



Officer Report

Application Number: HGY/2026/1391
Application Type: Full planning permission
Address: Flat 1, 40 Southwood Avenue, Hornsey, London, N6 5RZ
Proposal: Installation of two conservation style windows to the existing front and side roof planes.
Case Officer: Adam Silverwood
Valid Date: 21/05/2026
Applicant: Mr Jonathan Henggeler-Davies
Agent:

RECOMMENDATION

Approve with Conditions

1. Proposed Development

This is an application for two rooflights installed on the main roof slope on the front and side elevation.

2. Site and Surroundings

The application site is a three-storey terraced building with basement located on the northern side of Southwood Avenue. The building is arranged into flats with this application relating to the topmost flat. The application site is located within the Highgate 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 within the vicinity of the site and advertisement in a local paper. No responses were received.

LBH Conservation - 'The proposed rooflights would have a neutral impact on the significance of the CA, they are similar to the ones seen in adjacent buildings and would not be a prominent feature, nor contribute to a cluttered roofscape'

6. Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design and heritage
2. Impact on Neighbourhood Amenity

Design and heritage

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 contribute 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'.

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.

The Highgate Neighbourhood Plan is also a material consideration In determining this application.

The proposed application seeks permission for a 1.4 x 1.6 metre conservation style roof light located on the western facing roof slope and for a smaller 1 x 1 metre conservation style roof light located on the southern facing front elevation.

It is considered that while the proposed flank roof light would not be visible from the street scene, that the front facing roof light would be. However, it is considered to be a minor development that would not have a material impact on the character and appearance of the conservation area, as such leaving it preserved.

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.

The proposed roof lights are located at sufficient distances at appropriate angles so as to not unduly impact on neighbouring amenity or to overlook adjoining occupiers and are therefore considered to be acceptable with regard to their impact on neighbouring amenity.

Conclusion

The proposed application for two conservation style rooflights located on the front and side roof sloop are considered to be appropriately respectful the of the character and appearance of the area, subservient to the host dwelling and to not present any undue detriment to neighbouring amenity and is therefore considered to be 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.

021-SOA-135-Elevation West Proposed
LocationPlan.pdf
021-SOA-113-Roof Plans Existing and Proposed
021-SOA-136-Elevation South Proposed

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

- 3 The proposed rooflights 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 to preserve the character and appearance of the Conservation Area, consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policies DM1 and DM9 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: 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.