



# Officer Report

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| <b>Application Number:</b> | <b>HGY/2026/0317</b>                                                                                                                                             |
| <b>Application Type:</b>   | <b>Householder planning permission</b>                                                                                                                           |
| <b>Address:</b>            | 80 Florence Road, Hornsey, London, N4 4DP                                                                                                                        |
| <b>Proposal:</b>           | Erection of a single-storey rear and side wraparound extension; replacement of existing windows with heritage-style sash windows; and repairs to roof coverings. |
| <b>Case Officer:</b>       | Josh Parker                                                                                                                                                      |
| <b>Valid Date:</b>         | 05/02/2026                                                                                                                                                       |
| <b>Applicant:</b>          | Mr Scott Warin                                                                                                                                                   |
| <b>Agent:</b>              | Mr James Agnew                                                                                                                                                   |

## **RECOMMENDATION**

### **Approve with Conditions**

#### **1. PROPOSED DEVELOPMENT**

The application seeks permission for the erection of a single-storey rear and side wraparound extension, the replacement of existing windows with heritage-style sash windows, and repairs to the roof coverings. The boundary wall has been revised to retain the existing omitting the initial plans.

#### **2. SITE AND SURROUNDINGS**

The application site comprises a three-storey Victorian mid-terrace dwelling located on the western side of Florence Road within the Stroud Green Conservation Area. The property is not a listed building and is currently occupied as a single-family dwelling. The site benefits from a private rear garden and forms part of a largely intact Victorian terrace.

Florence Road is characterised by traditional Victorian terraced housing with a consistent building line, brick facades and varied rear additions. Whilst the front elevations remain relatively uniform, there is an established pattern of rear extensions, side infill additions and alterations within the rear garden environment. A number of properties along the terrace, including Nos. 76, 82, 86 and 89 Florence Road, feature existing rear extensions of varying scales.

The site lies within the Stroud Green Conservation Area, the significance of which derives largely from its coherent Victorian streetscape and architectural character. The proposed works are confined largely to the rear of the property and would have limited visibility from the public realm.

#### **3. SITE HISTORY AND ENFORCEMENT**

The relevant planning history for the site has been reviewed and taken into account in the assessment of this application.

## 4. CONSULTATION

LBH Conservation Officer: No comment.

## 5. LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice, press notice and neighbour notification letters. The number of representations received in response to the notification and publicity of the application is as follows:

Objections: 1 (joint owner of No. 78 Florence Road)

Support: 0

Objections

- Overdevelopment; applicants already have a large single-storey extension.
- Unacceptable loss of light to the kitchen and rear ground-floor room of No. 78.
- Overbearing depth of extension.
- Loss of garden amenity through enclosure of open space and removal of vegetation.
- The design should follow the approach adopted at No. 76 Florence Road.
- Concerns regarding surface water drainage.
- Concerns regarding the scale and readability of the submitted plans.

Non-Planning Matters

- The garden wall should be rebuilt to match the existing wall, with existing bricks reused where possible and any additional bricks to be London stock bricks.

## 6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and heritage;
2. Impact on neighbouring amenity;
3. Other considerations.

### Design and Heritage

DPD Policy DM12 (Housing Design and Quality) requires extensions and alterations to residential buildings, including roof extensions, to be of a high-quality, site-specific and sensitive design and to respect and 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 their context. DPD Policy DM1 (Delivering High Quality Design) requires development proposals to relate positively to their locality, whilst Local Plan Policy SP11 seeks the highest standard of design that respects local context, character and historic significance. Policy DM9 requires development to preserve or enhance the character and appearance of the Borough's Conservation Areas.

Florence Road is characterised by Victorian terraced housing with a well-established pattern of rear extensions and alterations within the rear garden environment. Whilst the terrace retains a coherent appearance when viewed from the public realm, many properties have been extended at ground-floor level. The current proposal seeks to infill the existing side return and create a full-width single-storey rear extension.

The proposed works would be confined to the rear of the property and, owing to the site's mid-terrace position, would have very limited visibility from the public realm.

The materials are not explicitly detailed on the submitted drawings. However, given the location and scale of the proposed extension, brickwork to match the existing dwelling is considered appropriate and can be secured by condition. The proposal would also incorporate large, glazed openings facing the rear garden. The extension would therefore appear subordinate to the host dwelling and would not appear bulky or incongruous within its setting.

Whilst the extension would reduce the amount of private amenity space associated with the property, the resulting site coverage is comparable to the established pattern of development and rear building line of nearby properties, including Nos. 83, 94 and 96 Florence Road, which feature similar single-storey rear and side infill extensions.

Ground-floor extensions of this nature are common within the locality. The resulting garden space would continue to exceed the minimum standards set out within the London Plan, particularly noting that the site does not contain any significant outbuildings.

The proposal also includes the replacement of all front-elevation windows, including those within the bay window, amounting to seven windows in total. The existing single-glazed units would be replaced with double-glazed timber sash windows designed to replicate the proportions, profiles and operation of the original windows.

Whilst detailed manufacturer information has been submitted, a condition is recommended requiring final joinery details to be submitted and approved to ensure consistency with the established architectural character of the Conservation Area.

In addition, the front boundary treatment would no longer be altered and needs no further assessment.

Overall, the proposed development would be largely concealed from public view, would remain subordinate to the host property, and would not harm the character and appearance of the Stroud Green Conservation Area, leaving it preserved. The proposal is therefore considered acceptable in design and heritage terms.

