



Officer Report

Application Number:	HGY/2026/1319
Application Type:	Full planning permission
Address:	Flat B, 114 Middle Lane, Hornsey, London, N8 8NT
Proposal:	Erection of rear roof extensions and internal alterations to first floor flat.
Case Officer:	Roland Sheldon
Valid Date:	11/05/2026
	6
Applicant:	Jason Baker
Agent:	Paul Lofthouse

RECOMMENDATION

Approve with Conditions

1. Site and Surroundings

The subject site contains an upper floor flat within a two-storey property that has been converted historically into four self-contained flats on the eastern side of Middle Lane, N8. The surrounding uses are residential. The site does not contain a listed building and is not located within a conservation area.

2. The Proposal

Erection of rear roof extensions and internal alterations to first floor flat.

3. Relevant Planning and Enforcement history

The planning history in relation to the site is as follows.

Relevant planning history:

114, Middle Lane, N8

OLD/1963/0452: Demolition of existing houses & erection of block of 4 flats – Approved 30/01/1963

OLD/1964/0518: Demolition of houses & erection of block of 4 flats (12 habitable rooms). (Completed 14th November 1966) – Approved 30/10/1964

Flat B, 114, Middle Lane, London, N8 8NT

HGY/2021/2744: Formation of dormer window to rear roofslope – Approved 04/11/2021

No relevant planning enforcement history.

4. CONSULTATION RESPONSE

There were no statutory consultees for this planning application.

5. LOCAL REPRESENTATIONS

The application has been publicised by way of letters sent to neighbouring occupants. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objecting: 1

The following comments were received that are considered material to the determination of this planning application:

- Loss of privacy due to inclusion of east-facing windows in the dormer

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

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

Design & Character

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.

The proposed dormer would have a staggered width, with part located on the rear roof plane of the principal building and a large section projecting over the gable end rear rear projection. It would be externally clad in zinc with glazing placed on its rear and southern elevations. The roof extension, whilst sizeable, would remain sufficiently subservient in scale to the host building within the context of the building when viewed as a whole.

Whilst most other properties in the locality are terrace dual-pitch dwellings and therefore a different housing typology, a large proportion of properties have been subject to large roof extensions, and the proposed extension would not be out of character with the locality in this respect.

The proposal is therefore considered to be acceptable with regards to design and character considerations.

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.

The proposed roof extension would be set within the footprint of the existing building and would not project above the ridge of the original roof. It would not result in an unacceptable loss of light or outlook by neighbouring occupants. Revised plans have been received which show the south-facing windows are to be treated with obscure non-opening glazing unless located over 1.5 metres from finished floor level.

Whilst this may still provide some very limited views over 1.5 metres towards properties on the south, this would not be considered to result in an unacceptable loss of privacy for the occupants of nos. 108-112 Middle Lane.

An objection has been received from occupants within Lightfoot Studios with regards to loss of privacy arising from the inclusion of east-facing windows in the dormer. Given that there are already first floor rear-facing windows within the host building, and it is a very conventional relationship to have a degree of overlooking of neighbouring properties from rear-facing windows, the windows would not result in an unacceptable worsening of privacy conditions of occupants of neighbouring properties, including those within Lightfoot Studios.

Taking the above into consideration, the proposal would be acceptable with regards to amenity impact considerations.

7. Conclusion

The proposal is acceptable with regards to design, character and amenity impact considerations.

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

8. CIL APPLICABLE

The additional floorspace is less than 100 square metres and as such is not liable for CIL.

9. RECOMMENDATION

GRANT PERMISSION subject to 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.

4245-GA520 PL 3: Proposed elevations
4245-GA310 PL 2: Proposed ground/site plan
4245-GA 421 PL 2: Proposed section
4245-GA001 PL: Location plan
4245-GA313 PL 2: Proposed roof plan
4245-GA312 PL 2: Proposed loft plan
4245-GA311 PL 2: Proposed first floor 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.