



Officer Report

Application Number:	HGY/2026/1515
Application Type:	Householder planning permission
Address:	39 Curzon Road, Hornsey, London, N10 2RB
Proposal:	Single Storey Rear Extension
Case Officer:	Josh Parker
Valid Date:	05/06/2026
Applicant:	Adam & Alison Harding
Agent:	Mr Chris Pope

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

The application site comprises a two-storey (front), three-storey (rear), mid-terraced Victorian dwellinghouse in use as a single-family dwelling. The property is located on the western side of Curzon Road and is situated within the Muswell Hill Conservation Area.

2. PROPOSED DEVELOPMENT

The proposal comprises the erection of a single-storey rear infill extension, extending up to the rear of the existing rear projection.

3. SITE HISTORY AND ENFORCEMENT

All existing planning applications have been considered for this application.

4. CONSULTATION

LBH Conservation: No comment

5. LOCAL REPRESENTATIONS

The application has been publicised by the way of site/press notice and letters. No representations received from neighbours, local groups, etc in response to notification and publicity of the application.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

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

Design and heritage:

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, 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 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.

Curzon Road is characterised by a consistent run of Victorian terraced properties with modest roof and ground-floor additions. The proposal seeks to infill the existing rear extension to match its established depth, resulting in an addition that would not be perceptible from the public realm.

The extension would adopt a flat-roofed form that continues the existing roof profile and would be constructed in brick to match the host property. It would incorporate a large section of Crittall-style glazing to the rear elevation, a substantial rooflight and a small green roof element.

The overall scale and depth of the extension are comparable to other full-width extensions within the terrace, notably at Nos. 31, 47 and 61 Curzon Road. The most recent example, No. 47 (ref. HGY/2018/3470), extends slightly deeper than the current proposal. These examples establish a clear pattern of similar rear extensions along the terrace.

Given its modest scale, matching materials and recessive siting, the extension would remain subordinate to the host dwelling and would not appear bulky, dominant or incongruous within its surroundings.

The development would not be appreciably visible from surrounding streets and, by virtue of its scale, detailing and materiality, would be sympathetic to the character and appearance of the Muswell Hill Conservation Area. The proposal is therefore considered to represent an acceptable form of development that would preserve the significance, character and appearance of the Conservation Area.

Amenity Comments

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 scale, massing and siting of the proposed infill extension in relation to No. 37 are modest. Furthermore, there is a significant change in site levels between the two properties of approximately 0.5m. As a result, the proposed extension, with a height of approximately 3.0m and

a depth of 3.9m, is only marginally greater than what could be achieved under permitted development rights. Whilst permitted development rights are not directly applicable in this instance, they provide a useful benchmark when assessing the relative impact of the proposal.

When considered alongside the existing boundary treatment and the difference in site levels, the additional height would not materially affect daylight access to ground-floor openings at No. 37, nor would it create an undue sense of enclosure.

Having regard to the above, the proposed development is considered to satisfy all relevant residential amenity tests. The proposal would not result in unacceptable impacts in terms of loss of light, overbearing appearance, sense of enclosure or loss of privacy.

Conclusion

The proposed development is considered to constitute an appropriate and proportionate addition to the host dwelling that would preserve the character and appearance of both the property and the wider Conservation Area. The proposal would not result in unacceptable harm to the amenities of neighbouring occupiers and is considered to accord with the relevant policies of the Development Plan.

All other material planning considerations, including equalities considerations, have been taken into account. Subject to the recommended conditions, planning permission should therefore be granted for the reasons set out above. The details of the decision are set out in the Recommendation below.

7. CIL

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

8. RECOMMENDATION

It is therefore recommended that this application be APPROVED in accordance with 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 listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

APPROVED PLANS: P26-47.1 HARDING - REV.C

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

- 3 Notwithstanding the approved plans, and in the interests of certainty and to safeguard the amenities of neighbouring occupiers, the roof terrace hereby shall be restricted to the area of terrace existing at the date of this permission. No enlargement, extension or additional use of the new roof areas as external amenity space shall take place unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory form of development and to protect the amenities and privacy of neighbouring occupiers in accordance with Policies DM1 and DM12 of the Haringey Development Management DPD (2017).

Informatives:

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.

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.