

# Officer Report

|                            |                                                                                                                                                                                                                   |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2025/2929</b>                                                                                                                                                                                              |
| <b>Application Type:</b>   | <b>Householder planning permission</b>                                                                                                                                                                            |
| <b>Address:</b>            | 86 Southwood Lane, Hornsey, London, N6 5SY                                                                                                                                                                        |
| <b>Proposal:</b>           | Two storey side extension; rear extension; alteration to boundary retaining wall; ASHP; solar panels; alterations to existing building facade and roof; alterations to windows and doors; and associated changes. |
| <b>Case Officer:</b>       | Nathan Keyte                                                                                                                                                                                                      |
| <b>Valid Date:</b>         | 27/10/2025                                                                                                                                                                                                        |
| <b>Applicant:</b>          | 5                                                                                                                                                                                                                 |
| <b>Agent:</b>              | Mr Andrew Ardill                                                                                                                                                                                                  |

## **RECOMMENDATION**

**Approve with Conditions**

## **SITE AND SURROUNDING**

The site subject of this pre-application enquiry is occupied by an existing two storey building, being a end of terrace building in use as a dwelling. To the south the land rises in a steep bank.

The building is not listed, but the site is located within the Highgate Conservation Area and part of the Southwood House Estate.

The Southwood House Estate is on the site formerly occupied by Southwood House and its garden. The house was built in c.1746 but burnt down in 1953. The former boundary wall to the south is a locally listed structure.

## **PROPOSED DEVELOPMENT**

The proposed development is for a two-storey side extension; rear extension; alteration to boundary retaining wall; ASHP; solar panels; alterations to existing building facade and roof; alterations to windows and doors; and associated changes.

A two storey side extension is proposed that will partially infill the space between the host building and the adjoining site at no. 84 Southwood Lane. The extension will be set 1.0m back from the front façade of the host building, measuring 8.3m in length, 2.5m in width and approximately 5.6m in height. Windermere Grey clay brick to match the existing Uxbridge brickwork is proposed.

The footprint of the ground floor of the side extension includes a triangular addition with flat roof. A flat roof is also proposed with adjoining pergola on the existing ground floor of the host building.

The erection of the side extension will require excavation and changes to the boundary wall on the southern boundary. The retaining wall will have a total height of 3.4m, with this divided into two stepped elements. Reclaimed bricks from the existing wall will be reused where possible. A 2.0m acoustic fence is proposed atop the wall.

With regard to trees, a Leyland cypress is proposed to be removed, with pruning of overhanging canopy of a yew tree located on the adjoining property to the south.

Existing double glazed uPVC windows will be replaced with white painted aluminium or timber triple glazed units. Changes also proposed to the existing garage and front doors to improve heat efficiency.

Solar panels are proposed atop most of the flat roof space, and where an Air Source Heat Pump (ASHP) is proposed on the ground floor adjacent to the side extension.

The following amendments were made following submission of the application:

- Changes to the proposed retaining wall to better reflect the existing locally listed wall features.
- Acoustic timber fence type and position amended above the boundary wall to be from close boarded to an acoustic fence.
- Tesla Powerwall relocated from an external position to an internal location at ground floor level.

#### Site History

No relevant planning history known.

#### **CONSULTATION**

Highgate Neighbourhood Forum – No comment received.

Highgate Society – No comment received.

Highgate CAAC – No objection raised, notes the site is visible from the street, and would not want the changes proposed cited as precedent for other works on the estate where alterations would be more noticeable.

Haringey Conservation Officer – Application is considered generally acceptable, following amendments received, subject to conditions. However PV panels were recommended for removal from the front roof slope.

LBH Carbon Management – No objection.

LBH Arborist – No objection, following clarification having been received.

