



Officer Report

Application Number:	HGY/2026/1388
Application Type:	Householder planning permission
Address:	64 Windermere Road, Hornsey, London, N10 2RG
Proposal:	Erection of a single storey infill rear extension and rear courtyard and loft conversion including the erection of a L-shaped rear roof dormer and two front rooflights.
Case Officer:	Mark Chan
Valid Date:	15/05/2026
Applicant:	Chowdhur
Agent:	Chaudhary

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposal

Erection of a single storey infill rear extension and loft conversion including the erection of a L-shaped rear roof dormer and two front rooflights.

Site Description

The subject site is a two-storey, mid-terraced property on the eastern side of Windermere Road. The property has an existing two-storey rear outrigger. The site is within the Muswell Hill Conservation Area but does not fall within the curtilage of a listed building.

Planning and Enforcement History

The planning history of the site has been taken into account when coming to this decision.

2. CONSULTATION RESPONSE

LBH Conservation Officer – The proposed rear extension looks awkward in relation to the host building, both its roof form and the proposed openings. The design of the glazing would divorce the ground floor from the upper storeys, make the building appear top heavy, lopsided and erode the appreciation of the original outrigger design and the pattern of fenestration. It would also conflict with the above red brickwork quoining. The proposed L-shaped dormer has a wide element on the outrigger than the other approved. The lack of

a set back from the eaves on the outrigger makes it a much more dominant addition. It is unclear if the proposed works would affect the ridge tiles and front roof slope (Officer comment: The design has been amended and is considered to have overcome these issues).

3. REPRESENTATIONS

The application has been publicised by way of letters, site notice and press advert. No representations in response to notification and publicity of the application were received.

4. 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. DPD Policy DM9 requires development to preserve or enhance the character and appearance of the conservation area.

Following comments from Officers, the applicant has amended their proposal over the course of this application. The roof of the proposed infill extension has been amended to a lean-to form, in line with other infill extensions in the immediate area and would now sit comfortably with the host building's roof form, outrigger, and the fenestration pattern. A new rear courtyard has also been introduced between the rear elevation of the main building and the new infill extension which has resolved concerns regarding the relationship with the red brick quoining and the character of the host building and CA. Furthermore, the width of the dormer element on top of the outrigger has been reduced to match the other similar dormers on this road and to further reduce its bulk.

The new infill rear extension is now 6m deep to match the depth of the existing outrigger, 1.6m wide built up to the boundary and 2.8m high (2m at the eaves) with a pitched roof. A new 2.9m deep rear courtyard would also be created between the main building and the infill extension. Whilst the infill extension would be built up to the side boundary, it is observed that several neighbouring properties, including the adjacent No. 66 have similar infill extensions. The rear elevation would have a new timber sash window, and the external walls would be brickwork to match existing. Due to its rear location, the infill extension would not be observable from public views. The proposed infill extension is subordinate to the host property and would not materially harm the existing street scene and the significance of the conservation area.

The proposed loft conversion involves the construction of a rear dormer on the main rear roof slope, a smaller roof dormer on top of the existing two-storey outrigger and installation

of two front rooflights. The new dormer would have new timber sash windows and finished in grey slate tiles to match the other dormers in the surrounding area. As mentioned above, the roof dormer on the outrigger has been set back from the eaves by 0.822m to match the massing and design of similar nearby dormers and further reduce its bulk. Whilst the dormer is quite large, it is observed that many neighbouring properties in the terrace, including Nos. 50 and 60 have similar L-shaped dormer, as well as the other similar or larger examples in the vicinity. Furthermore, the two front rooflights are small and appropriate in terms of proportion, scale and position for the front roof slope. It is observed several neighbouring properties have front rooflights. As such, the proposed loft conversion is considered acceptable on this occasion, and the local character and visual amenity of the area would be protected and would preserve the character and appearance of the CA.

The proposal is acceptable in design and heritage terms in this instance.

Impact on amenity

Given that No. 66 has a similar infill rear extension built up to the shared boundary and the flank wall facing No. 66 is only 2m high and a 2.9m deep rear courtyard has been created, the proposed infill extension would not appear overbearing when viewed from neighbouring property nor result in any material increase in overshadowing or sense of enclosure or loss of privacy and daylight/sunlight to the occupiers of No. 66.

The height and massing of the proposed rear dormer would be similar to the dormers at Nos. 50 and 60 and other neighbouring properties. Therefore, it is not considered to introduce additional overlooking nor have an adverse impact on the amenities of neighbouring properties.

Conclusion

The proposed development is in general accordance with Policies DM1, DM9 and DM12 of the Development Management DPD 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.

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

GRANT PERMISSION 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 listed below, other than where those details are altered pursuant to the conditions of this planning permission or where alternative details have been subsequently approved following an application for a non-material amendment.

A-202 EXISTING ELEVATIONS.pdf
A-000 OS PLAN.pdf
A-101 EXISTING PLANS.pdf
DESIGN ACCESS STATEMENT 64 WINDMERE ROAD.pdf
A-204 EXISTING AND PROPOSED SECTION.pdf
A-105 PROPOSED GROUND TO LOFT PLAN
A-203 PROPOSED ELEVATIONS

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 except where otherwise stated on the approved 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.

- 4 The proposed rooflight(s) 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

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.