



Officer Report

Application Number:	HGY/2026/1095
Application Type:	Householder planning permission
Address:	25 Muswell Hill Road, Hornsey, London, N10 3JB
Proposal:	Formation of a rear dormer roof extension finished in brick to match existing building; formation of front dormer window finished in standing seam zinc with timber windows; installation of air-conditioning unit to side; installation of rooflights to front and rear roofslopes
Case Officer:	Oskar Gregersen
Valid Date:	17/04/2026
Applicant:	Mr & Mrs Laydon
Agent:	Ella Wright

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site relates to a two-storey semi-detached dwellinghouse on the east side of Muswell Hill Road. The site does not fall within any conservation area, nor does it affect the setting of any listed building, however it does back onto Highgate Wood.

2. THE PROPOSAL

The proposed is for the formation of a rear dormer roof extension finished in brick to match existing building; formation of front dormer window finished in standing seam zinc with timber windows; installation of air-conditioning unit to side; installation of rooflights to front and rear roof slopes.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2025/1099 | Lawful development: Existing use for a first-floor roof terrace with associated railings.

Approve

4. CONSULTATION RESPONSES

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 & appearance

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.

This proposal consists of a number of alterations to No. 25 including the formation of dormer roof extensions to the front and rear of the property, installation of an air conditioning unit to the side, and installation of rooflights to front and rear roof slopes.

Front dormer

The proposed front dormer window would be 3.2m wide, 3.3m deep by 2.27m tall. The proposed dormer would be centred with the windows below and would be set back from the eaves by 250mm and lower than the ridge by 1.15m. The dormer would be finished in standing seam zinc with timber sash windows. It is noted that front dormer windows are an established feature of the surrounding area such as at Nos. 11 and 31 Muswell Hill Road.

It is considered that the proposed front dormer would appear subordinate to the host building and would sit well within the existing roof slope. Further, the proposed dormer would follow the pattern of development in the area and would be finished in high quality materials.

Rear dormer

The proposed rear addition would be 6.6m wide, 3.6m deep. The proposed rear addition would be flush with the eaves and 520mm lower than the ridge of the existing building. The proposal would add an additional 1.51m in height above the existing eaves and would allow better access to an existing roof terrace to the rear (recently approved under HGY/2025/1099). The addition to the rear would also modify the existing rear roof form to give the appearance of the rear being 3 storeys. These sorts of additions are common in the area, such as at Nos. 27 and 31 Muswell Hill Road, and this addition would be finished in materials to match the existing and surrounding buildings. The proposed extension is considered to appear subordinate to the host building, creating a matching appearance to the adjacent property, while following the pattern of development.

Roof lights

The proposal also seeks the installation of rooflights to the front and rear roof slopes, with one located in the middle of the front roof, and two to the rear of the remaining roof slope. Roof lights of this number and scale are common throughout the surrounding street scene and therefore are considered to be acceptable in this case

Air conditioning unit to the side

The proposed air-conditioning unit would be positioned to the side of the property toward the rear close to the rear garden. The unit would be 2.4m above ground level and would be minimally visible from the streetscene. It is considered that this location would be acceptable as it would not appear dominant of the host building and would be positioned as far from the street as practicable.

In total the proposal is considered proportionate and subordinate to the host building and would not negatively impact the amenity of the site, or adjoining properties. Therefore, the local character and visual amenity of the area would be protected.

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.

Roof extensions

The proposed front dormer roof extension would be scaled similarly to other existing front dormer windows in the surrounding area and would front the highway. It is considered that the front facing nature of the dormer, and modest scale would not result in any adverse impact on neighbouring amenity.

The rear roof addition would be the same scale as the similar extension in place at No. 27 Muswell Hill Road and would share a boundary. The additional glazing to the rear would be extensive, however these properties back towards Highgate Wood and therefore cannot overlook into any opposing windows.

It is considered that the additional glazing at this level would not present any adverse impact to neighbouring amenity given the existing level of glazing at first and second floor levels, and the large gardens.

Rooflights

It is considered that the proposed rooflights would follow the pattern of development in the area and would not result in any overshadowing or loss of privacy to neighbouring properties.

Air-conditioning unit

The proposed air-conditioning unit would be positioned to the side of the property and therefore has the potential to cause disturbance to neighbouring properties though noise. Though this is not for an Air Source Heat Pump, the unit operates in a similar manner, only cooling rather than heating. As such, the applicants have submitted MCS sound calculations for the proposed unit including mitigations from adjacent walls and position of the unit, this calculation shows that the unit would pass the test with a noise level of 34dB(A).

As such the installation of the air-conditioning unit is deemed to be acceptable, subject to the noise does not exceed a noise level of 37dB(A) when measured 1m from the nearest adjacent habitable window. This limit is secured by way of a condition.

6. CONCLUSION

The proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and 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. RECOMMENDATION

The application is recommended for approval 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.

Approved drawings list: 090_Site Plan, ELL-090-A-04-300 Existing sections AA BB CC, ELL-090-A-06-300 Proposed sections AA BB CC, ELL-090-A-04-200 Existing Front and Rear Elevation, ELL-090-A-04-101 Existing 2F and Roof Plan, ELL-090-A-06-101 Proposed 2F & Roof Plan, ELL-090-A-06-300 Proposed Sections AA, BB, CC, ELL-090-A-06-100 Proposed GF Plan & Side ele, ELL-090-A-04-100 Existing GF Plan & Side ele, ELL-090-A-06-200 Proposed Front & Rear Elevation, ELL-090-A-06-400 Front dormer glazing detail

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

- 3 Noise emitted by all external building services plant shall not exceed the existing concurrent measured lowest LA90(15min) background noise level at any time when all plant is in use. The noise emitted shall be measured or predicted at 1.0m from the façade of the nearest residential window or at 1.2m above any adjacent residential garden, terrace, balcony or patio.

The plant and equipment shall be serviced regularly in accordance with manufacturer's

instructions and as necessary to ensure that the requirements of the condition are maintained. If at any time the plant is unable to comply with this Condition, it shall be switched off and not used again until it is able to comply.

REASON: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policy DM1 of the Development Management Development Plan Document 2017.

- 4 All plant and equipment installed shall be supported on adequate proprietary anti-vibration mounts as necessary to prevent the structural transmission of vibration and regenerated noise within adjacent or adjoining premises, and these shall be so maintained thereafter. If at any time the plant is unable to comply with this Condition, it shall be switched off and not used again until it is able to comply.

REASON: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policy DM1 of the Development Management Development Plan Document 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.