



Officer Report

Application Number:	HGY/2026/0360
Application Type:	Removal/variation of conditions
Address:	5 Highgate Avenue, Hornsey, London, N6 5RX
Proposal:	Variation of condition 2 (Approved Plans) attached to planning permission ref: HGY/2025/1628 to increase the depth and install a sedum roof to single storey rear extension.
Case Officer:	Mark Chan
Valid Date:	11/02/2026
Applicant:	C/o Agent C/o Agent C/o Agent
Agent:	Mr Mandip Sahota

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT

This is a Section 73 planning application proposes to vary condition 2 (Approved Plans) attached to planning permission ref: HGY/2025/1628 to increase the depth and install a sedum roof to the approved single storey rear extension.

2. SITE AND SURROUNDINGS

The application site is a three-storey, semi-detached dwellinghouse on the eastern side of Highgate Avenue. The site is within the Highgate Conservation Area but not in the curtilage of a listed building.

3. PLANNING HISTORY

The most recent relevant planning history relating to the site is as follows:

HGY/2025/1628 – Single storey rear extension. Approved 07/08/2025.

7 Highgate Avenue

HGY/2026/0071 – Variation of condition 2 (approved plans) and condition 3 (materials) attached to planning permission HGY/2024/2065 to amend the approved scheme to increase the rear extension depth to 4m. Approved 15/05/2026.

4. CONSULTATION

Internal:

LBH Conservation Officer – The proposed application would increase the size of the extension to 6m deep, this is much deeper than any of the other extensions and it would no longer be a

subservient addition, disproportionately large compared to the host building and would be a dominant addition. An increase in size to 6m would not be supported.

The increase in depth would also bring the extension, and the associated ground works closer to the large mature trees in the background. If minded to grant, any proposed works would need to ensure the longevity of these trees to not cause harm to the character and appearance of the conservation area. The proposed sedum roof would have a neutral impact on its own.

External:

TfL London Underground – I can confirm that London Underground/DLR Infrastructure Protection has no comment to make on this planning application.

5. LOCAL REPRESENTATIONS

The application has been publicised by way of site notice and letters. No objection was received from neighbours, local groups, etc in response to notification and publicity of the application.

6. MATERIAL PLANNING CONSIDERATIONS

Background

The principle of introducing a single storey rear extension to the host property has already been established under planning permission reference: HGY/2025/1628.

The main amendment proposed in this S.73 planning application relates to the increase in depth and install a sedum roof to the approved single storey rear extension. Two new windows would also be added to northern flank elevation. The impacts of such changes and amenity are to be considered in more detail below.

The main planning considerations raised by the proposed development are:

1. Design & heritage;
2. Neighbouring amenity;
3. Trees and landscaping.

Design & heritage

This application is being considered against Local Plan Policy SP11 'Design' and DPD Policy DM1 'Delivering High Quality Design' which requires buildings/ structures to be of a high, site specific, and sensitive design quality and to safeguard neighbouring amenity. Equally and more specifically it is being considered against DPD Policy DM12 'Housing Design and Quality' which 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.

Applications within a conservation area must also comply with Policy DM9 of the Development Management Development Plan 2017, ensuring that any proposed development preserves or enhances the area's character and appearance. This policy emphasises the importance of assessing the impact on heritage assets and their settings, requiring that any alterations or additions be sensitive to the historic fabric and contribute positively to the conservation area's visual coherence and architectural integrity.

Policy DH2 of the Highgate Neighbourhood Plan (HNP) 2017 requires proposals to preserve or enhance the character and appearance of Highgate's conservation areas. Policy DH4 requires rear extensions to be subordinate to and complement the original dwelling.

The proposed amendment would increase the maximum depth of the approved extension from 4.1m to 6m on the northern side and have stepped rear elevation with the southern elevation being 5.4m deep. The roof would remain flat, but the height of the solid roof would be decreased by 0.174m. However, as a new sedum roof would be installed, the overall height of the extension would increase slightly to 3.45m. Furthermore, the rear elevation of the extension would be rendered to ensure durability, weather resistance, and a consistent finish over time. A high-quality acrylic render in a dark grey tone (Colour - Patagonia PT6) has been chosen to achieve a clean, recessive, and contemporary finish that would sit comfortably alongside the existing brick host building. It is observed that all neighbouring rear extensions have varying and contemporary design and proposed massing and material would not be out of keeping with the existing pattern of development in the locality.

