

Officer Report

Application Number:	HGY/2026/0636
Application Type:	Householder planning permission
Address:	109 Rosebery Road, Hornsey, London, N10 2LD
Proposal:	Demolition of existing single storey rear extensions; erection of rear ground and basement level extensions; alteration to rear and side fenestration; changes of timber windows to double glazed timber windows; erection of rear dormer extension; installation of 4 no. front rooflights; and other associated works.
Case Officer:	Nathan Keyte
Valid Date:	05/03/2026
Applicant:	6
Agent:	Mr Rory Brown Mr Robert Haworth

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

The site is a two storey end of terrace building with basement level and rear loft conversion in use as a dwelling house.

The character of the area is residential and the site sits within the Muswell Hill Conservation Area. The building is not a listed building. The site is within a critical drainage area.

2. PROPOSED DEVELOPMENT

Demolition of existing single storey rear extensions; erection of rear ground and basement level extensions; alteration to rear and side fenestration; changes of timber windows to double glazed timber windows; erection of rear dormer extension; installation of 4 no. front rooflights; and other associated works.

Existing front and side timber windows are proposed to be replaced with double glazed timber windows, with designs to match the existing.

Development is introduced across multiple levels, creating a deeper built footprint overall. The proposed scheme removes much of the existing rear additions and replaces it with a series of larger, contemporary flat-roofed extensions. The new additions are stacked across floor levels, as well as an additional dormer.

The built form on the lower ground and ground floor can be generally grouped into 'north' and 'south' built form introduced.

The north extensions include a part-buried basement extension, with a height of 2.0m above ground (1.2m above existing ground level) and extending approximately 7.1m from the rear wall of the host building and 3.4m in width. A lower first floor level extension is proposed in the north, with a height of 5.0m (being 4.2m

Page 1 of 8

above existing ground level), and with a width of 5.0m. A 0.9m set back from the northern side boundary is maintained, being a continuance of the existing setback of the host building from the side boundary.

With regard to the additions to the south, these comprise an extension of the rear first floor extension, with excavations undertaken to provide an additional floor below this. The first floor rear addition will generally maintain the existing height and width of the existing extension, with the depth increasing from 2.5m to 3.7m, and the balcony increasing from a depth of 3.7m to 4.5m. A 1.8m high screen will be provided adjoining no. 111 Rosebury Road.

A rear dormer is proposed, replacing the existing rear dormer and with a width of 8.0m.

3. RELEVANT SITE HISTORY

- HGY/2008/1507,
Address: 109, Rosebery Road, London, N10 2LD
Proposal: Insertion of 2 conservation rooflights to front roofslope.,
Decision Date: 5 September 2008
Decision: Approve with Conditions

4. CONSULTATION

Muswell Hill and Fortis Green Association: No comment received.

Haringey Conservation Officer: Objects. Concerns development would be dominant and incongruous additions. Trees may be impacted. Loss of original front windows also raises concerns. [Officer comment: the proposed additions to the rear of the building have been amended since lodgement to reduce the depth of the rear extension. Green roofs have also been introduced, and the terrace proposed for the northern extension removed.)

5. LOCAL REPRESENTATIONS

The application has been publicised by the way of letters and public notices. The following representations were received:

Objecting: 3
Supporting: 3
Total: 6

Objections material to planning:

- Scale of development, especially at basement level, is considered overdevelopment and not subservient to host building.
- Development not in keeping with character of the conservation area, including materials.
- Impacts on neighbour amenity from enclosure, overlooking, noise, and reduction in daylight.
- Impact of basement works on neighbouring properties.
- Impacts from construction on neighbour amenity.

(Officer comment: There is always some degree of noise and disturbance that arises from the construction works in association with minor domestic extensions. The works in this instance are large extensions/alterations to a domestic property, and given the inclusion of a large basement extension in the works, it is deemed appropriate to require the imposition of a construction management plan condition on the development, requiring details of the program and control of construction works to be provided for review by the Local Planning Authority (LPA) prior to the commencement of works on site, and to be completed in accordance with the approved details.

Construction works would have to be carried out in accordance with other legislation separate to planning that cover noise and disturbance, including the Environmental Health Act 1990.)

Objections non-material to planning:

- Internal reconfigurations.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and character and appearance of the conservation area
2. Impact on neighbouring amenity
3. Critical drainage area
4. Basement Development
5. Other matters

Design and character and appearance of the conservation area:

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.

