



Officer Report

Application Number:	HGY/2026/1412
Application Type:	Full planning permission
Address:	40-42 Norfolk Avenue, London, N15 6JX
Proposal:	Erection of single storey rear extension to 40 Norfolk Avenue and joint first floor rear extension to 40 and 42 Norfolk Avenue
Case Officer:	Sabelle Adjagboni
Valid Date:	19/05/2026
Applicant:	6
Agent:	Mr Mark Silverman
	Mr Mark Silverman

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for a ground floor rear extension at No.40 Norfolk Avenue and joint a first-floor rear extension at Nos. 40 and 42 Norfolk Avenue.

Site and Surroundings

The application site comprises Nos 40, a two-storey terrace house and 42 Norfolk Avenue, an adjoining three-storey terrace house, located on the eastern side of Norfolk Avenue. The area is a predominantly residential street characterised by a mix of two- and three-storey terrace dwellings of varying architectural styles, ages and materials. The site is not situated within a conservation area, and the building is not statutorily listed.

Relevant Planning and Enforcement History

The planning history in relation to the site is as follows:

40 Norfolk Avenue

HGY/2026/0504

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.5m, for which the maximum height would be 3.2 m and for which the height of the eaves would be 2.99m

Decision Date: 1 April 2026

Decision: Not Required

HGY/2021/3555

Proposal: Erection of first floor rear extension at 38 and 40 Norfolk Avenue.

Decision Date: 10 February 2022

Decision: Approve with Conditions

42 Norfolk Avenue

HGY/2017/2710

Proposal: Certificate of lawfulness for the erection of a single storey rear extension.

Decision Date: 26 September 2017

Decision: Permitted Development

HGY/2017/1818

Proposal: Type 3 roof extension and 3m rear extension to property

Decision Date: 01/8/2017

Decision: Approved with conditions

HGY/2013/1288

Proposal: Alterations to front porch, erection of rear ground floor extension and construction of new additional storey

Decision Date: 20 August 2013

Decision: Approve with Conditions

HGY/2008/2326

Proposal: Erection of front dormer window.

Decision Date: 27 January 2009

Decision: Approve with Conditions

CONSULTATION RESPONSE

No consultation was required for this application.

LOCAL REPRESENTATIONS

The application has been publicised by way of 9 letters to neighbours. The representations received are as follows:

Supporting: 1

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and Appearance
2. Impact on neighbouring amenity.

Design and Appearance

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

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 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.

At No.40, the proposed single-storey extension would project approximately 4.5m in depth, matching the existing extension at No. 42. It is noted that No.40 already benefits from planning permission (ref. HGY/2026/0504) for the 4.5m deep rear extension. The extension would feature a flat roof with a height of approximately 3.13m.

At first floor, the proposed joint extensions would project approximately 3m beyond the existing rear elevation across around half the width of each property. They would be finished with flat roofs measuring approximately 2.88m in height. The proposed fenestration would match the existing in terms of style, materials and detailing, including the decorative curved brick feature above the windows.

The proposed single-storey and first-floor rear extensions are considered proportionate and subordinate to the host dwellings. The coordinated design across both properties would maintain a cohesive architectural relationship between Nos. 40 and 42 while respecting the character of the surrounding streetscape. The use of matching materials would ensure the extensions integrate well with the existing buildings. Whilst first-floor rear extensions are less prevalent within the immediate area than single-storey rear extensions, the proposed additions are modest in scale and would not appear visually dominant or incongruous. Overall, the proposal would remain in keeping with the prevailing pattern of development and established character and appearance of the area.

As such, in terms of design, the proposal is in line with the above policies.

Impact on neighbouring 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. 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 impact of the proposal on the residential amenities of neighbouring occupiers has been carefully considered, with particular regard to Nos. 38 and 44 Norfolk Avenue.

On the shared boundary with No.38, the proposed single storey rear extension to No. 40 would project approximately 3.13m. Given its modest scale, single-storey form and relation with the neighbouring property, the extension would not result in a material loss of daylight or sunlight, nor would it appear unduly overbearing or give rise to an unacceptable sense of enclosure. At first-floor level, the extension would be set back over 3m from the shared boundary, significantly reducing its visual presence and limiting any impact on the outlook, daylight and sunlight available to No.38.

Similarly, on the shared boundary with No. 44, the proposed first-floor rear extension to No.42 would be set back over 2m from the boundary. This separation would not result in material harm to the daylight, sunlight, outlook or sense of enclosure experienced by the occupiers at No.44.

As the proposals have been designed as complementary extensions to the adjoining properties, the relationship between Nos. 40 and 42 has also been considered. Given that the extensions would be constructed concurrently and serve the application properties, any impacts arising from the proposals would be reciprocal and would not give rise to unacceptable living conditions for either dwelling.

The proposed extensions would not introduce additional opportunities for overlooking beyond those associated with the existing rear-facing windows and would therefore not result in material harm to neighbouring privacy.

Overall, having regard to the modest scale of the extensions, the limited projection beyond neighbouring development and the substantial setbacks from the shared boundaries at first-floor level, the proposal would not result in unacceptable harm to occupiers in terms of daylight, sunlight, outlook, sense of enclosure or privacy.

As such, in terms of impact on amenity, the proposal is in line with the above policies.

Conclusion

The proposal is considered acceptable in design and appearance, as well as amenity terms.

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 APPLICABLE

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.

RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2026/1412

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: LP001, P001, P002, P003, P003, P004, P005, P006, P007, P008

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

- 3 The development hereby approved shall be implemented, built and completed at the same time in respect of both properties Nos. 40 & 42 Norfolk Avenue unless otherwise agreed in writing with the Local Planning Authority prior to the commencement of development.

Reason: In the interests of co-ordinating the development and the provisions of the Planning & Compulsory Purchase Act 2004.

Informatives:

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.

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.