



Officer Report

Application Number:	HGY/2026/0705
Application Type:	Householder planning permission
Address:	13 Princes Avenue, Hornsey, London, N10 3LS
Proposal:	Construction of a single-storey rear extension, alterations to side elevation window fenestrations, together with associated internal layout reconfiguration.
Case Officer:	Eunice Huang
Valid Date:	29/04/2026
Applicant:	Danylo Knysh
Agent:	lukasz gruszczynski

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two storey semi-detached dwellinghouse located on the southern side of Princes Avenue. The dwelling forms a pair with the west-adjointing property at No. 15 Princes Avenue. The site is located within Muswell Hill Conservation Area. The site not within the vicinity of a listed building.

2. THE PROPOSAL

The proposal is for the construction of a single-storey rear extension, alterations to side elevation window fenestrations, together with associated internal layout reconfiguration.

Amended plans have been received, revising the rear openings and rear façade detailing.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

There is no relevant application history for this site.

Relevant neighbouring application history has been noted in the assessment:

- HGY/2021/1075 - 15 Princes Avenue, London, N10 3LS - Construction of a part single, part two storey rear extension and alterations to the roof and front elevation fenestration to facilitate the conversion of an existing first floor flat into 2 self-contained flats - Approved with conditions 08/6/2021.
- HGY/2016/1010 - 11 Princes Avenue, London, N10 3LS - Part single storey and part double storey rear extension - Approved with conditions 16/9/2016.

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

- LBH Conservation Officer: Objects.

The proposed full-width footprint is unprecedented for this half of the semi-detached pair. It would completely obscure the original design and historic stepped form of the rear elevation. Furthermore, the proposal would lead to an unacceptable loss of original historic fabric and features, including external walls, a chimney breast, windows, and a door. By introducing a bulky, full-width addition, the proposal would unbalance the pair, disrupt the stepped architectural rhythm of the rear elevations, and fail to preserve or enhance the character of the Muswell Hill Conservation Area.

Accordingly, the application cannot be supported from the heritage conservation grounds.

(Officer comment: The application has been amended so that the openings of the rear extension respond to the architectural rhythm of the host building. The detailing on the rear extension has also been adjusted, through the removal of quoins, so that it does not visually compete with the host building. Noting the consent under the current policy at No. 15 Princes Avenue for a full-width extension under HGY/2021/1075, the proposed changes are considered acceptable to the Conservation Officer in a surgery meeting.)

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: 1

Objecting: 0

Support: 0

Representation: 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 extension will be full width, with a depth of 2.525m on the eastern side and 4.66m on the western side, when measured from the existing rear façade. The extension will have a flat roof with a parapet, up to a height of 3.5m.

It will be of a brick construction, with stone coping. The rear elevation is composed of two large glazed openings, which have been designed to respond to the existing bays and rhythm of the original building.

Although the proposed rear extension is sizeable, it is considered subservient in bulk and scale to the original building. The architectural character and detailing of the host building will remain legible on the rear elevation on the first floor level and above, including original windows, the chimney breast and the stepped design.

It is noted that planning consent ref: HGY/2021/1075 was granted at No. 15 Princes Avenue for a full-width extension, with the same rear alignment. Although this scheme has not been implemented, it was assessed and consented under the current policies. There have also been rear extensions at No. 11 Princes Avenue, although this is not desirable or appropriate precedent, as it is two storeys and predates the current policy.

Considering the planning history for the neighbouring sites, the proposed full width single storey extension is considered acceptable. The design has been modified so that it does not compete in size, scale or rhythm with the host building.

The proposal also involves bricking up two windows on the side elevation - one which is to the proposed ground floor utility room and the other to the proposed first floor laundry/study. These two windows are visible only at certain angles from Princes Avenue. Their removal will not detract from the character and appearance of the dwellinghouse.

A condition will be attached requiring proposed external materials, including bricks, to match existing.

As such, the proposed extension is considered acceptable in design and heritage terms.

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 extension will not adversely impact the amenity of the neighbouring properties by way of overbearing impact or solar impact. The rear elevations of the application site and adjoining properties are orientated south, which maximises solar access to rear windows. Any overshadowing impact on the adjoining window at No. 15 would be limited to the he morning hours, which is considered acceptable.

Trees

London Plan Policy G7 requires existing trees of value to be retained, and any removal to be compensated by adequate replacement. This policy further sets out that planting of new trees, especially those with large canopies, should be included within development proposals.

DPD Policy DM1 requires proposals demonstrate how landscaping and planting are integrated into a development as a whole, responding to trees on and close to the site.

The proposal would not be within the root protection area of any trees. Vegetation in the vicinity of extension are small trees, hedges and shrubs which have a tree trunk diameter of less than 75mm when measured at 1.5m height.

The application is thus satisfactory in relation to trees.

6. CONCLUSION

The proposed development is in accordance 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 accords with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours or trees. 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. RECOMMENDATION

The application is recommended for approval 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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list:

- 25064-MA-PL-ZZ-DR-A-105-P01
- 25064-MA-PL-ZZ-DR-A-005-P01
- 25064-MA-PL-XX-DR-A-172-P04
- 25064-MA-PL-XX-DR-A-171-P04
- 25064-MA-PL-XX-DR-A-140-P01
- 25064-MA-PL-XX-DR-A-072-P03
- 25064-MA-PL-XX-DR-A-071-P03
- 25064-MA-PL-XX-DR-A-040-P01
- 25064-MA-PL-XX-DR-A-030-P05
- 25064-MA-PL-XX-DR-A-025-P04
- 25064-MA-PL-GF-DR-A-111-P03
- 25064-MA-PL-GF-DR-A-110-P04
- 25064-MA-PL-GF-DR-A-011-P02
- 25064-MA-PL-GF-DR-A-010-P02

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.

Informatives:

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.

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.