



Officer Report

Application Number:	HGY/2026/1314
Application Type:	Householder planning permission
Address:	Flat B, 91 Warham Road, Hornsey, London, N4 1AS
Proposal:	Erection of rear dormer roof and outrigger extension with associated rear roof terrace and increase in ridge height to align with neighbouring property, along with associated alterations and refurbishment of the property.
Case Officer:	Mark Chan
Valid Date:	08/05/2026
Applicant:	Mr Dorito Henriques
Agent:	Detailed Planning Ltd

RECOMMENDATION

Approve with Conditions

1. CONSULTATION

No representations were received in response to the notification and publicity of the application. No issues have therefore been raised by neighbouring occupiers or other interested parties.

2. PLANNING ASSESSMENT

Site and Surroundings

The application site contains the first floor flat within a two-storey, mid-terraced property on the northern side of Warham Road. The site is not located within a conservation area nor fall within the curtilage of a listed building.

Relevant Planning History

The planning history of the site has been taken into account when coming to this decision.

HGY/2023/3412 – Erection of rear dormer roof extension and rear roof terrace, raising the ridge height and associated alterations and refurbishment of the property. Approved 11/03/2024.

HGY/2017/2203 – Proposed rear dormer roof extension, installation of 2 x front rooflights and internal alterations. Approved 06/09/2017.

HGY/2014/2165 – Remodelling and extending existing single storey rear extension and replacement of existing UPVC windows and doors with new timber doors and windows. (amended description). Approved 03/10/2014.

HGY/2008/1734 – Use of property as two self contained flats comprising of 1 x three bed and 1 x two bed flats. Approved 14/10/2008.

87 Warham Road

HGY/2025/0987 – Creation of terrace on existing first floor flat roof. Approved 29/07/2025.

Proposal

This application seeks permission for raising the ridge height of the host property by 0.4m to accommodate additional head height for the proposed loft conversion and erection of L-shaped rear dormer on the main rear roof slope and outrigger together with installation of three front rooflights. The works would facilitate the creation of an additional bedrooms within the loft space. A new roof terrace with planters and glass balustrades would be erected on top of the existing outrigger.

Officer acknowledges the current applicant is nearly identical to the scheme approved under permission ref: HGY/2023/3412 in 2024. The only difference is the configuration of the roof terrace. The depth of the roof terrace has been increased from 2m to 3.1m but the height of composite fencing enclosing the terrace would remain 1.7m high. New planters would also be installed on the eastern side of the terrace.

Policy Considerations

This application is being considered against Local Plan Policy SP11 'Design' and DPD Policy DM1 'Delivering High Quality Design' which requires buildings/ structures to be of a high, site specific, and sensitive design quality and to safeguard neighbouring amenity. Equally and more specifically it is being considered against DPD Policy DM12 'Housing Design and Quality' which 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 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 the context.

In terms of amenity London Plan Policy D6 and DPD Policy DM1 both emphasise the importance of protecting amenity of surrounding housing. Policy D6 highlights the need to consider daylight, sunlight, and overshadowing effects on neighbouring properties, ensuring they receive sufficient light appropriate for their context while minimising overshadowing. Similarly, DPD Policy DM1 stresses the requirement for high-quality design to guarantee privacy and amenity for both the development's users and neighbouring residents. This includes providing adequate sunlight, daylight, and aspects to

adjacent buildings and land, while also ensuring an appropriate level of privacy to prevent overlooking and maintain the amenity of neighbouring properties.

Design and Appearance

Given that the raising of the ridge height by 0.4m, erection of the L-shaped rear dormer and installation of three front rooflights are all identical to the what was previously assessed and approved under permission ref: HGY/2023/3412 in 2024 and the LPA has not adopt any new relevant policies, the above elements of the proposal are considered acceptable in terms of design and appearance. It is also observed that many neighbouring properties, including Nos. 81, 67 and 53 Warham Road have L-shaped dormers, and the above elements are in keeping with the existing pattern of development.

A new rear roof terrace with a depth of 3.1m would be installed on top of the outrigger to provide private outdoor space to the first floor flat. Whilst the new terrace would be deeper than the one approved under permission ref: HGY/2023/3412, it is noted that the neighbouring property, No. 87 has recently been approved a 4m deep roof terrace under permission ref: HGY/2025/0987. Furthermore, the new terrace would still be set back from the rear elevation of the outrigger by 1.6m and enclosed by 1.7m high composite fencing to provide privacy to the user and neighbouring occupiers. It is also observed that nearby properties such as No. 87 and 47 Warham Road have similar roof terraces. Overall, whilst the proposed terrace would be larger than the previous one, it is still considered a proportionate addition that are subordinate to the host building and would sit comfortably within the evolving roofscape character of the area.

Impact on neighbouring amenity

Given that the proposed rear dormer would be set back from the rear façade of the outrigger considerably and the roof terrace would be enclosed by obscured glazing and planters, it is not considered to result in any material loss of privacy or introduce an unacceptable level of overlooking to neighbouring properties. The massing of the roof extensions would not result in a material loss of sunlight or daylight or have an overbearing appearance to the neighbouring property. The proposal is acceptable in amenity terms.

Overall, the proposed development is considered acceptable in terms of design and amenity consolidation, in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 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.

3. CIL APPLICABLE

N/A – Under 100sqm no new unit.

4. RECOMMENDATION

It is therefore recommended that this application be APPROVED subject to 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 listed below, other than where those details are altered pursuant to the conditions of this planning permission or where alternative details have been subsequently approved following an application for a non-material amendment. :

2328DH-FUL1 SH1 Rev A – Existing & Proposed Floor & Roof Plans; &
2328DH-FUL1 SH2 Rev A – Existing & Proposed Elevations & Section.

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 demonstrated in the drawings hereby approved.

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 A 1.7 metre high privacy screen/fencing facing Nos. 93 and 89 Warham Road shall be constructed in accordance with the approved details prior to the first use of the balcony/terrace area and the screening shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

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.

