



Officer Report

Application Number:	HGY/2026/0977
Application Type:	Householder planning permission
Address:	2A Holmesdale Road, Hornsey, London, N6 5TQ
Proposal:	6m Single Storey Rear Extension and Side Infill Extension with Flat Roof and 2 No. Rooflights (AMENDED PLANS).
Case Officer:	Josh Parker
Valid Date:	10/04/2026
Applicant:	Mr Ahmet Cicen
Agent:	Mr Ali Erturk

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

The application site comprises a two-storey end-of-terrace dwelling dating from the 1960s, constructed at the end of a Victorian terrace and currently in use as a single-family dwelling.

The site is located on the southern side of Holmesdale Place within the Highgate Conservation Area. Whilst it is not listed and does not lie within the curtilage of a listed building, it forms part of a terrace that contributes positively to the character and appearance of the Conservation Area. Holmesdale Place is characterised by a cohesive architectural identity, with the terrace making a positive contribution to the area's historic significance and townscape character.

2. PROPOSED DEVELOPMENT

This application seeks permission for the erection of a 6m single-storey rear extension and a side infill extension with a flat roof incorporating two rooflights. The scheme has been revised during the course of the application to minimise its impact on the neighbouring property's lightwell.

3. SITE HISTORY AND ENFORCEMENT

All existing planning applications have been considered for this application

4. CONSULTATION

LBH Conservation: No comment

5. LOCAL REPRESENTATIONS

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

Objections: 2

Support: 0

Objections summarised

- Whilst there is general support for the scheme, there are concerns with how the extension would impact the lightwells of No. 2 documented in the objection photos.

Officer comments: The applicant has amended the scheme to reduce the height of the wall adjacent to the lightwell to 2.4m. The implications of this amendment are assessed in more detail within the neighbouring amenity section of this report.

Non material planning objection

- Concerns with the boundary correctness

Officer comments: This matter is not, strictly speaking, a material planning consideration and is more appropriately characterised as a civil matter. A person may submit a planning application in respect of land regardless of ownership.

Notwithstanding the above, an informative is being imposed advising that the grant of planning permission does not convey any right to enter onto, occupy, or undertake works on land that is not within the applicant's ownership or control.

5. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and heritage.
2. Impact on neighbouring amenity.

Design and heritage

Development Plan Document (DPD) Policy DM12 (Housing Design and Quality) requires extensions and alterations, including works to roofs, to be of a high, site-specific and sensitive design quality. Proposals must respect and complement the form, setting, period and architectural characteristics of the host building, including its detailing and external features.

DPD Policy DM1 (Delivering High Quality Design) requires development to relate positively to its locality, using high-quality matching or complementary materials that respond sensitively to their context. Local Plan Policy SP11 similarly seeks the highest standard of design that respects local character, context and historic significance, supported by London Plan Policy D6.

DPD Policy DM9 requires development to preserve or enhance the character and appearance of the borough's conservation areas. London Plan Policy HC1 requires development proposals affecting heritage assets to conserve their significance and be sympathetic to their form, scale, materials and architectural detail. Where relevant, Policy DH2 of the Highgate Neighbourhood Plan (2017) requires proposals to preserve or enhance the character and appearance of Highgate's conservation areas and to respect the setting of listed buildings and other heritage assets.

The host dwelling occupies a somewhat unusual position within the streetscape, comprising a modest two-storey dwelling constructed in the 1960s at the end of a Victorian terrace. To the south, the site is adjoined by a series of single-storey outbuildings and sheds which, together with the host dwelling, make at most a neutral contribution to the character and appearance of the Conservation Area.

It is noted that all proposed works are confined to the rear of the property and would not be visible from the public realm.

The proposal comprises a 6m single-storey rear extension, stepping back to align with the neighbouring extension at No. 2. The extension incorporates two rooflights and a modest pitched roof section, which has been revised during the course of the application to address concerns regarding impacts on the neighbouring lightwell. The extension would infill the full width of the plot and would have a height of approximately 3.03m along both side boundaries. The use of matching brickwork, combined with large contemporary openings facing the garden, is considered acceptable in this context.

Although substantial in footprint, the rear extension would sit comfortably within the established pattern of rear extensions and infill development at Nos. 2, 8 and 10. It would not overwhelm the host building or result in an unacceptable loss of private garden space, which would remain well in excess of London Plan expectations.

Accordingly, the proposal is considered to be appropriately proportioned, responsive to its context and capable of preserving the character and appearance of the Highgate Conservation Area. The development therefore accords with the relevant design and heritage policies set out above.

Impact on Neighbouring Amenity

London Plan Policy D6 requires development to safeguard the amenity of surrounding housing, ensuring appropriate levels of daylight and sunlight and minimising overshadowing. DPD Policy DM1 (Delivering High Quality Design) requires proposals to secure a high standard of privacy and amenity for both users and neighbours. This includes maintaining appropriate levels of daylight, sunlight, outlook and privacy, and avoiding any undue sense of enclosure or loss of amenity to neighbouring occupiers.

Properties on Northwood Road would experience some additional built form along their rear boundaries. However, given the existing boundary treatments and the substantial separation distances created by the depth of the rear gardens, the proposal would not result in harm to the amenities of these occupiers. The relationship is typical of a dense urban environment and would not give rise to material overlooking, loss of privacy or an unacceptable sense of enclosure. The revised scheme incorporates measures specifically intended to reduce impacts on No. 2, particularly in relation to the neighbouring lightwell. The roof section adjacent to the lightwell has been redesigned with a pitched form, reducing its height to a maximum of 2.4m along this section of the boundary. This reflects the established pattern of rear extension development within Highgate and across the wider borough.

The revised design is intended to minimise overshadowing and reduce any perceived sense of enclosure. Whilst some impact on the lightwell is acknowledged, the principal sources of light from the garden and patio areas would remain unaffected. Given the reduced height and pitched roof form, any additional impact on daylight or outlook would be limited and would not amount to a material loss of amenity.

The proposal is therefore considered acceptable in terms of its impact on neighbouring occupiers and is not considered to result in any unacceptable harm relating to daylight, sunlight, privacy, outlook, bulk or sense of enclosure. Accordingly, the proposal complies with the policies outlined above.

Conclusion

The proposed extension is considered acceptable in design, heritage and amenity terms. The revised scheme would preserve the character and appearance of the Highgate Conservation Area

and would not result in unacceptable harm to the amenities of neighbouring occupiers. Accordingly, the proposal complies with the relevant policies of the Development Plan and planning permission should be granted.

6. CIL

N/A – Under 100 sq.m

7. RECOMMENDATION

It is therefore recommended that this application be APPROVED in accordance with 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:
AP100 Rev A, AP101 Rev A, AP201 Rev A, AP301 Rev A, AP302 Rev A, AP901 Rev A, AP902 Rev A

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: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent 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.
- 4 No part of the flat roof of the rear extension hereby approved shall be used as a roof terrace, balcony, sitting-out area, or other form of external amenity space.

Reason: To safeguard the residential amenities of neighbouring occupiers and prevent overlooking and loss of privacy arising from the use of the flat roof as an external amenity area, in accordance with Policy D6 of the London Plan (2021) and Policy DM1 of the Haringey 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: 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.