



Officer Report

Application Number:	HGY/2026/1222
Application Type:	Householder planning permission
Address:	2 Holt Close, Hornsey, London, N10 3HW
Proposal:	Formation of roof extension; upgrade to all existing glazing; rearrangement of rear access stairs
Case Officer:	Oskar Gregersen
Valid Date:	01/05/2026
Applicant:	Mr David Snower
Agent:	Mr Matthew Whittaker

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a four storey mid-terrace dwellinghouse located within a residential cul-de-sac lined with 10 post-war four storey terraced houses built circa 1967. The properties each have their own garage and external parking space. The front door of the houses is reached by a ramped and stepped walkway leading to the upper ground floor of the properties. The garage entrance slopes down to meet the lower ground floor. All the houses also have a large rear garden with an original external terrace leading to the garden via a stair. Many of the houses along the cul-de-sac have been renovated with a range of approaches including upgraded glazing, ground floor extensions and extensions to the existing roofs.

The site is not located within any conservation area, nor does it affect the setting of any listed building.

2. THE PROPOSAL

The proposed is for the formation of roof extension; upgrade to all existing glazing; rearrangement of rear access stairs.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

There is no relevant planning or enforcement history.

4. CONSULTATION RESPONSES

No responses.

5. PLANNING CONSIDERATIONS

Design & appearance

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.

This proposal seeks the formation of a roof extension over the front terrace, replacement and upgrade of glazing throughout the building, and the reconfiguring of the existing rear access stair.

Roof extension:

The proposed roof extension would extend 2.7m forward at roof level, at a width of 3.44m. The roof extension would also add approx. 1m in depth to the rear of the roof. This extension would cover the original front terrace of the property, leaving the rear terrace. The extension would be clad in standing seam zinc and would appear as a contemporary addition to this site. This form of extension has been completed at a number of sites within the area and as such this addition is considered to follow the pattern of development and would be acceptable.

The proposal addition would be proportionate and subordinate to the host building and would not negatively impact the amenity of the site, or adjoining properties. Therefore, the local character and visual amenity of the area would be protected.

Window replacement:

Submitted plans show that it is proposed to remove the existing windows to second, third, and fourth floor windows and replace them with double glazed units that have a similar appearance and opening style.

It is noted that changes to windows outside of a conservation area can be completed under permitted development provided they are of a similar appearance, and as such the changes here are deemed to be acceptable.

Alterations to stair:

The proposed alterations to the stair are considered to be minor and would not materially alter the appearance of the host building and are therefore considered to be acceptable.

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.

It is considered that the proposed alterations mentioned above would not result in any adverse impacts to neighbouring amenity through loss of light, privacy, overlooking or enclosure. As such, it is considered that the proposal would be compliant with DPD Policy DM1 and should be approved.

6. CONCLUSION

The proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

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

Approved drawings list: 26135 E050 Existing Elevations, 26135 E010 Existing Plans, 26135 P150 Proposed Elevations, 26135 E001 Block Plan, 26135 P100 Proposed Plans, 26135 E001 Location 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: 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.