



Officer Report

Application Number:	HGY/2026/1317
Application Type:	Full planning permission
Address:	Flat A, 6 Lothair Road South, Hornsey, London, N4 1EL
Proposal:	Single storey rear infill extension to ground floor flat.
Case Officer:	Roland Sheldon
Valid Date:	11/05/2026
Applicant:	Mr Paul Woods
Agent:	Mr STEVE MILLS

RECOMMENDATION

Approve with Conditions

1. Site and Surroundings

The subject site contains a ground floor flat within a two-storey (with rear lower ground floor) mid-terrace building located on the southern side of Lothair Road South (LRS). The site is not located within a conservation area.

2. The Proposal

This is an application for a single storey rear infill extension to a ground floor flat.

3. Relevant Planning and Enforcement history

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

Relevant planning history:

6 Lothair Road South, N4

HGY/2016/1362: Formation of rear dormer & insertion of three rooflights to front slope to create a loft Conversion to a flat – Approved 02/06/2016

HGY/2015/3274: Formation of rear dormer and insertion of three rooflights to front slope to create a loft conversion to a flat – Refused 29/12/2015

No planning enforcement history:

4. CONSULTATION RESPONSE

There were no statutory consultees for this planning application.

5. LOCAL REPRESENTATIONS

The application has been publicised by way of letters sent to neighbouring occupants. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objecting: 1

Supporting: 1

The following comments were received that are considered material to the determination of this planning application:

- The extension should not encroach into land of no. 4 Lothair Road South
- Loss of light

Officer comment: Following the submission of revised plans where the agent addressed a minor discrepancy in the boundary line position, the submitted floorplans and elevations show that the extension would be within the curtilage of the host building and not encroaching onto neighbouring land. The matter of light conditions will be address in the impact on neighbouring amenity section of the report.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and character;
2. Impact on neighbouring amenity.

Design & Character

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.

The proposed infill extension would infill the full depth of the outrigger projection, with a small, glazed projecting window beyond the rear elevation. The extension would have a flat roof element on the boundary shared with neighbouring no. 4, with a lean-to glazed element that projects and meets the side wall of the outrigger. The extension would be externally clad in render.

The bulk, massing and design of the infill extension would be considered to respect the scale, form and character of the host building and wider locality.

The proposal is therefore considered to be acceptable with regards to design and character considerations.

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.

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 the amenity of neighbouring residents.

The proposed infill extension would project 7.3 metres depth along the boundary shared with no. 4 LRS and would infill the full depth between the shared boundary and the side wall of the outrigger. Due to the sloping topography of the site and its surroundings, the rear garden of neighbouring no. 4 is located on higher ground than the adjacent ground level of the host building. The infill extension would measure 2.2 metres height on the shared boundary with a flat roof. The lean-to glazed element of the roof would be set-in 0.95 metres from the shared boundary and would rise up to a maximum height 2.95 metres where it meets the side wall of the outrigger.

The height and massing of the extension would not result in an unacceptable loss of light or outlook or create an unacceptable sense of enclosure for the occupants of neighbouring no. 4.

Taking the above into consideration, the proposal would be acceptable with regards to amenity impact considerations.

7. Conclusion

The proposal is acceptable with regards to design, character, amenity and tree impact considerations.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

8. CIL APPLICABLE

The additional floorspace is less than 100 square metres and as such is not liable for CIL.

9. RECOMMENDATION

GRANT PERMISSION 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 and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

F314 /E01 Site Location plan
F314 /E04 A: Existing elevations
F314 P02 A: Proposed elevations
F314 /E02 Rev A: Existing site plan
F314 P03 A: Proposed floor plan

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

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.