

Officer Report

Application Number:	HGY/2026/1332
Application Type:	Householder planning permission
Address:	2 Windermere Road, Hornsey, London, N10 2RE
Proposal:	Demolition of the existing ground floor rear bay window and erection of a new single storey ground floor side-to-rear wrap around extension.
Case Officer:	Nathan Keyte
Valid Date:	11/05/2026
Applicant:	6
Agent:	MR & MRS ADAM & HELEN SKEGGS Mr. Saman Zadehkochak

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

The site is an end of terrace two-storey dwellinghouse located on the eastern side of Windermere Road, N10.

The character of the area is residential and the site sits within the Muswell Hill Conservation Area. The site does not contain and is not within the setting of a listed building.

The site is located within a critical drainage area.

2. PROPOSED DEVELOPMENT

Demolition of the existing ground floor rear bay window and erection of a new single storey ground floor side-to-rear wrap around extension.

The proposal will have a length of 9.3m along the side elevation, a width of 6.8m along the rear elevation, and a height of 2.9m at the boundaries with a maximum ridge height of 4.0m. The extension will project 1.0m beyond the side of the existing building.

3. SITE HISTORY

HGY/2004/2597,
Address: 2, Windermere Road, London, N10, London
Proposal: Erection of single storey rear extension, and replacement of new alley gate and covering.,
Decision Date: 9 February 2005
Decision: Approve with Conditions

4. CONSULTATION

Muswell Hill and Fortis Green Association: No comment received.

Haringey Conservation Officer: Objected to removal of the rear bay window and scale of extension.

5. LOCAL REPRESENTATIONS

The application has been publicised by the way of letters sent to neighbouring properties, a notice placed in the local press, and a site notice placed outside the premises. No representations were received.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design, character and heritage;
2. Impact on neighbouring amenity; and
3. Flood risk

Design, character and heritage

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

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, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

Whilst the existing rear bay window is acknowledged to be an element repeated within the terrace, it is noted that this element is confined solely to the ground floor at the rear elevation and does not form part of the principal public frontage or wider streetscene. As such, its contribution to the significance of the Conservation Area is limited. Furthermore, given its location and modest scale, its removal could reasonably be undertaken without the need for full planning permission, and therefore the loss of this feature is not considered to be unacceptable in design, character and heritage terms.

In respect of the proposed rear extension, the scale and footprint of the development is noted. However, the site context is such that views of the extension from the public realm would be limited, being confined to the rear of the property and largely screened from wider public vantage points. In addition, the incorporation of a lean-to roof form serves to reduce the perceived height and visual massing of the structure, ensuring that it appears subservient to the host dwelling and does not present as a visually overly dominant or incongruous in appearance.

The choice of materials further assists in mitigating any potential impact. The use of matching brickwork for the side and rear returns ensures a continuity with the existing building fabric, while the inclusion of a predominantly glazed rear elevation introduces a lightweight appearance for the

extension. Taken together, these design measures are considered to respond positively to the established character and appearance of the host dwelling and its setting within the wider Conservation Area.

On balance, having regard to the limited public visibility, the subservient roof form, and the sympathetic use of materials, the proposed extension is considered to be acceptable with regards to design, character and heritage considerations, preserving the character and appearance of the conservation area.

In coming to the above conclusion, special attention has been given to the desirability of preserving or enhancing the character or appearance of the conservation area in accordance with s72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

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 amenity of neighbouring resident.

With regard to the proposed rear extension, the extension is single storey in scale and its height is reduced near the boundaries with neighbouring properties to approximately 2.8m incorporating the lean-to roof design. With regard to the neighbours at no. 4 Windermere Road, noting the extension is a projection of 1.8m from the rear outrigger, the proposed extension would not result in a material loss of light or outlook to be encountered by the occupants of this neighbouring property.

With regard to the neighbours to the south on Alexandra Park Road, the rear facing windows of these neighbouring dwellings are set a sizeable distance off the shared boundary. given the large rear gardens they benefit from, and the extension is not of a scale, bulk or massing that would result in any unacceptable impact on outlook, light or visual overbearing conditions for these properties. There are no side facing windows that would affect privacy conditions. Taking the above into consideration, the proposal is acceptable with regards to amenity impact considerations.

Flooding

The site is located within a Critical Drainage Area. The extension proposed will largely be located upon existing covered area surrounded by built form and by reason of its minor scale will not result in material impacts upon drainage within the area.

Conclusion

The proposal is considered acceptable with regards to design, heritage and amenity impact considerations. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

7. Biodiversity Net Gain (BNG)

The development is for householder development and removes less than 25 sqm of vegetation, and will therefore meet the exceptions for the provision of BNG.

8. CIL APPLICABLE

Development proposed does not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

9. 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 except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Approved plans list:

2026 023 01 C, 2026 023 02 C: Location plan, existing/proposed plans, elevations

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

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

Reason: In order to preserve the character and appearance of the conservation area, consistent with Policy D6 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

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.