



Officer Report

Application Number:	HGY/2026/1096
Application Type:	Householder planning permission
Address:	8 Gladstone Avenue, Wood Green, London, N22 6LS
Proposal:	Erection of a rear dormer extension and installation of two rooflights to front roof slope.
Case Officer:	Eunice Huang
Valid Date:	05/06/2026
Applicant:	Mr Linwu Dai
Agent:	MINIMASPACE Architecture

RECOMMENDATION

Refuse

1. SITE DESCRIPTION

The application site contains a two storey mid-terrace dwellinghouse located on the south-western side of Gladstone Avenue. Gladstone Avenue is a residential street, but the site is located in proximity to the junction with High Road, which has a commercial character. The site does not contain a listed building but is located within Noel Park Conservation Area.

2. THE PROPOSAL

The proposal is for the erection of a rear dormer extension and installation of two rooflights to front roof slope.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

There is no relevant application history for this site.

4. CONSULTATION RESPONSES

Internal & External Consultees

- *LBH Conservation* - Objects to roof extension and alterations.

Noel Park Conservation Area Appraisal and Management Plan (CAAMP), which states:
“Alterations to the shape of the roof or dormer windows will not be considered appropriate, although roof windows that are flush with the roof slope will be acceptable on roof slopes that are not visible from the street.”

The intact roof forms are an important part of the terraces character, and the unaltered Victorian terraced roofs are distinctive and visible as a distinct roofscape junctions. and is an important part

of the architectural character of the buildings in Noel Park, as set out in the CAAMP. In the context of the site's surroundings, the proposed roof extension and alterations would be out of keeping with the pattern of development in the area and its intact roofscape and would harm this key characteristic of the Conservation Area, eroding its quality and intactness.

The proposed dormer negatively impacts the visual coherence and continuity of the terraces distinctive roof form, it would be a large and would intersect the roof on top of the small gable, degrading these important aspects of the conservation area. Accordingly, the proposed dormer would be considered to cause less than substantial harm to the significance of the Noel Park Conservation Area.

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses: 0

5. PLANNING CONSIDERATIONS

Design & heritage

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.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The proposed rear dormer will have a width of 3.806m, depth of 2.814m and height of 1.55m. The dormer is set in from the ridge, eaves and the sides of the roof. However, the dormer does intersect with the original gable, disrupting the original roof form.

The proposal also includes two rooflights on the front roof plane. One is set up high above the pyramid roof, while the other sits below the pyramid roof.

The terrace row is intact in respect to its original roof form. The original roofscape is an important part of the terrace's character, and hence the Noel Park Conservation Area Appraisal and Management Plan advises against the addition of dormers.

The proposed roof extension and alterations would be out of keeping with the pattern of development in the area, eroding the quality and intactness of the roofscape. The dormer would

dominate the rear elevation, particularly as it intersects with the original gable. The proposed rooflights would also disrupt the visual coherence of the terrace at the front elevation. The proposed positioning of the rooflights would also appear unbalanced and jarring on the front roof plane, detracting from the street scene.

The proposed development would cause less than substantial harm to the significance of the Noel Park Conservation Area, and is thus not supported.

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 size and siting of the roof extension will not result in a material loss of sunlight or daylight, or have an overbearing appearance to neighbouring properties. The extension will be contained to the rear plane of the main roof. The overlooking impact from the dormer would not be material compared to the existing degree of cross-viewing available from the host property and neighbouring properties.

The proposed development is therefore considered acceptable in respect to neighbour amenity.

6. CONCLUSION

The proposed development does not accord with Policies DM1, DM9 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also does not accord with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered unacceptable in respect of its character, appearance and impact on Noel Conservation Conservation Area. The proposed development would detract from the original roof form and dominate the rear elevation of the host building, resulting in less than substantial harm to the conservation area.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. CIL APPLICABLE

The increase in internal floor area would not exceed 100sqm and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

The application is recommended for refusal for the following reason(s):

Refusal Reasons:

The proposed roof extension and alterations would result in an uncharacteristic and dominant roof form that would detract from the character and appearance of the host building, street scene and Noel Park Conservation Area. As such the proposed development is considered to be contrary to policy HC1 of the London Plan (2021), policies SP11 and SP12 of the Haringey Local Plan (2017) and policies DM1, DM9 and DM12 of the Haringey Development Management Plan (2017).