Whilst the enlarged extension would be slightly deeper (approximately 2m) than the existing rear extensions at neighbouring properties and the rear extension recently approved at No. 7 Highgate Avenue, its position at lower-ground level and at the rear of the property means it is not visible from the public realm. Given the substantial scale of the host building and the relatively deep rear garden, the enlarged extension remains a proportionate and subordinate addition.

The incorporation of a green roof will further serve to soften and integrate the appearance of the extension into its surroundings, reducing its visual presence and enhancing its relationship with the garden setting.

Accordingly, the proposal would not cause harm to the character or appearance of this part of the Conservation Area, leaving it preserved in accordance with Policy DM9 of the Development Management DPD 2017.

Impact on Neighbouring Amenity

London Plan Policy D6 outlines that the design must not be detrimental to the amenity of surrounding housing, in specific it is stated that proposals should provide sufficient daylight and sunlight that is appropriate for the context, while also minimising overshadowing. Furthermore, DM DPD Policy DM1 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 open aspects to adjacent buildings and land. Schemes should also avoid overlooking and loss of privacy that would be detrimental to the amenity of neighbouring residents.

North of the site is No. 3 Highgate Avenue which has an existing 3m deep single storey rear extension built away from the boundary fence. The enlarged extension would also be built 1m away from the boundary fence. Given the separation and the existing rear extension at No. 3, it is not considered the proposal would adversely impact the residential amenities of No. 3 in terms of loss of daylight/sunlight, privacy and outlook nor appear overbearing.

South of the site is No. 7 Highgate Avenue which has recently been approved a 4m deep single storey rear extension that would be built up to the boundary (Ref: HGY/2026/0071). The enlarged extension would also be built up to the boundary and projecting only 1.4m from the rear elevation the newly approved extension at No. 7. Whilst the overall the height of the extension would increase to 3.45m, this is mainly due to the new sedum roof which would help to minimise impact. It should also be noted the enlarged extension would be at lower ground level and be enclosed by

2.3m high existing boundary fences. Due to the above reasons, it is not considered the enlarged extension would adversely impact the residential amenities of No. 7 in terms of loss of daylight/sunlight, privacy and outlook nor appear overbearing.

Trees and Landscaping

As mentioned in the Officer Report of the original application ref: HGY/2025/1628, the mature trees on the site are located to the very rear of the garden. The enlarged extension, whilst being deeper than the approved by 2m, is still quite far away from the vegetation. As such, it is not considered necessary for a tree survey to be conducted as part of this application.

Conclusion

The bulk, scale and material of the enlarged rear extension is considered subservient to the host building and compatible with the consented and constructed rear extensions of neighbouring properties. The development is considered to respect the scale and character of the host property, locality and the wider Highgate Conservation Area and complies with policies outlined above.

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

The increase in internal floor area would not exceed 100sqm and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions.

Conditions:

- 1 The development hereby permitted shall begun not later than the expiration of 07/08/2028.

Reason: To ensure the commencement timescale for the development is not extended beyond that of the original planning permission granted on 07/08/2025 Haringey Ref: HGY/2025/1628 and to comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans as listed below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved plans list:

- 1459 - Planning Covering Letter.pdf
- 2602-GA-1001 (1)-Proposed Plans GA-A-
- 2602-GA-1000-Proposed Site Plan-A-
- Visual of the Proposed Rear Extension
- 2602-GA-1011-Proposed Section (Kitchen) & North Elevation-A-
- 2602-GA-1012-Proposed South & Rear Elevations-B-
- 2602-GA-1010-Proposed Section (Bedroom) & North Elevation-A-

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

- 3 The facing materials for the external walls of the development shall be those specified and illustrated in the submitted application documents and approved drawings. The roof of the extension shall be constructed and maintained as a green roof, in accordance with the details shown in the application.

Reason: To ensure a high-quality appearance to the development and to safeguard the visual amenity of neighbouring properties and 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.

Informatives:

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: 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.