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.

With regard to the proposed changes to fenestration, including rooflight, including the front and side fenestration, these are proposed to replace existing windows with double glazed timber units. The plans provided indicate the design will match – a condition is proposed to ensure details are suitably replicated, including joinery details and dimensions, finish, textured glass and any required trickle vents would need to be concealed within the frames and not externally expressed.

With regard to the proposed rear dormer, there are observed to be a number of similar sized dormers within the terrace, such as 105 and 107 Rosebery Road. The proposed dormer will not exceed the ridge height, and will not result in unacceptable harm to the character and appearance of the conservation area.

The increased scale of the rear extensions is noted; however, the development remains visually associated with the host building and does not appear so excessive as to overwhelm the original structure. The massing is broken down through the use of stepped forms, terraces, and recessed elements, which assist in reducing the perceived bulk of the additions when viewed from surrounding properties.

Whilst contrasting with the traditional character of the host building, modern interventions can be successfully accommodated within historic environments where they are clearly legible as later additions and do not compete with or obscure the significance of the heritage asset. In this instance the proposed additions are distinguishable from the original building and retain the ability for the historic form and proportions of the host property to be readily understood.

Furthermore, it is noted that the surrounding area contains a range of alterations, extensions and roof-level additions of varying forms and periods. The Conservation Area is therefore not characterised solely by wholly unaltered buildings, and the proposed development would sit within an established context of incremental change and adaptation. The proposals would not introduce a form of development that is wholly alien to the prevailing character of the terrace.

Overall, whilst the revisions represent a increase in the scale of development compared with the existing built form, the principally rearward location of the works, the limited impact on public views, the subordinate relationship with the host building, and the presence of comparable domestic extensions within the surrounding area lead to the conclusion that the proposal would preserve the character and appearance of the Conservation Area.

Considering the points above, and the local context of built form, the local character and visual amenity of the area will be protected and the proposal will not result in harm to the Conservation Area.

Impact on neighbour 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.

With regard to the site to the north at no. 107 Rosebery Road, while additional built form will be introduced close to the boundary, this has generally been aligned with the similar sized built form on the neighbouring boundary. Details of the proposed massing have been provided as part of the Design and Access Statement. Considering the neighbouring built form, the 0.9 setback from the boundary being maintained, and the relative ground levels, no material impacts on the amenity of no. 107 will result from the proposal that would warrant refusal of the application.

With regard to the amenity impacts on the adjoining property at No. 111 Rosebery Road, these matters have been carefully considered in light of the representations received. It is noted that the scheme has been amended during the course of the application with the depth of the first-floor extension along the southern boundary being reduced from that originally proposed.

The relationship between the two properties is influenced by the differing site levels, with No. 111 situated at a lower ground level than the application property. Whilst the proposed first-floor extension would project beyond the rear building line of No. 111, the extent of this projection has been significantly limited and would be approximately 1.2 metres, with only a marginally greater projection associated with the proposed terrace privacy screen. In the context of the existing built form and the amended design, the degree of projection is not considered excessive or unusual within a the tightly-knit residential setting.

Particular regard has been given to the potential impacts in terms of outlook, privacy, enclosure and loss of daylight. There is an existing terrace at the subject site, and the proposed terrace will not result in material changes to privacy and overlooking from the existing situation. The neighbouring property benefits from a substantial area of rear glazing and an open aspect. Given the orientation of the site, together with the modest extent of the projection and the principal openings serving the neighbouring accommodation proposed extension, it is not considered that the development would give rise to material levels of overshadowing, loss of daylight or undue visual intrusion. Whilst some change in outlook is inevitable where extensions are proposed, the degree of change resulting from the proposed development would not be so significant as to result in unacceptable harm to the living conditions of the occupiers of No. 111.

Considering the limited depth of the southern proposed projection, the large area of glazing on the neighbouring property and which is located to the south of the subject site, no material impacts on the amenity of no. 111 will result that would warrant refusal of the application.

Critical Drainage Area

The site is located within a Critical Drainage Area. The extension proposed will include green roofs, and would largely be positioned over previously built-on land. The proposed development will not result in material impacts upon drainage conditions within the area.

Basement Development

Policy SP11 of Haringey's Local Plan requires that new development should ensure that impacts on natural resources, among other things, are minimised by adopting sustainable construction techniques.

