

Officer Report

Application Number:	HGY/2026/1491
Application Type:	Householder planning permission
Address:	16 Cornwall Road, Hornsey, London, N4 4PH
Proposal:	Formation of rear dormer and 3 no. front rooflights
Case Officer:	Nathan Keyte
Valid Date:	04/06/2026
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Applicant:	Mr. Huss Fahmy
Agent:	Mr. Saman Zadehkoachak

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

The subject property relates to no. 16 Cornwall Road being a three storey mid-terrace building in use as a dwelling. The site is within the Stroud Green Conservation Area. This is a large conservation area comprising a number of predominantly residential streets. There is a mixture of architectural styles and details, including roof shapes, but overall consistency in terms of the appearance and scale of buildings.

2. PROPOSED DEVELOPMENT

The proposal seeks consent for a loft conversion with rear dormer and 3 no. conservation style front rooflights.

3. SITE HISTORY

HGY/2025/1160 - Loft conversion with rear dormer and two roof lights on the front facade. Approved with conditions.

HGY/2025/1157 - Demolition of existing single storey rear addition and construction of a single storey ground floor rear and infill extension. Approved with conditions.

HGY/0005/6697 - Recovering roof with artificial slates. Approved

4. CONSULTATION

Stroud Green CAAC: non comment received.

Haringey Conservation Officer: objects.

5. LOCAL REPRESENTATIONS

The application has been publicised by the way of letters and public notices. 1 objection was received.

Objections material to planning:

- The increase in height of the dormer beyond that previously approved under HGY/2025/1160 will create an uncomfortably dominant addition that disrupts the local character
- Impacts on neighbour day-to-day residential amenity, including overbearance and privacy.
- Argues against rationale provided in submitted application that additional height is required for internal head heights.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

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

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.

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.

The principle of a rear dormer and front rooflights on the site was confirmed as acceptable under the previous application for approval, HGY/2025/1160. The changes since that approval are noted in detail within the submitted application, and which primarily includes a raising of height of the dormer by approximately 153mm. The dormer remains below the ridge of the host building, and the agent has confirmed that the existing ridge tiles will be retained and their place/ height unchanged. Furthermore, the dormer remains of a size that enables the host building roof to remain visible and will not result in the dormer being a dominant addition.

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.

In coming to the above conclusion, special attention has been given to the desirability of preserving or enhancing the character or appearance of the conservation area in accordance with s72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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.

The objection from the neighbour on impacts to amenity are noted. However, considering the minor change in height, there will be no material impacts regarding neighbour privacy or overdominance compared to the approved scheme.

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 removes less than 25 sqm of vegetation, and will therefore meet the exceptions for the provision of BNG.

8. 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.

9. 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:
2024 159 01 G; 2024 159 03 G.

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.

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 The proposed rooflights 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 ensure a satisfactory appearance for the proposed development and to preserve the character of the Stroud Green Conservation Area, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 & DM12 of The Development Management DPD (2017).

- 5 The existing ridge tiles shall be retained, and their place and height unchanged.

Reason: In order to ensure a satisfactory appearance for the proposed development and to preserve the character of the Stroud Green Conservation Area, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 & DM12 of The 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.