



Officer Report

Application Number: HGY/2026/1193
Application Type: Householder planning permission
Address: 34 Priory Road, Hornsey, London, N8 7EX
Proposal: Enclosure of existing front first floor balcony with timber framed windows and timber spandrel panelling to lower section.
Case Officer: Nathan Keyte
Valid Date: 29/04/2026
Applicant: Mr Oliver Hodson
Agent:

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

The subject property is semi attached two storey building with rear outrigger and loft conversion, in use as a dwellinghouse. The surrounding area is a mix of residential and open space.

The site is not located in a conservation area nor is it a listed building, but the building is a locally listed building.

The site is located within a critical drainage area.

2. PROPOSED DEVELOPMENT

Proposed enclosure of existing front first floor balcony with timber framed windows and timber spandrel panelling to lower section.

3. SITE HISTORY

HGY/2005/1786,

Address: 34, Priory Road, London, N8 7EX, London

Proposal: Creation of a vehicle crossover to a metropolitan road.,

Decision Date: 4 November 2005

Decision: Refuse

HGY/2024/2040,

Address: 34 Priory Road, Hornsey, London, N8 7EX

Proposal: Certificate of lawfulness: Proposed use for the formation of a hip-to-gable and rear dormer roof extensions with installation of roof lights and alteration to existing windows,

Decision Date: 11 September 2024

Decision: Permitted Development

4. CONSULTATION

N/A

5. LOCAL REPRESENTATIONS

The application has been publicised by the way of letters and a site notice. No representations have been received following the consultation period.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

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

Design and appearance

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.

The building is locally listed, and therefore policies relating to non-designated heritage assets apply.

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.

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.

The proposal is for the infilling of the existing first floor balcony/ veranda. The balcony is partially enclosed and under a roof overhang. The proposed works will involve enclosing the veranda with timber framed windows with timber spandrel to the lower section of the new glazing. Existing newell posts will be retained where possible, or replaced with new timber newell posts to match.

It is noted that the enclosure of the veranda of the other dwelling in the pair, that of 36 Priory Road, has occurred and was granted planning permission under HGY/2017/2820. The proposed enclosure will be of similar design and will bring balance back to the pair of dwellings. The materials utilised will be timber, and appropriate for use in the front façade of the locally listed building.

Considering the above points, and the site not being located within a conservation area, the proposal is considered to be acceptable with regard to impacts on the design and appearance of the host building and surrounding area and will be sensitive to the context.

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 residents.

The proposed works are of a scale and nature that will not lead to material impacts on neighbour amenity.

Conclusion

The proposal is considered acceptable subject to conditions. All other relevant policies and considerations, including equalities, have been considered. 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

The proposed extensions do not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. BNG

Not applicable.

9. 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 as listed below except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Approved plans list:

EXPR_100 Rev P01; Location Plan.

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

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.