



Officer Report

Application Number:	HGY/2026/0944
Application Type:	Householder planning permission
Address:	29 Cromwell Avenue, Hornsey, London, N6 5HN
Proposal:	Single storey ground floor rear infill extension, rear dormer and re-roofing at the rear, rooflights. Replacement of existing windows, front porch and associated internal and external alterations.
Case Officer:	(Amended Plans Received) Adam Silverwood
Valid Date:	22/04/2026
Applicant:	Herry
Agent:	Maha Phillips

RECOMMENDATION

Approve with Conditions

1. Proposed Development

This is an application for a rear infill extension, side infill extension, rear dormer and the replacement of the existing front porch as well as the inclusion of additional rooflights and replacement of the windows. Amended plans have been received that removed the three-storey side extension located in the alcove. These are the plans that are considered within the following report.

2. Site and Surroundings

The application site is a two-storey semi-detached building located on the eastern side of Cromwell Road. The site is located within the Highgate Conservation Area. The Conservation Area derives its significance from its historic pattern of development, high architectural quality, topography, green spaces, and views.

3. Relevant Planning and Enforcement History

There is no planning history relevant to the consideration of this application.

5. Local Representations

The application has been publicised by way of letters sent to neighbouring properties, a site notice placed within the vicinity of the site and advertisement in a local paper.

5 public comments in objection have been received that consider that:

- Porch would not be compliant with building control
- Rear extension would create an unacceptable sense of enclosure to neighbours living room
- Increase noise and light from the proposed extension

- Side infill extension would be visible from the street and impact the conservation area
- Rear dormer would not be in keeping in terms of materials and would likely be visible from the street in a conservation area
- No precedent for 4 rooflights
- Proposed extension roof would project significantly above the shared boundary level
- Would impact neighbour's outlook
- Increase in surface water run off
- Side extension would cause a significant loss of light to neighbouring properties
- Lost extension would be contrary to policy
- Extension would not be subordinate to the host dwelling
- Extensions would be overbearing

Comments from statutory consultees

LBH Conservation Comments

'Overall, whilst small amendments to the dormer and rear extension are recommended, the main concern is the proposed two storey front extension which would irreversibly disrupt the original design intent and form of the group of buildings and would accordingly be considered to cause less than substantial harm to the significance of the Highgate Conservation Area and conservation would not support this aspect of the proposed scheme. While the level of harm would be less than substantial, the harm great weight should be given to the conservation of this designated heritage asset, in line with S72 of the L(PLBCA)A and paragraphs 212,213, 215 of the NPPF'

Highgate Conservation Area Action Committee

The Highgate Conservation Area Advisory Committee wishes to express its full support for the objection submitted on 24th May.

The Highgate Society

This terrace is formed of a series of linked semi detached houses, separated on the upper floors by notable gaps between each pair of houses. These gaps form any integral part of the fabric of the streetscape giving glimpses of sky and trees between the houses to the rear. A previous planning inspector identified these gaps as an important feature of the conservation area which should be preserved.

The proposal includes the formation of a three storey extension to the side of house built to the boundary line with no 27. It is difficult to see the justification for this as it adds little meaningful space to the layout of the house. Notwithstanding this, the objection is the impact of this on the gap between the houses which will be reduced to a half the width of the existing gap, creating a narrow canyon on the 27 side of the boundary. This is detrimental to the street scape and will have a negative impact on the designated heritage asset of the Highgate Conservation Area in breach of clause 213 of the NPPF and thus should be refused.

Two other points. Although rooflights are permitted on front roofs, there are and this will cause an over dominant feature of the front roof. Secondly, there is concern about the planar glazing rooflights on the infill single storey and the possible light pollution this will create for the neighbour in no. 31.

6. Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design and heritage;
2. Impact on Neighbourhood Amenity

Design and heritage

This application is being considered against Local Plan Policy SP11 'Design' and DPD Policy DM1 'Delivering High Quality Design' which requires buildings/ structures to be of a high, site specific, and sensitive design quality and to safeguard neighbouring amenity. Equally and more specifically it is being considered against DPD Policy DM12 'Housing Design and Quality' which 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, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The Highgate Neighbourhood Plan (HNP) is also a material planning consideration, with Policy DH2 requiring development proposals to preserve or enhance the character and appearance of Highgate's conservation areas. Policy DH3 relates to side extensions and requires them to respect the streetscape, avoid blocking or significantly infilling gaps between buildings, remain subordinate in scale to the original dwelling, and complement its character. Policy DH4 requires rear extensions to be subordinate to, and complement, the original dwelling while Policy DH5 requires roof extensions, dormers, and rooflights to respect the existing roof form in terms of design, scale, materials, and detailing.

This application has been amended after it was consulted on in order to remove a three-storey side infill extension located on the inset flank of the house due to officer concerns regarding its impact on the character of the conservation area. The plans now no longer include this side extension.

Ground Floor Extension

This application proposed a rear/ side extension of 2.6 metres width and 3.4 metres height for 5.8 metres and inset from the shared boundary by 0.3 metres. Then for the remaining 3 metres the extension is reduced to 2.7 metres. The proposed rear extension is partly stepped and would not be widely visible from the conservation area and is therefore considered to be on balance acceptable in this regard.

