



Officer Report

Application Number:	HGY/2026/0340
Application Type:	Householder planning permission
Address:	19 Curzon Road, Hornsey, London, N10 2RB
Proposal:	Erection of ground floor rear/ side extension with roof lights and erection of roof level rear dormer and update the front elevation to incorporate traditional style window (AMENDED PLANS).
Case Officer:	Adam Silverwood
Valid Date:	16/02/2026
Applicant:	Piotr Komborski
Agent:	Mr Marek Redo

RECOMMENDATION

Approve with Conditions

1. Proposed Development

This is an application for a ground rear extension with internal alterations and rear roof dormer.

The applicant has submitted revised drawings which reduce the depth of the proposed rear extension to 2.5 metres and update the front elevation to incorporate traditional-style windows that better reflect the character of the host property and surrounding street.

2. Site and Surroundings

The application site is a two-storey terraced building located on the western side of Curzon Road. The application site is located within the Muswell Hill conservation area.

3. Relevant Planning and Enforcement History

There is no planning history relevant to the consideration of this application.

5. Local Representations

The application has been publicised by way of letters sent to neighbouring properties, a site notice placed in the vicinity of the property and publication in a local newspaper. One representation was received from a local group.

The representation considered that the proposed development would not preserve the sash window as seen on the original building.

6. Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design and Impact of the proposed development on the Character and Appearance of the Conservation Area;
2. Impact on Neighbourhood Amenity

Design and Impact on the Character and Appearance of the Area

Policy DM1 (Delivering High Quality Design) states that ‘all new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area’, development ‘a) must relate positively to neighbouring structures, new or old, to create a harmonious whole; b) make a positive contribution to a place improving the character and quality of an area; c) confidently address feedback from local consultation; d) demonstrate how the quality of development will be secured when it is built; e) are inclusive and incorporate sustainable design and construction principles’.

Revised drawings have been submitted following the Council’s request for amendments to the design. Officers sought clarification regarding the proposed window treatment, as the original drawings showed a continuation of the existing three-section arrangement despite the supporting documentation referring to traditional timber sash replacements. The updated plans now address this inconsistency by incorporating traditional-style windows to the front elevation, which are more in keeping with the character of the host property and the surrounding street scene.

Single storey rear extension

The proposed single storey rear extension would be of 3.5 metres deep and span the full width of the property and would be of 3.2 metres height with a chamfered edge which would comprise rooflights. The proposed materials are detailed within the application form as matching the existing building. This is welcomed and would be secured by condition.

Rear dormer

The proposed rear dormer would be of 2.7 metres depth, 2.3 metres height and 3.5 metres width and would use materials that match the existing building. The proposed development is considered to not have an undue impact on the character of the host building, would not be widely visible and would not have a significant impact on the character and appearance of the conservation area and is therefore considered to be acceptable.

Replacement Windows

As per the amended plans traditional-style windows to reflect those associated with the original design of this property are to be used, in place of the 3 partite windows currently in place.

Impact on Neighbourhood 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 amenity of neighbouring resident.

Amendments were also requested to reduce the depth of the rear extension to 2.5 metres, as the previously proposed 3-metre projection would have significantly reduced the modest rear garden, extended well beyond the common rear building line, and resulted in an overbearing impact on No. 21, particularly given the difference in ground levels and the site’s orientation. The applicant has now reduced the depth to 2.5 metres. They have explained that no further reduction in height is feasible due to roof build-up and drainage requirements, and that the proposed height represents the minimum achievable without compromising internal usability or construction performance.

Single storey rear extension

The proposed rear extension would extend beyond the rear elevation of the neighbouring properties on both sides by 3 metres. The proposed development is not considered to unduly impact upon access to light or to overshadow adjoining occupiers at this depth and is therefore considered to be acceptable in this regard.

Rear dormer

The proposed rear dormer would be located at a distance of approximately 32 metres to the nearest property and is therefore not considered to present an undue impact on neighbouring amenity and is therefore considered to be acceptable in this regard.

Conclusion

The amended proposals for the rear extension, rear dormer and replacement windows are considered to respect the character of the host property and the Muswell Hill Conservation Area. The reduction in the extension depth and the introduction of traditional front windows ensure the scheme sits comfortably within its context. The development would not result in material harm to neighbouring amenity in terms of outlook, daylight, sunlight or privacy. The proposal therefore accords with the Development Plan and is acceptable.

All other relevant policies and considerations, including equalities, have been taken into account.

7. CIL Applicable

N/A – Under 100sqm no new unit.

8. Recommendation

It is therefore recommended that this application be APPROVED in accordance with the following conditions:

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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.

2505.103.A.FF - First Floor Proposed
2505.110.A.AA - Section AA Proposed
2505.102.A.GF - Ground Floor Proposed
2505.105.A.RP - Roof Plan Proposed
2505.122.A.RE - Rear Elevation Proposed
2505.123.A.SE - Side Elevation Proposed
2505.104.A.SF - Second Floor Proposed
2505.120.A.FE - Front Elevation Proposed
2505.121.A.SE - Side Elevation Proposed

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

- 3 The development hereby permitted shall be carried out in accordance with the external materials and finishes shown on the approved plans and documents, including the proposed facing materials, glazing, rooflights, windows, doors and all other external

elements. The development shall be completed and retained thereafter in accordance with the approved details.

Reason: To ensure a high standard of design, to safeguard the visual amenity of the surrounding area, and to preserve and enhance the character and appearance of the Muswell Hill Conservation Area, in accordance with Policy D3 of the London Plan (2021), Policies SP11 and SP12 of the Haringey Local Plan (2017), and Policies DM1 and DM9 of the Haringey 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.