

Application Number:	HGY/2026/1232
Application Type:	Full planning permission
Address:	Flat A, 55 The Broadway, Hornsey, London, N8 8DT
Proposal:	Formation of rear dormer roof extension and insertion of 2 front roof lights.
Case Officer:	Adam Silverwood
Valid Date:	12/05/2026
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Applicant:	AHMED
Agent:	Mr Younus Ali

RECOMMENDATION

Approve with Conditions

1. Proposed Development

This is an application for a rear dormer and insertion of 2 front rooflights.

Amended plans were received during the assessment of the application which saw the width and height of the dormer reduced.

2. Site and Surroundings

The application site is a three-storey terraced building located on the western side of the Broadway. The building comprises flats above a shop on the ground floor. The application site is located within the Crouch End Conservation Area, Crouch End District Centre and Crouch End Broadway Primary Shopping Area.

3. Relevant Planning and Enforcement History

HGY/1990/0462 – Erection of second floor rear extension. – Approved with Conditions: 27/9/1990

HGY/2016/1089 - Retrospective application for change of use of the ground floor area from class A1 (retail) to class A3 (restaurant / Café) and to use the rear garden areas for the seating of patrons. – Approved with Conditions: 27/06/2016

HGY/2021/1020 - Proposed installation of air conditioning unit on the roof of existing single storey rear extension. – Approved with Conditions: 11/03/2022

5. Local Representations

The application has been publicised by way of letters sent to neighbouring properties, a site notice placed within the vicinity of the site and advertisement in a local paper. No comments were received.

6. Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design and Impact of the proposed development on the Character and Appearance of the Area;
2. Impact on Neighbourhood Amenity

Design and Impact on the Character and Appearance of the Area

Policy DM1 (Delivering High Quality Design) states that 'all new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area', development 'a) must relate positively to neighbouring structures, new or old, to create a harmonious whole; b) make a positive contribute to a place improving the character and quality of an area; c) confidently address feedback from local consultation; d) demonstrate how the quality of development will be secured when it is built; e) are inclusive and incorporate sustainable design and construction principles'.

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.

As the site lies within the Crouch End Conservation Area, DM9 also applies, requiring development to preserve or enhance the area's character and appearance

The proposed development seeks to construct a rear dormer of 1.8 metres height, 4 metres width and at a depth of 4 metres. It would also be set-up 0.6 metres from the eaves. The revised plans show that the dormer would have a satisfactory set in from the side extent of the rear roof plane to appear sufficiently subservient in appearance. The application form indicates that the proposed dormer would be constructed from similar materials to those of the existing building. A restrictive condition shall be imposed on the development that requires the development to constructed in materials that are similar in appearance to the host building.

Two conservation style rooflights are proposed which are indicated to be 'Conservation-style' flush with the roofplane on which they are installed. The introduction of the rooflights would not result in excessive cluttering of the front roofplane and are considered to be acceptable in design/heritage terms.

The proposed development is considered to be acceptable in design terms and would preserve the character and appearance of the conservation area.

Impact on Neighbourhood 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 amenity of neighbouring resident.

The proposed rear dormer is located approximately 21 metres to the nearest dwelling and is therefore not considered to be detrimental to neighbouring amenity with regard to the overlooking of adjacent occupiers nor is it considered to block light to any adjacent habitable windows. The front roof lights are likewise considered to overlook the street only and are further considered to be acceptable.

Conclusion

The proposed application for a rear dormer, as revised, is considered acceptable in design terms and to preserve the character and appearance of the conservation area.

Overall, the proposed development is considered acceptable in terms of design, heritage and amenity consolidation, in accordance with Policies DM1, DM9 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017, as well as according with the relevant policies of the London Plan 2021 and the NPPF. All other relevant policies and considerations, including equalities, have been taken into account.

7. CIL Applicable

N/A – Under 100sqm no new unit.

8. Recommendation

It is therefore recommended that this application be **APPROVED** in accordance with the following conditions:

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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.

A02 V3 - Existing and Proposed Plans and Elevations

LOCATION PLAN - The location plan

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 The proposed rooflights hereby approved shall be 'Conservation style', flush with the roof plane in which they are installed, and shall be maintained as such for the lifespan of the development.

Reason: In the interests of preserving the character and appearance of the conservation area, in accordance with policy HC1 of the London Plan 2021, policy SP12 of the Haringey Local Plan 2017, and policy DM9 of the Haringey 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.