Rear Dormer

The proposed rear dormer would be 3.1 metres width, 2 metres height and of 3.5 metres depth. The materials proposed would consist of zinc cladding with one associated roof light to the left flank.

The proposed rear dormer is considered to be of an acceptable size and scale in relation to the existing roof slope, maintaining adequate roof margins around the structure. It is acknowledged that a small element of roof extension is proposed to the side of the main dormer to provide sufficient headroom for the staircase. Whilst this feature is noted, it is modest in scale and, when

viewed alongside the main dormer, would not result in the rear roof slope being dominated by built form.

Furthermore, larger rear dormers are a common feature on similar properties in the surrounding area, including the adjoining properties on either side. The properties within this terrace also benefit from deep two-storey rear outriggers, which limit and partially interrupt views of the inner rear roof slopes. As such, the visual impact of the proposed dormer would be appropriately contained and would not appear unduly prominent within the streetscene or surrounding conservation area.

Front Roof Lights

The proposed four rooflights would have limited visibility from the street due to the pitch of the roof. Although this represents a modest increase compared with the two or three rooflights commonly found on nearby properties, the rooflights would be small in scale and located close to the ridgeline. Consequently, they would not appear unduly prominent and are considered acceptable in design and heritage terms.

Reinstatement of Original Front Porch

The proposed reinstatement of original front porch would be appropriately in keeping with the prevailing design of the area and is acceptable in this regard.

Bike Box

A bicycle store is proposed within the side access area with the structure comparable in size, scale and appearance to one found at neighbouring properties. Given its modest scale and location, it would not be highly visible from public vantage points.

Overall, the proposed rear dormer, single-storey rear extension and bicycle store are modest and subordinate additions that reflect the established pattern of development in the surrounding area. The works would not appear unduly prominent within the streetscene or this part of the Conservation Area. As such, the proposals would not harm the character and appearance to this part of Highgate Conservation Area, leaving it preserved, with the works here considered acceptable in design and heritage terms.

Impact on Neighbourhood 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 amenity of neighbouring resident.

Ground Floor Rear Extension

The proposed ground floor rear extension would be of 3.4 metres height, but this fullest height would be sat inset from the shared boundary. Furthermore due to a change in floor levels between

the two properties the adjacent pitched roof extension would still be site above this proposed extension.

An analysis of the area indicates that there is a courtyard inset before the main rear extension on the adjoining property. The loss of light due to the proposed side extension is considered to be lessened due as this proposed extension would be sited to the north of this courtyard and set in by 0.3 metres.

Comments have been received that consider that the proposed extension would create an overbearing effect to adjoining properties. While there is likely some degree of harm due to the development of a previously undeveloped space, this is considered to be mitigated by the difference in ground levels and the way the height of this extension is stepped in height.

The rear side extension would match the depth of the adjoining rear extensions and would be constructed on land that is already hard surfaced. As such, the proposal would not result in any material loss of rear garden space.

Rear Dormer

The proposed rear dormer would be positioned approximately 45 metres from the nearest neighbouring dwelling to the rear. Given this substantial separation distance, it would not result in unacceptable overlooking or a material loss of privacy to adjoining occupiers.

In addition, the dormer would be set appropriately within the rear roof slope, retaining adequate margins around the structure and remaining below the main ridge height. Owing to its scale, position and relationship with surrounding properties, the dormer is not considered likely to result in any significant loss of daylight, sunlight or increased overshadowing to neighbouring occupiers.

Porch

The proposed reinstatement of the porch is not considered to have the capacity to block light or overshadow any adjoining properties or occupiers.

Front Roof Lights

There are four rooflights located on the front roof slope in connection with the loft conversion. These are located facing the public realm and are sited as such an angle high on the roof so as to not unduly overlook any adjacent occupiers.

Bike Box

The proposed bike box would match the size and scale of neighbours and is not considered to be unduly detrimental to amenity.

Conclusion

The proposed works are considered acceptable, having regard to their design, scale and appearance, and are consistent with the established pattern of development in the surrounding area. The proposals would not harm the character and appearance of the Conservation Area nor have an unacceptable impact on the amenities of neighbouring occupiers. Accordingly, the development complies with the relevant development plan policies and is recommended for approval.

CIL LIABLE

N/A – Under 100sqm no new unit.

8. Recommendation

It is therefore recommended that this application be APPROVED in accordance with the following conditions:

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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.

4435-200 PL 3 - Ground Floor Demolition Plan
4435-302 PL 3 - Loft Plan Proposed
4435-250 PL 3 - Elevation Demolition
4435-201 PL 3 - First Floor Demolition Plan
4435-303 PL 3 - Roof Plan Proposed
4435-300 PL 3 - Proposed Ground Floor Plans
4435-500 PL 3 - Elevation Proposed
4435-301 PL 3 - Proposed First Floor Plans

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 those that are detailed within the application form and submitted plans.

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: 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: 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: 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.