DPD policy DM18 ('Residential Basement Development and Light Wells') requires householder extensions for basement development to demonstrate that a proposal will not adversely affect the structural stability of the application building and neighbouring buildings; does not increase flood risk to the property and nearby properties; avoids harm to the established character of the surrounding area and not to adversely impact the amenity of adjoining properties or the local natural and historic environment.

London Plan 2021 policy relates more specifically to large-scale basement development but in paragraph 3.10.6 it is recognised and outlined that small-scale basement excavations, where they are appropriately designed and constructed, can contribute to the efficient use of land, and provide extra living space. Paragraph 3.10.5 equally highlights the need to manage sensitively through the planning application process potential impact on the local environment and residential amenity.

The proposal will result in additional excavation occurring, to enlarge the existing basement area. The application is supported by a Basement Impact Assessment by Site Analytical Services Ltd, dated February 2026. Site investigations undertaken between December 2025 and February 2026 identified Made Ground overlying London Clay, with groundwater recorded at shallow depth; however, this is considered likely to represent localised surface water infiltration rather than true groundwater, meaning impacts on groundwater resources are expected to be negligible.

The BIA concludes that underlying geology is classified as Unproductive Strata with limited hydrogeological significance. The development would result in only a minor increase in impermeable surfaces, and surface water can be appropriately managed through a controlled drainage strategy developed in consultation with relevant authorities. Potential impacts on neighbouring properties arising from ground movement can be mitigated through design and monitoring. A condition is proposed to require basement works to be overseen by a chartered engineer.

Importantly other legislations would also apply here, namely the Party Wall Act and Building Regulations, providing a safeguard and control on the works. The necessary party-wall agreement with adjoining owner(s) would need to be in place prior to commencement of works on site. The Party Wall Act 1996 exists separately from the planning system, to reconcile differences that adjoining development might cause. The purpose of the Building Control/ Building Regulations is to ensure that the engineering design is professional and competent; the construction work is undertaken in a skilful and proficient manner and that the sequence of working on site (including temporary works) are properly planned and carried out.

Other matters

With regard to impact on trees, there were observed to be vegetation within the vicinity of the proposed sunken rear outdoor terrace. The terrace area is set off the side boundary, and the agent has confirmed that these would not be of a size that would meet the general protection for trees within the conservation area. however, these trees will be retained regardless.

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.

7. BNG

The development is for householder development, and will therefore meet the exceptions for the provision of BNG.

8. CIL APPLICABLE

Development proposed does not exceed 100 sq.m. (the application form states 97.60 sqm to be added) 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:

0425_GA 200_PROPOSED REAR ELEVATION_P3
0425_GA 100_PROPOSED BASEMENT FLOOR PLAN_P2
0425_GA 203_PROPOSED FRONT ELEVATION_P1
0425_GA 301_PROPOSED SECTIONS B.B AND D.D_P2
0425_GA 300_PROPOSED SECTION A.A_P2
0425_GA 201_PROPOSED SIDE PASSAGE ELEVATION_P2
0425_GA 104_PROPOSED THIRD FLOOR PLAN_P2
0425_GA 105_PROPOSED ROOF PLAN_P2
0425_GA 202_PROPOSED PARTY WALL ELEVATION_P2
0425_GA 800_EXISTING AND PROPOSED ISOMETRICS_P2
0425_GA 102_PROPOSED FIRST FLOOR PLAN_P2
0425_GA 302_PROPOSED SECTION C.C_P2
0425_GA 103_PROPOSED SECOND FLOOR PLAN_P2
0425_GA 101_PROPOSED GROUND FLOOR PLAN_P2
LocationPlan

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 except where otherwise indicated

on the approved drawings.

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 No works for the alteration, removal or insertion of windows to the front elevation shall be carried out on the site until details of the existing and proposed windows including details of materials and finish and details at a scale of 1:10 or 1:5 including the proposed cills, reveals, jambs, lintels, finish, textured glass, any required trickle vents would need to be concealed, and glazing bars, 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 details.

Reason: To ensure that the character and appearance of the Conservation Area is preserved and the locality 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 development for basement works hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith and retained for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area.

- 6 No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:
- a) parking and management of vehicles of site personnel, operatives and visitors
 - b) loading and unloading of plant and materials
 - c) storage of plant and materials
 - d) programme of works (including measures for traffic management)
 - e) provision of boundary hoarding behind any visibility zones
 - f) wheel washing facilities:
- have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

- 7 The proposed rooflight(s) 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 order to preserve 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: 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.