

HGY/2026/0944: 29 Cromwell Avenue

We note that revised drawings have very recently been submitted for this Application and the planning website states 'Recommendation Made' strongly suggesting that the Case Officer is minded to grant planning permission imminently. Such a Decision would be unacceptable and, significantly, would not be supported by policy which, for ease of reference, is set out below:

Rear and dormer extensions

Policy D13: Residential Extensions

A. The Council will support extensions and alterations to existing residential building where this **maintains or improves the character of the area and does not result in harm to the amenity of neighbouring residents**, existing and future occupiers, and the built and natural environment.

B. Design should respect the character, setting, context and the form and scale of the existing building and any neighbouring buildings, including the quality and size of gardens.

C. Proposed extensions should be subordinate to the existing building and must not overdevelop the site.

D. The amenity of the occupiers of adjacent properties should not be unacceptably prejudiced with harm to neighbouring residents minimised including to loss of daylight/sunlight, loss of outlook or by creating an unacceptable sense of enclosure

E. New rooms created by an extension should comply with space and amenity requirements set out in the London Plan and associated guidance.

F. Extensions should not harm the character and amenity of private spaces, including rear gardens, and should not harm existing natural habits or trees.

G. Proposals for residential extensions should be in accordance with design codes or supplementary planning documents where appropriate, including the South Tottenham House Extensions Supplementary Planning Document

Sub-text:

"18.151 Extensions to the roof, such as dormer windows, should be restricted to the rear and **their size, location and design should be such that they appear subordinate on the roof**. Front dormers would not normally be permitted unless they

are already part of the established local character and sensitively designed to contribute positively to the roofscape.”

The proposals in this application fail to meet these requirements.

Haringey provides Design Guidance on the design of rear dormers:

“A loft conversion which creates extra space in your home can have serious impacts on:

- the appearance of a house
- neighbouring properties
- the streetscape

Therefore, the quality and appearance of your design will be important when we consider granting planning permission.

In general:

- roof extensions like dormer windows should generally be located at the back of the property, away from the street
- unless you live in a flat, within a conservation area or listed building, rooflights do not usually require planning permission if they are no higher than 150mm from the plane/existing slope of the roof
- many people apply for ‘dormer’ windows, which are windows that protrude from a roof – dormers should be in keeping with the character of the area
- **a dormer window should be set a minimum of 1m from the edge of either side of the gable roof, or 0.5m from the edges of a hip roof**
- altering the shape of a roof is not granted planning permission because of its impact on the streetscape

The Applicant has not made any changes with regard to the rear dormer or the rear extensions both of which are an inarticulate jumble of forms. The re-formation of the rear pitch of the main roof does not meet Haringey’s. Guidelines as set out above.

Front rooflights

The proposed roof plan and front elevation remain unchanged. The number of rooflights proposed would cause significant harm to this part of Highgate Conservation Area.

For all the above reasons, this application must be refused.