the proposed rear extension would be not be excessive in scale in relation to the host property. Given its rear location and the large neighbouring rear addition obscuring views from Berkeley Road, the new extension would not be visible from public view and would not adversely impact the character and appearance of the street scene or wider Conservation Area. The proposed extension would be built mostly on existing hardstanding in the rear garden and positioned away from the trees to minimise any impact on existing trees.

Other minor alterations in the proposal include the installation of front and rear rooflights and replacement of the first floor rear windows. Whilst front rooflights would be visible in the street scene, they would be in conservation style and flush to the roof slope and would not adversely affect the character and appearance of the host property, street scene and wider CA. It is also observed that many neighbouring properties have front rooflights and the proposed rooflights are proportionate additions. The replacement rear windows would be in a style matching the host property. Overall, the proposed development is considered acceptable in design and heritage terms on this occasion.

Impact on amenity

Given that Nos. 48 and 44 Crouch Hall Road both have rear deep rear extensions built up to the boundary, the proposed rear extension would not appear overbearing when viewed from neighbouring properties nor result in any material increase in overshadowing or loss of privacy and daylight/sunlight to neighbouring properties.

The proposed development is in general accordance with Policies DM1, DM9 and DM12 of the Development Management DPD 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.

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

5. RECOMMENDATION

GRANT PLANNING 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 completed in accordance with the approved plans and drawings listed below except where conditions to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for an non-material amendment.

Approved Plans & Document List:

PL000 Rev P2 – Existing Plans, Elevations & Section;
PL001 Rev P3 – Proposed Plans, Elevations & Section;
PL002 Rev P1 – Location & Site Plans; &
Design & Access Statement.

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 unless specified in the approved drawings.

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.

- 4 The proposed rooflight(s) 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 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 and DM9 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: 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: 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.