



Officer Report

Application Number: HGY/2026/1765
Application Type: Householder planning permission
Address: PARK HOUSE, Hampstead Lane, Hornsey, London, N6 4LL
Proposal: Replacement of the existing single storey side range to the principal elevation with a single storey side extension, including rooflights, green roof and associated external alterations; new pedestrian gate and brick piers; and retention of two air conditioning condenser units at the west elevation and three air source heat pump units at the north elevation of the host building.
Case Officer: Eunice Huang
Valid Date: 22/06/2026
Applicant: N Sinha
Agent: Mr Gary Rice

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two-storey detached dwellinghouse on the northern side of Hampstead Lane. The site lies within the Highgate Conservation Area. Opposite the site lies the Kenwood Estate, which includes Kenwood House (GI listed building), the East Lodge House on Hampstead Lane (GII listed building) and the grounds (GII* registered Park and Garden). The mature woodland is visible above the fence to the estate and characterises the south side of the road.

2. THE PROPOSAL

The proposed is for the replacement of the existing single storey side range to the principal elevation with a single storey side extension, including rooflights, green roof and associated external alterations; new pedestrian gate and brick piers; and retention of two air conditioning condenser units at the west elevation and three air source heat pump units at the north elevation of the host building.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

· HGY/2001/0446
Address: Park House, Hampstead Lane, London, N6, London
Proposal: The erection of a conservatory to the rear.
Decision Date: 29 May 2001
Decision: Approve with Conditions

- HGY/2025/2550

Address: Park House, Hampstead Lane, Hornsey, London, N6 4LL

Proposal: Replacement of the single storey side range of the principal elevation with a part single, part two storey side extension with accommodation within the roof, formation of a first floor terrace, and retention of two air conditioning condenser units at the west elevation and three air source heat pump units at the north elevation of the host building.

Decision Date: 21 April 2026

Decision: Refuse

- HGY/2025/2551

Address: PARK HOUSE, Hampstead Lane, Hornsey, London, N6 4LL

Proposal: Single storey, open-sided carport with brick columns to match the host building, set on bound resin hardstanding.

Decision Date: 29 May 2026

Decision: Approve with Conditions

4. CONSULTATION RESPONSES

Internal & External Consultees

- LBH Conservation: No objection to ground floor extension which replaces existing extension. Objection to recent changes to materiality and permeability of the vehicular gate, and proposed new pedestrian gate design.

- LBH Arboriculture: No objection, subject to recommendations of the arboricultural report.

Neighbour Consultation

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

No of individual responses: 0

Objecting: 0

Supporting: 0

Representation: 1

The following issues were raised in representations that are material to the determination and are addressed in the next section of this report:

- Due attention must be given to the root protection areas. An oak tree on site may be a survivor of the original Bishop's Wood and its hollow trunk may be part of its life cycle.

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 Highgate Neighbourhood Plan 2017 Policy DH2 states that development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate's conservation areas, and respect the setting of its listed buildings and other heritage assets. Development should preserve or enhance the open, semi-rural or village character where this is a feature of the area.

Policy DH4 'Side Extensions' states that side extensions to detached or semi-detached properties, including the enlargement of existing garages, should be sensitive to and respect the character of the streetscape. They should be subordinate in scale to the original dwelling and complement its character in terms of design, proportion, materials and detail.

Moreover, Policy DH5 'Roofs and Roofscapes' states that roof extensions, dormers and rooflights should respect the existing roof form in terms of design, scale, materials and detail and be restricted to the rear except where they are part of the established local character and a new extension or dormer would not have an adverse impact on the amenity of the area or the significance of heritage assets.

Ground floor extension

The existing conservatory style front extension will be demolished and replaced with a new extension. The proposed ground floor extension would have a slightly larger footprint than the existing conservatory. It will have a rectilinear footprint and flat green roof with a height of 3.64m, width of 12.97m and depth 15.42m. The simple form of the replacement extension is considered acceptable in that it would not detract from the front elevation of the building in comparison to existing conservatory. The size of the front extension will be subservient in relation to the bulk of the host building. The single storey extension is not located in a highly prominent location, despite its front elevation siting, due to the existence of tall front boundary walls. As such, the extension is deemed to have a neutral impact on the conservation area, thus preserving it.

The ground floor extension will be composed of stone cladding with aluminium framed glazing. A condition will be attached to secure further details of the proposed materials and green roof to ensure that it will complement the host building and the conservation area.

Front boundary changes

A new pedestrian solid timber gate with new brick piers to match existing is proposed on the front boundary. This will be of a consistent style to the existing vehicular gates.