#### **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. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objections: 3

Support: 3

Representation: 1

## Objections material to Planning

- Adjoining boundary walls that may require attention which the proposed works may put at risk. [Officer comment: these matters would be addressed via the Party Wall Act].
- Overlooking and light pollution. [Officer comment: external lighting is limited to low-level wall-wash fittings positioned at the base of the boundary wall next to the proposed extension with fully shielded luminaires].
- Noise from the ASHP. [Officer comment: the applicant has revised the application to place an acoustic fence on the boundary between the neighbouring site to the south.]
- Impact on trees. [Officer comment: addressed in report below].
- Construction noise, impacts on sensitive receivers.

[Officer comment: There is always some degree of noise and disturbance that arises from the construction works in association with minor domestic extensions. The proposed works are not of a scale that would require the submission of further information regarding the construction works. Construction works have to be carried out in accordance with other legislation separate to planning that cover noise and disturbance, including the Environmental Health Act 1990.]

Matters raised in objections not material to planning:

- The Applicant meeting the sole cost of any changes to boundary/ retaining walls.
- Matters of ownership.

## MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Heritage, Design and Appearance;
2. Impact on neighbouring amenity; and
3. Trees and Ecology

### Heritage, Design and Appearance:

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.

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.

#### *Proposed two storey side extension*

Paragraph 12.3.9 of the Highgate Conservation Area Appraisal and Management Plan provides a guide as it relates to rear extensions within the conservation area. This includes side extensions being set back from the building by at least 1m, and for extensions more than one storey high a minimum gap of 1.5m to the side boundary is maintained. Further to this, paragraph 12.3.7 notes that maintenance of characteristic gaps between buildings is often important in preserving the streetscene and historic character of the conservation area and goes on to note that the layout should aim to achieve symmetry and balance.

Policy DH4 of the Highgate Neighbourhood Plan 2017 states with regard to side extensions:

*Side extensions to detached or semi-detached properties, including the enlargement of existing garages, should be sensitive to and respect the character of the streetscape, and not block or significantly infill gaps between buildings, or otherwise disrupt the integrity of the individual architectural composition or group where these contribute to the character of the local area. They should be subordinate in scale to the original dwelling and complement its character in terms of design, proportion, materials and detail. They should not harm the amenity of adjacent properties.*

The proposed side extension has been generally set back from the side boundary by 1.5m, with a 1.0m setback from the front façade, and this will allow a better appreciation of the originally designed staggered frontages when viewed from the south. The subject site is located at the end of the terrace adjacent to where the ground level on the adjoining property rises by almost two storeys in height. This, combined with the setback, in addition to the lower roof height, materials, and setback from Southwood Lane will ensure the proposed two storey side extension in this particular instance is an acceptable extension in scale, subordinate to the host building, and will not lead to harm on the value and character of the Conservation Area.

#### *Proposed single storey rear extension*

The proposed rear extension will be minor in scale/depth, and largely obscured from wider views by the existing principal rear elevation of the building, and the existing large retaining wall. Accordingly the extension is considered to remain a subordinate extension and will not result in harm to the Conservation Area.

#### *Changes to locally listed boundary retaining wall*

Following amendments received, the wall is shown on the proposed plans as a more accurate reconstruction of the original wall, with a clear distinction between the old boundary wall and the new retaining wall. The new annotations which include the re-use of the existing brickwork, with new bricks to match where required is welcomed. A condition is proposed to ensure the materiality as outlined is instated.

#### *Other changes*

There is no objection in principle to replacing the existing windows, and while it is accepted that window recesses are acceptable, a condition is recommended to secure suitable detailing of design frames and glazing bars.

The ASHP will be placed to the side of the proposed extension and behind a fence, therefore will not materially impact the character and appearance of the conservation area.

With regard to the proposed PV panels on the front roof slope, these are considered acceptable for this specific building and its location. The site is located at the end of the terrace where a high wall and vegetation exists along Southwood Lane that will reduce the visual impact to 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.