### **Impact on Neighbouring Amenity**

London Plan Policy D6 requires development to safeguard the amenity of surrounding occupiers by ensuring appropriate levels of daylight and sunlight and minimising overshadowing. London Plan Policy D14 further requires development to minimise and mitigate adverse impacts, including noise impacts.

DPD Policy DM1 (Delivering High Quality Design) requires development proposals to secure a high standard of privacy and amenity for both future occupiers and neighbouring residents. Proposals should provide appropriate levels of daylight, sunlight and outlook and avoid unacceptable overlooking, loss of privacy or other harm to residential amenity.

The scale and massing of the proposed side infill extension have been carefully assessed in relation to No. 78 Florence Road. Whilst the addition would increase the built footprint of the property, it would be limited to a height of approximately 2.4m along the shared boundary and would not result in unacceptable impacts upon the neighbouring ground-floor accommodation.

It is acknowledged that the extension would introduce a closer built relationship between the two properties. However, No. 78 already experiences a degree of enclosure arising from the existing

rear projections and boundary treatments. Furthermore, mature vegetation has historically occupied the shared boundary and provided a similar level of containment.

When assessed in terms of daylight, sunlight and outlook, the proposal is not considered to materially worsen the living conditions of occupants at No. 78 beyond the existing situation. The modest height and single-storey form of the extension ensure that any additional impact would be limited.

The proposed fenestration is typical of a rear extension and would not introduce any material overlooking or loss of privacy to neighbouring occupiers.

Accordingly, the extension would not appear overbearing and would not result in any significant increase in overshadowing, overlooking, loss of outlook, or material loss of daylight or sunlight.

The proposal is therefore considered acceptable in terms of its effects on privacy, outlook, daylight, sunlight and sense of enclosure and complies with the relevant amenity policies of the Development Plan.

## **Other Considerations**

### Removal of Vegetation

Whilst the removal of vegetation is noted and regrettable, the Local Planning Authority's ability to control such works is limited unless statutory protections apply.

Within a Conservation Area, the Council is generally only able to require formal notification or assessment of trees that exceed the relevant size thresholds:

- 7.5cm diameter measured at 1.5m above ground level for an individual tree; or
- 10cm diameter measured at 1.5m above ground level where forming part of a group.

The vegetation located between the properties appears to fall outside these thresholds and could therefore be removed without requiring separate consent.

It is also noted that a tree within the front garden would be removed. Whilst this tree is considered to make a limited contribution to the street scene, the applicant has agreed to replace it with a replacement tree, which can be secured by condition.

### Surface Water Drainage

The objection relating to surface water drainage has been considered. Whilst drainage arrangements are principally controlled through the Building Regulations, the proposed extension represents a relatively modest increase in built form and does not raise concerns requiring detailed planning control.

Drainage impact assessments are generally reserved for major developments or sites where there is a clear risk of adverse effects upon drainage infrastructure. In this instance, there is no evidence that the development would result in flooding or drainage issues affecting neighbouring properties.

### Quality of Drawings

All submitted drawings have been reviewed and found to satisfy the relevant validation requirements. The plans are legible, drawn to an appropriate scale, and contain the necessary information to enable a full and accurate assessment of the proposal.

## **Conclusion**

Subject to the recommended conditions, the proposal is considered acceptable in design, heritage and amenity terms. The development would preserve the character and appearance of the Stroud Green Conservation Area and would accord with the relevant policies of the Development Plan.

All other relevant policies and considerations, including equalities duties, have been taken into account. Planning permission should therefore be granted for the reasons set out above.

## **7. COMMUNITY INFRASTRUCTURE LEVY (CIL)**

The increase in gross internal floor area would not exceed 100sqm and, as such, the proposal is not liable for either the Mayoral Community Infrastructure Levy or the Haringey Community Infrastructure Levy.

## **8. RECOMMENDATION**

It is therefore recommended that planning permission be APPROVED 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:

FR25-DR-011\_P01, FR25-DR-009\_P01, FR25-DR-008\_P03, FR25-DR-010\_P01, FR25-DR-001\_P01

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

- 3 The external materials to be used in the proposed development shall match the existing building in colour, size, shape, texture and finish, and shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance for the proposed development and to preserve the character and appearance of the host building and the Stroud Green Conservation Area, in accordance with Policies D3 and HC1 of the London Plan (2021), Policy SP12 of the Haringey Local Plan (2017), and Policies DM1 and DM9 of the Haringey Development Management DPD (2017).

- 4 A replacement ornamental tree shall be planted within the front garden area, where practical, within the first planting season following the removal of the existing tree.

Given the proximity of the planting location to the front elevation of the property, the replacement shall be a small-growing ornamental species appropriate to the available space. The replacement tree shall thereafter be retained and maintained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure replacement planting and ensure the continued contribution of trees to the character and appearance of the Conservation Area.

- 5 The joinery details used for the proposed replacement windows on the front /street-facing elevations hereby approved shall exactly match the original windows in terms of their opening method, form and joinery details, including the moulding, profile and dimensions, and particularly the curved window-head detail on the first floor. The replacement windows shall be installed so as to maintain the existing reveals, surrounds and cills of the original windows. Any trickle vents required shall be concealed and not externally expressed.

Reason: To preserve the character and appearance of the Stroud Green Conservation Area in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

#### **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.