

Officer Report

Application Number:	HGY/2026/1312
Application Type:	Householder planning permission
Address:	13 Woodberry Crescent, Hornsey, London, N10 1PJ
Proposal:	Two dormer windows with gable sections, two no. conservation rooflights to front roof slope and one no. rooflight & gable pediment window to rear roof slope. The first floor rear windows also to be replaced.
Case Officer:	Josh Parker
Valid Date:	14/05/2026
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Applicant:	Ms Lis Rodrigues
Agent:	Mr Steve Carter

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The subject site comprises a two-storey end of terraced semi-detached dwelling in use as a single home.

The proposal is southern side of Woodberry Crescent and sits in Muswell Hill Conservation Area (CA) however is not within the curtilage of a listed building.

PROPOSED DEVELOPMENT

The applicant is proposing the following works to the dwelling:

Loft Conversion (2 dormer windows), with gable sections, with two no. conservation rooflights to front roof slope and one no. rooflight & gable pediment window to rear roof slope.

SITE HISTORY AND ENFORCEMENT

All relevant planning and enforcement have been considered for this application.

There are no specific relevant applications and or outstanding enforcement related to this property.

CONSULTATION

LBH conservation: No comment

LOCAL REPRESENTATIONS

The application has been publicised by the way of site/press notice and letters. No representations were received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

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:

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, 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. 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.

The application site sits within Woodberry Crescent, an area characterised by Victorian terraces with modest roof and ground-floor additions. The proposal seeks to enlarge the roof space through the introduction of a side dormer on the eastern roofslope and a rear dormer that mirrors the established roof form at No. 15, thereby continuing the prevailing pattern of roof development along the terrace.

An obvious glimpse of the side dormer would be available from Woodberry Crescent; however, it would not be visually prominent considering the presence of side dormers. Side dormers are an established feature of the street, with examples at Nos. 53, 26, 37, 33, 21, 15, 9, 4 and most recently No. 51 (ref: HGY/2025/1899). The proposed dormer would align with the ridge height of the eastern roofslope and sit recessed between the shared chimney stacks with No. 15, ensuring it reads as a subordinate addition consistent with neighbouring roof forms.

It is noted that all existing chimney stacks are to be retained as part of the proposal. This is appropriate given their positive townscape contribution, the consistency of chimney features along the terrace, and the sensitivity of the Conservation Area. The retention of these elements ensures that the characteristic roofline rhythm is preserved and that no harm arises to the architectural integrity of the host dwelling or its wider context.

To the rear, the dormer replicates the scale, massing and setbacks of the roof addition at No. 15. This establishes a clear precedent, and the proposed form, bulk and positioning are considered acceptable in terms of design and roofscape continuity.

The material palette continues the existing approach, incorporating clay hung tiles, lead roofing, and conservation-style windows where visible from the front elevation. Aluminium windows are proposed to the side and rear elevations where visibility is limited and the rear first floor windows would be replaced with modern aluminium triple glazed replacements. While aluminium is not typically preferred within conservation areas, officers acknowledge that these openings are recessed within the roofslope, minimally perceptible from the street, and consistent with other examples along Woodberry Crescent. Conservation-style rooflights are proposed to sit flush within the front hip.

A condition is recommended to secure matching clay hanging tiles to ensure material consistency. Subject to this, the roof additions would remain subordinate to the host dwelling, avoiding undue bulk or visual intrusion within the terrace.

Overall, the development reflects the established pattern of roof alterations in the locality, appears sympathetic to the character and appearance of the Conservation Area, and is therefore considered to be of acceptable design. The works, subject to the recommended condition, would preserve the significance of the Conservation Area.

Amenity Comments

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.

The scale, massing and siting of the roof additions is viewed to be modest and there is a generous degree of separation between the two neighbouring properties.

The openings are typical of a dormer and as mentioned above mirror the neighbouring design (No. 15) as the precedent has been established. The views to the obliques are well setback and would not introduce any material impacts when considering overlooking and shading on the neighbouring windows/gardens

Additions would not appear overbearing when viewed from the neighbouring property and would not result in any significant increase in overshadowing, overlooking, loss of outlook or a material loss of daylight or sunlight due to its modest design. A condition has been attached to ensure any side windows are obscured below 1.7m from the GF of the dormer to ensure the neighbours privacy.

All works proposed meet all amenity tests when considering effects on light, bulk, sense of enclosure and privacy for the reasons discussed above.

Conclusion

Subject to conditions the proposal is considered acceptable and would preserve the conservation area. 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.

CIL

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

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:
ROD 02P Rev B, 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 Prior to the first occupation of the dormer hereby approved, side windows shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed. The window shall be permanently obscured and retained/maintained thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The 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: 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.

