



Officer Report

Application Number:	HGY/2026/1430
Application Type:	Full planning permission
Address:	56 Queens Avenue, Hornsey, London, N10 3NU
Proposal:	Single storey rear extension.
Case Officer:	Adam Silverwood
Valid Date:	23/06/2026
Applicant:	Mrs Eva-Jane Willis
Agent:	Mr Chris Piggott

RECOMMENDATION

Approve with Conditions

1. Proposed Development

This is an application for a ground floor rear extension.

(Amended plans were received: 10/08/2026)

2. Site and Surroundings

The application site is a two-storey terraced building located on the northern side of Queens Avenue. The site is located within the Muswell Hill conservation area. The building sits adjacent several Locally Listed Buildings and is itself locally listed. It contains 4 flats that were approved for conversion in 1985.

3. Relevant Planning and Enforcement History

OLD/1985/1260 - Conversion into 10 self-contained bed sitting room flats. - Refuse - 4/10/1961

OLD/1961/0836 - Conversion into four self-contained flats - Approve with Conditions - 30/4/1985

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.

One Comment have been received in objection that considers that the proposed development would:

- Overlook their property and garden due to the flank windows
- Block light to the adjoining property
- Cause disturbance during the build process

LBH Conservation Officers:

'The proposed extension is located on the rear of a now subdivided house. It would be a proportionate addition and would not detract from the original buildings form and design. The proposed bricks to match the existing are an appropriate material and it would be congruous to the existing building. The proposed development would have a neutral impact on the significance of the Tottenham Green Conservation Area, subject to a matching materials condition to ensure the materials are a good match,'

6. Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design and Impact of the proposed development on the Character and Appearance of the Area;
2. Impact on Neighbourhood Amenity

Design and Impact on the Character and Appearance of the Area

Policy DM1 (Delivering High Quality Design) states that 'all new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area', development 'a) must relate positively to neighbouring structures, new or old, to create a harmonious whole; b) make a positive contribute to a place improving the character and quality of an area; c) confidently address feedback from local consultation; d) demonstrate how the quality of development will be secured when it is built; e) are inclusive and incorporate sustainable design and construction principles'.

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.

As the site lies within the Muswell Hill Conservation Area, DM9 also applies, requiring development to preserve or enhance the area's character and appearance

The proposed development seeks to construct a single storey rear extension within an alcove at the rear of the property. The proposed extension would be approximately part 4 metres, part 2.4 metres depth, 4.3 width and at a height of 3.4 metres with a flat roof. It would be constructed with a large window door and out of brick to match the existing.

Although this application site is located within close proximity to Locally Listed building and is itself locally listed, the development is not considered to erode this reason for local listing. The application has been assessed by LBH Conservation Officers who consider that upon the imposition of a condition requiring the materials to be matching to the existing building, this application would only result in minor amendments to the character of the building.

The proposed would not be visible from the street, would not have a significant impact on the character and appearance of the conservation area and due to its material choices would be sympathetic to the appearance of the host dwelling and is therefore considered to be acceptable in with regards to design and heritage considerations.

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.

The proposed extension would be 4 metres depth, 3.4 metres height on the shared boundary with the neighbouring property. While there will likely be some reduction in access to morning light to a portion of the adjacent window at no. 44, the size of this window and the availability and the limited overall access to light due to the north facing windows would render this development on balance acceptable.

The application received one planning objection that considered that the development has the potential to block light to and overlook an adjacent property to the east. The Case Officer requested and received revised plans based on these concerns.

The proposed development would extend by 2.4 metres depth on the opposite side with two flank clerestory windows. The applicant has provided revised plans to confirm that these windows would have opaque glass installed to ensure that there is no significant overlooking of the neighbouring property. This has been secured by planning condition. The extension would border the applicants own bedroom primarily with a neighbouring property set 2.8 metres away from the flank wall of the proposed extension. This is considered to be a sufficient distance to not cause any significant impact on light or outlook conditions to this property.

Conclusion

The proposed application for a single storey rear extension located on the ground floor is considered to be appropriately respectful to the character and appearance of the area, subservient to the host dwelling and to not present any undue detrimental impact on neighbouring amenity and is therefore considered to be acceptable.

Overall, the proposed development is considered acceptable in terms of design and amenity considerations, 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, as well as according 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.

7. CIL Applicable

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.

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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.

- 4 Prior to the completion of the development hereby approved, all ground floor flank windows shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained and maintained thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The 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: 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: 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.