With regard to impacts on adjoining neighbours from the proposed building extensions, due to the lower ground level of the subject site, as well as setbacks from the boundary, there will be no material shading, dominance or sense of enclosure that will result from them.

With regard to overlooking and lines of sight, due to the difference in ground levels and the boundary fencing proposed there will be no material impact on the privacy of no. 84 Southwood Lane. With regard to 60 Jacksons Lane, the dwelling is located 16.0m to the north east of the proposed two storey extension with minimal windows facing the subject site. Considering these points and the degree of existing overlooking which occurs, there will be no material impact of the proposal on the privacy of no. 60 Jacksons Lane.

With regard to impacts of noise from the ASHP on the adjoining neighbours, these have been assessed in the Noise Impact Assessment by Gilleron Scott Acoustic Design, which concludes that the combined noise levels from the ASHP as well as a internal MVHR have been calculated to be 16 dB(A) and 8 dB(A) below the representative background sound level during daytime and night-time respectively, both at 1m from the ground floor sitting room window and 1m from the first-floor bedroom window, at the nearest identified noise sensitive receptor.

Taking the above points into account, as well as the design and review of the proposal, no unacceptable impacts on the amenity of adjoining properties will result from the proposed development.

### **Trees and Ecology**

The communal garden, which retains mature trees from the old estate, is included in the London Parks and Gardens Trust Inventory of London's Green Spaces of Local Historic Interest and highlights the number of non-native trees which were planted as part of the original Southwood

House Estate. The inventory entry also includes the retained trees along the Southwood Road frontage of the estate.

One tree will be removed – being tree TO8, and a Common Yew will be pruned to a height of 8.0m. The yew tree is located on the adjoining property at Jacksons Lane, where the base of the tree is approximately 2.5m above the existing ground floor of the subject site. Therefore, while the height of pruning is large, when considering this in relation to the difference in ground levels, and the submitted arborist report, the impacts on the existing tree will be acceptable.

## **Conclusion**

The proposal is considered acceptable. 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.

## **BNG**

The works relate to householder developer and therefore are exempt from BNG requirements.

## **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.

## **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:

SWL-PLA-03 (P4); SWL-PLA-04 (P7); SWL-PLA-06 (P4); SWL-PLA-08 (P4); SWL-SIT-01 (P2); SWL-SEC-08 (P3); SWL-SEC-11 (P7); SWL-ELE-04 (P4); SWL-ELE-06 (P4);

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

- 3 Notwithstanding the details otherwise hereby approved, no works for the removal or insertion of windows and doors to the front elevation of the building shall be carried out on the site until details of the proposed windows and doors on the front elevation including details of materials and finish and details at a scale of 1:10 or 1:20 have been submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those approved details.

Reason: To preserve the character and appearance of the Highgate 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.

- 4 Prior to the partial demolition of the brick south boundary wall, the specification of the proposed brickwork to be used in the replacement boundary wall shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To preserve the character and appearance of the Highgate 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.

- 5 The partial demolition of the brick south boundary wall shall be carried out by hand [*or by tools held in the hand other than power-driven tools*] and the materials stored on site and then reused in rebuilding the brick south boundary wall. The brickwork in the facing wall of the south boundary wall shall be laid in a Flemish bond to match the original.

Reason: To preserve the character and appearance of the Highgate 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.

- 6 The works shall be carried out in accordance with the Arboricultural Method Statement by Arbtech, dated 29 July 2025 and the protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 7 The noise level from the operation of the air source heat pump hereby approved must not exceed 42dB LAeq (5 min) at 1 metre from the window of a habitable room on the façade of any neighbouring residential property. If, in the opinion of the Local Planning Authority the proposed air source heat pump results in any noise nuisance to the occupant of any neighbouring dwelling, the Applicant shall install noise mitigation measures in agreement with the Planning Authority to adequately address the noise nuisance.

Reason: In order to protect the amenities of nearby residential occupiers consistent with

**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.