



Officer Report

Application Number:	HGY/2026/0680
Application Type:	Full planning permission
Address:	Flat E, 11 Hornsey Lane Gardens, Hornsey, London, N6 5NX
Proposal:	Single storey full width extension and first floor partial extension
Case Officer:	Eunice Huang
Valid Date:	08/04/2026
Applicant:	Ms Christina Beyer
Agent:	Mr Constantine Koritsas

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a flat located at the rear of 11 Hornsey Lane Gardens, which occupies a prominent corner plot at the junction with Milton Avenue, within the Miltons sub-area of the Highgate Conservation Area. The street is characterised by early 20th century development, including red-brick Queen Anne revival terraces to the north and gabled two-storey houses with decorative porches and landscaped front gardens to the south. The Conservation Area Appraisal identifies these buildings as making a positive contribution through their consistent use of timber detailing, stucco trim, bays and gabled attic forms.

No. 11 is one of two matching corner properties that mark the transition between Hornsey Lane Gardens and Milton Avenue, both featuring distinctive elongated roof slopes and turreted corner elements that reinforce the architectural rhythm of the area. Its position and detailing give it particular townscape importance within this coherent group.

The surrounding streets, including Milton Avenue, share similar characteristics such as stepped terraces, original joinery and consistent roof forms. The appraisal highlights the need to retain these features and avoid alterations that disrupt the established rhythm or roofscape. No. 11 is therefore considered to make a positive contribution to the character and appearance of this part of the conservation area.

2. THE PROPOSAL

The proposed is for a single storey full width rear extension and first floor rear extension. The single storey extension includes a projection on the Milton Avenue elevation to facilitate an entry hall.

Amended plans have been submitted during the application process with the following changes:

- The flat roof of the ground floor extension has been amended to a part flat roof and part sloped roof adjacent to the boundary with No. 13 Hornsey Lane.
- The entry bay on the Milton Avenue elevation has been reduced in height and depth.

- The first-floor addition has also been amended so that it is set in from the Milton Avenue elevation.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The application history has been taken into account in this assessment.

- HGY/2008/1211 – Flat E - Erection of new fence inside and above existing stone wall along Milton Avenue (enclosing rear garden), replacing existing trellis, and installation of new side gate. Refused
- OLD/1988/1171 - 1/2/88 Erection of double garage (Extension of Validity). Refused
- OLD/1988/0730 – Flat 11B - 20/6/88 Formation of new dormer windows to roof space of 2nd floor rear bedsit flat to provide new bedroom. Approved with conditions
- OLD/1986/0692 - 10/5/86 Use as five self-contained flats (E.U.C). Approved with conditions
- OLD/1981/0694 - 14/4/81 Erection of new garage. Approved with conditions
- OLD/1980/1100 - 9/4/80 Erection of garage. Withdrawn
- OLD/1980/0976 - 20/5/80 Erection of 3 storey dwelling at the rear of 11 Hornsey Lane Gardens. Refused
- OLD/1975/0950 - Conversion into 5 self-contained flats. Withdrawn

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

- LBH Conservation Officer: Objection.

Concerns about the scale and design of the extension. The first-floor extension would need to be further back on the street elevation and down from the existing eaves to reduce its prominence on this elevation.

Objection to the creation of the entrance projection, which should be in line with the main building line, not the bay window, which is supposed to be one of the main focal points of the building. Adding a projection would make this extension less ancillary and subservient in nature.

(Planning Officer comment: The plans have since been amended so that the first-floor extension is setback from the street elevation. The entrance bay has also been amended in height and depth. Officers consider this to be satisfactory in addressing the heritage concerns about the development's relationship to the host building. These issues are expanded upon further in this report).

- LBH Arboricultural Officer: No objection subject to tree protection.

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses: 2

Objecting: 2

Support: 0

Representation: 0

The following issues were raised in representations and are addressed further on in this report or below:

- Overshadowing and daylight impact on adjoining rear garden, due to depth, siting, width and height of ground and first floor extension
- Overbearing impact on neighbouring garden
- Rear extension is not subordinate to original dwelling.
- Pre-application comments have not been addressed in relation to height and design.

5. PLANNING CONSIDERATIONS

Design & heritage

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.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The Highgate Neighbourhood Plan (2017) is also a material consideration in the determination of this application.

The existing single storey rear extension will be demolished and a replacement single storey rear extension will be erected. The new extension will be full width and have a depth of 5.5m. This will be 1.2m deeper than the existing extension. The extension would have a flat roof with a height of 3m, with the exception of a pitched roof adjacent to the common boundary with No. 13, which pitches down to a height of 2.3m. The extension includes a 0.4m deep projection on the Milton Avenue elevation, which will form an entrance hall. This projection will have a height of 2.37m.

