



Officer Report

Application Number:	HGY/2026/0396
Application Type:	Full planning permission
Address:	Flat B, 55 Tetherdown, Hornsey, London, N10 1NH
Proposal:	Proposed loft conversion incorporating rear dormer.
Case Officer:	Ben Coffie
Valid Date:	20/02/2026
Applicant:	Mr Jacques Fritsch
Agent:	Mr Russell Clark

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application relates to an end terrace two storey Edwardian development on the former grounds of Muswell Lodge. It is part of a red-brick two-storey gabled group of terraces. These are more modest version of the houses in central Muswell Hill, built in brick and roughcast, some with elaborate timber columned porches, although only one house (No. 48) retains its balcony. No. 55, originally a mirrored pair with No.53

The site lies within the Muswell Hill Conservation Area. The Muswell Hill Conservation Area is a notable and well-preserved example of an Edwardian suburb of considerable consistency and quality.

2. THE PROPOSAL

The application proposes a loft conversion incorporating rear dormer. During the application the dormer extension was reduced to a depth by approximately 1m and would measure 4.5m deep. The materials and design of the dormer will remain the same.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2017/1733,

Address: 57, Tetherdown, London, N10 1NH, London

Proposal: Erection of two storey rear extensions; single storey side / rear infill extension (following demolition of external w/c); dormer roof extension; erection of front boundary treatment; alterations to front entrance and first floor front glazing / fenestration; 3 x front rooflights; and an additional window in the front gable,

Decision Date: 25 July 2017

Decision: Approve with Conditions

HGY/2016/0538,

Address: 55, Tetherdown, London, N10 1NH

Proposal: Erection of single storey rear extension,

Received Date: 19 February 2016

Valid Date: 19 February 2016
Decision Date: 24 March 2016
Decision: Approve with Conditions

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

LBH Conservation Officer: Raises an objection - The proposed dormer would be visible from the street and would erode the original form of the building, one of its currently retained redeeming feature which means it has some consistency with the rest of the group and the other half of its mirrored pair. The dormer would be an irreversible alteration which would set a poor precedent and would not be supported by conservation.

Local amenity groups

The following local groups/societies made representations:

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows and additional 21 days consultation was undertaken following the receipt of the amended proposal.

No of individual responses 1

Objecting 1

Support 0

Neither 0

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

- The proposal shows the dormer cheek set onto the boundary parapet line (gable end), with no set back.
- Overbearing impact as the dormer would extend a meter beyond the rear wall of the adjoining property at No.57
- Triangular window design would not be in keeping with the character and appearance of the conservation area.

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.

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 property occupies a prominent corner position at the junction of Tetherdown and Burlington Road, with a long principal elevation facing Burlington Road and the main entrance located on this side. The roof form of No. 55 differs from the attached property one house in from the corner, with a noticeably deeper footprint and roof depth.

Proposed dormer

The proposed dormer would be positioned on the inner roof slope adjacent to the existing dormer at No. 57. During the course of the application, the dormer was reduced in depth by approximately 1 metre. This amendment ensures that a substantial portion of the rear roof slope is retained, allowing the dormer to sit proportionately above the outrigger rather than appearing overly dominant or top heavy.

The reduced scale and depth of the dormer significantly limit its visibility from Burlington Road. Given its position on the inner roof slope and the retained expanse of roof around it, the dormer would not be openly perceptible in public views and would not disrupt the established roofscape. The terrace displays a varied roof form, with differing outrigger depths and several examples of existing dormer extensions. In this context, the amended dormer would not appear incongruous or harmful.

The inclusion of a triangular window within the dormer, while differing from the traditional fenestration pattern, responds to the geometry of the roof pitch and avoids privacy impacts that a conventional side window might create. Its modest scale, set back position and limited visibility ensure that it does not detract from the architectural character of the host building or the wider Conservation Area. The reduced depth of the dormer relative to the neighbouring dormer at No. 57 ensures that it remains subservient and avoids any undue projection beyond the established rear building line.

Taken together, the amendments ensure that the dormer is discreet, proportionate and sympathetic to the varied roofscape of this part of the Muswell Hill Conservation Area. The proposal preserves the character and appearance of the Conservation Area and does not result in harm to its significance.

Front Rooflight

The proposed front rooflight is modest in size and appropriately positioned on the front roof slope. It would sit flush with the roof plane and would not create visual clutter or disrupt the uniformity of the terrace when viewed from the street. The rooflight is therefore acceptable in design and heritage terms.

For the reasons above, the proposal will not cause harm to the character and appearance of the conservation area leaving it preserved.

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 location of the dormer and the front rooflight at roof level means that they pose minimal amenity impacts. The property forms the book-end of the terrace, with a projecting outrigger running perpendicular to the adjoining dwellings. Although the proposed dormer extends moderately beyond the existing rear building line/ rear dormer to No 57, its position on the inner roof slope to a current deep outrigger with roof form and its reduced depth ensure that it would not result in any adverse impact on neighbouring properties, specifically not being overbearing or harming condition of outlook and light.

The triangular shaped window would face towards rear garden of the application property and any additional opportunities for overlooking would not be significant and in effect similar to that which exists with neighbouring dormers.

For these reasons, the proposed development would not result in any adverse impact on the amenity currently enjoyed by neighbouring properties and is compliant with the relevant policies outlined above.

Conclusion

As amended, the proposal is considered acceptable in design, heritage and amenity consideration and would not harm the character and appearance of the Muswell Hill Conservation Area as such being in accordance with the policies outlines above, with all other relevant policies and considerations including equalities having been taken into account.

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

Approved drawings list: Location Plan, 1065/2A.

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

- 3 The external materials to be used in the development shall accord with the materials specified on the approved drawings.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual amenity of neighbouring properties and the locality, in accordance 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: 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: 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.