It is noted that the LBH Conservation object to the appearance of the existing timber vehicular gates, which were installed at some point after September 2024. LBH Conservation has recommended that the style of gate is reverted to visually permeable railings of the previous gate. However, based on a review of historic Google Street View images, it is noted that the previous vehicular gate, although constructed with railings, was not visually permeable dating from at least August 2008.

Therefore, the proposed pedestrian gate and retained vehicular gate is deemed acceptable in relation to the visual amenity of the street. A condition will be attached to secure details and materials of the proposed boundary treatment to ensure that it will complement the conservation area.

Overall planning balance

The site occupies a prominent position within the Highgate Conservation Area and lies opposite the highly sensitive heritage assets associated with the Kenwood Estate, including Kenwood House, the East Lodge and the Registered Park and Garden. However, the proposal is limited to the replacement of an existing single-storey addition with a similarly scaled single-storey extension of a simple and contemporary design. Owing to its modest height, subservient form and containment behind the existing front boundary treatment, the extension would not compete with or detract from the architectural significance of the host dwelling, nor would it affect important views towards the wooded setting of the Kenwood Estate. Subject to the use of high-quality materials, the proposal would preserve the character and appearance of the Highgate Conservation Area and would not harm the setting or significance of nearby designated heritage assets.

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.

By virtue of its single storey height and siting, the proposed front extension will not have an impact on neighbouring properties in respect to outlook, solar impact or privacy.

The proposal includes the retention of two air-conditioning units on the western elevation and three air source heat pump units at the northern elevation. A condition will be imposed requiring the plant and equipment to be operated with noise levels at least 5dB(A) below the existing background noise level (LA90,T), with provisions for the cessation of the use and mitigation strategies should the noise level be exceeded.

Impact on 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.

All trees within and immediately adjacent to the site fall within a Highgate Conservation Area. The site is also surrounded by trees protected by Tree Preservation Orders. The proposal seeks to retain all trees on the property. The application is supported by an Arboricultural Report and Arboricultural Impact Assessment which finds that the development has been designed largely outside the RPAs of retained trees. There is minor encroachment, through a limited area of hand excavation, within the RPA of one tree (T24). This is deemed acceptable subject to the

implementation of the Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS). A condition will be attached requiring works to be carried out in accordance with the aforementioned TPP and AMS.

6. CONCLUSION

The proposed development is considered acceptable in terms of design and heritage considerations. The development will not result in material harm to the residential amenity of neighbour 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. 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

GRANT PERMISSION

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:

- 453-100 PL1
- 453-101 PL1
- 453-102 PL1
- 453-103 PL1
- 453-104 PL1
- 453-105 PL1
- 453-106 PL1
- 453-107 PL1
- 453-108 PL1
- 453-109 PL1

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

- 3 The development hereby approved shall be carried out using the materials specified within the approved plans and Design and Access Statement, including stone cladding to the principal elevations of the extension, matching brickwork to the side elevation, aluminium framed glazing, a green roof, and a timber pedestrian gate with brick piers to match the existing boundary treatment, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a high-quality form of development that preserves the character and appearance of the Highgate Conservation Area in accordance with Policies SP11 and SP12 of the Haringey Local Plan (2017) and Policies DM1 and DM9 of the Haringey Development Management DPD (2017).

- 4 The biodiverse green roof hereby approved, comprising a native wildflower planting mix across the extent of the flat roof shown on the approved plans, shall be installed prior to the first use of the extension and thereafter retained and maintained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure the ecological, visual and sustainable drainage benefits of the development and to preserve the character and appearance of the Highgate Conservation Area.

- 5 The development hereby approved shall be constructed in accordance with the Arboricultural Report, Arboricultural Impact Assessment, Tree Survey Plan, Tree Constraints Plan, Tree Protection Plan & Arboricultural Method Statement prepared by Chloris.

Reason: In order to ensure the safety and wellbeing of the trees close to the development during constructional works that are to remain after works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 6 The cumulative noise level emitted from any air source heat pump, air-conditioning units and associated plant or equipment shall at all times be at least 5dB(A) below the existing background noise level (LA90,T) when measured at the nearest noise-sensitive premises.

All air source heat pumps, air-conditioning units and associated plant shall be installed and maintained in accordance with the manufacturer's specifications. Should the Local Planning Authority determine that the equipment is failing to comply with this condition, the equipment shall be switched off and shall not be operated again until measures have been implemented to secure compliance and these have been approved in writing by the Local Planning Authority.

Reason: To protect the amenity of nearby residential occupiers in accordance with Policy D14 of the London Plan (2021) and Policy DM1 of the Haringey 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.