The single storey extension will be subservient in size and scale to the host building. The extension will not dominate the street nor detract from the prominence of the original bays and corner turrets. The single storey extension sits on a lower level than the original building, due to the fall in the topography, at a subordinate height to the ground level bay window. Further to this, the proposed

entrance bay has a further step down in height, which sits below the head of the lower ground bay window. It also does not project beyond the existing bays. By virtue of its modest width, height and depth, the single storey extension and entrance bay will not be a focal point of the street elevation. Its subservient and ancillary appearance is considered acceptable.

It is noted the neighbouring property at No. 9 Hornsey Lane includes an entrance bay addition on its Milton Avenue elevation. This neighbouring extension can be seen to detract from the elevation due its siting off the original elevation, adjacent to and projecting beyond the original bay windows and turret. The proposed scheme, in comparison, is respectfully sited and designed so that it does not compete with the form of the original building.

The proposal also includes a first floor extension 1.13m deep and 3.6m wide. It will be setback 0.45m from the existing Milton Avenue façade, and set down 0.23m from the existing eaves of the main roof. Its siting and modest size and scale maintains the prominence of the steep roof slope on this elevation. The extension will be legible as a subservient addition that complements the street and rear elevation.

The extensions will be constructed of white painted brick to match the existing building. The first floor addition will have white timber sash windows, which would complement the existing fenestration. The ground extension will have powder coated aluminium frames for the rear glazing. This is considered acceptable for the less prominent single storey element. A condition will be attached requiring materials and colours to match existing.

The overall quantum of the proposed extensions is considered proportionate and subordinate to the host building. The extensions will be legible and inoffensive against the original built form, maintaining the character of the building. As such, it will not disrupt the urban grain of the Conservation Area. Thus, the local character and visual amenity of the Highgate Conservation Area would be protected. In reaching this decision considerable importance and weight has been given to preserving the character and appearance of the conservation area, in line with the statutory test.

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.

- Overshadowing and daylight impact on adjoining rear garden, due to depth, siting, width and height of ground and first floor extension
- Overbearing impact on neighbouring garden
- Rear extension is not subordinate to original dwelling.
- Pre-application comments have not been addressed in relation to height and design.

Neighbour objections have raised concerns about the impact of the ground and first floor extension on outlook and sunlight & daylight impact on the adjoining rear garden at No. 13 Hornsey Lane Gardens.

The proposed extensions, as amended, will not adversely impact the amenity of the neighbouring properties. Following consultation of the application, the application was amended so that the ground floor extension has a pitched roof adjacent to the common boundary with No. 13. It will have a height of 2.3m on the boundary. This is considered acceptable in mitigating overbearing and daylight & sunlight impact on the adjoining property. The applicant has submitted a diagram (Drawing No. 09), demonstrating that the solar angles and solar impact of the amended scheme would be similar to the existing rear extension.

The first-floor addition will have a separation distance of 2.9m from the common boundary. This setback, in conjunction with its modest depth of 1.13m, means that the first-floor extension will not have an overbearing impact or daylight/sunlight impact on the neighbouring properties.

Impact on Trees

London Plan Policy G7 requires existing trees of value to be retained, and any removal to be compensated by adequate replacement. This policy further sets out that planting of new trees, especially those with large canopies, should be included within development proposals.

DPD Policy DM1 requires proposals demonstrate how landscaping and planting are integrated into a development as a whole, responding to trees on and close to the site.

All trees within and immediately adjacent to the site fall within a Highgate Conservation Area. A Fig tree on the site and a street Birch tree are located in proximity to the proposed development. The trees will be retained and protecting during development. Conditions will be attached in respect to tree protection.

6. CONCLUSION

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours in accordance with the 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.

7. 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, other than where those details are altered pursuant to the conditions of this planning permission.

Approved plans list: 01A, 02A, 03A, 04D, 05B, 07A, 08A

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

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: To ensure that the development integrates satisfactorily with the host building and preserves the character and appearance of the Highgate Conservation Area, in the interests of visual amenity and good design, in accordance with Policy D3 of the London Plan (2021), Policy SP11 of the Haringey Local Plan (2017), and Policies DM1 and DM9 of the Haringey Development Management DPD (2017).

- 4 No development shall start until all those trees to be retained (Fig tree on site and Birch tree on the street), have been protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 3998:2010 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after building works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

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.

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.