

Application Number:	HGY/2026/0971
Application Type:	Full planning permission
Address:	7 Glasslyn Road, Hornsey, London, N8 8RJ
Proposal:	Demolition of existing extension and erection of a single storey rear infill extension and loft conversion including a rear dormer and front rooflights.
Case Officer:	Mark Chan
Valid Date:	20/04/2026
Applicant:	6
Agent:	Maria Prime Mr Russell Clark

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the demolition of an existing rear infill extension and erection of a new single storey rear infill extension and loft conversion including a rear dormer and front rooflights.

Site and Surroundings

The application site is a two storey, mid-terraced dwellinghouse located on the northern side of Glasslyn Road. The property has an existing single storey rear infill extension and a two-storey rear outrigger. The site is within the Crouch End Conservation Area (CA) but is not a listed building.

Relevant Planning and Enforcement History

HGY/2025/3225 – Certificate of Lawfulness (Proposed) for the deconversion of two self-contained flats into a single dwellinghouse. Approved 26/11/2025.

2. CONSULTATION RESPONSE

LBH Conservation Officer – The proposed infill extension would be similar in scale to some recently approved designs, but the design of the glazing would divorce the ground floor from the upper storeys and erode the appreciation of the original outrigger design and the pattern of fenestration. The proposed rear dormer would occupy the entire roof slope, projecting over one of the parapet walls and sitting very close to the other, with little of the eaves remaining. It would read as an additional storey, rather than a dormer, the design of the dormer, including its openings emphasising its bulkiness.

3. LOCAL REPRESENTATIONS

The application has been publicised by way of letters, site notice and press advert. No objection in response to notification and publicity of the application was received. One supporting comment was received.

4. PLANNING ASSESSMENT

Policy Considerations

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. Furthermore, DPD Policy DM9 which requires development proposal to preserve or enhance the character and appearance of the conservation area.

In terms of amenity London Plan Policy D6 and DPD Policy DM1 both emphasise the importance of protecting amenity of surrounding housing. Policy D6 highlights the need to consider daylight, sunlight, and overshadowing effects on neighbouring properties, ensuring they receive sufficient light appropriate for their context while minimising overshadowing. Similarly, DPD Policy DM1 stresses the requirement for high-quality design to guarantee privacy and amenity for both the development's users and neighbouring residents. This includes providing adequate sunlight, daylight, and aspects to adjacent buildings and land, while also ensuring an appropriate level of privacy to prevent overlooking and maintain the amenity of neighbouring properties.

Design & Heritage

This application is for the demolition of the existing rear infill extension and erection of a new single storey rear infill extension and loft conversion including a rear dormer and front rooflights. Following comments from the Officers, the applicant has amended the proposal. In the current proposal, the flat roof of the proposed rear dormer has been lowered by 0.3m from the ridge of the roof and the rear elevation of the new infill extension, and the existing rear outrigger have been altered by installing two pairs of bi-folding of French doors.

The new rear extension would infill the space between the existing rear outrigger and the boundary shared with No. 9 Glasslyn Road. The depth of the new rear extension would match the depth of the outrigger and only 0.9m deeper than the existing extension. It would have a flat roof with a rooflight and have a maximum height of 3.15m. The external walls would be finished in brickwork to match the host property and double-glazed aluminium framed bi-folding French doors on the rear elevation. The existing 2.6m high boundary wall facing No. 9 would be retained. It is observed that many neighbouring properties on this road, including No. 9 have infill rear extensions of similar massing and depth and in various designs, often contemporary. As such, the modern design, massing and proportions of the proposed rear extension would be in keeping with the existing development pattern and is proportionate and subordinate to the host property.

The proposed rear dormer would be 5.6m wide x 2.1m high x 3.5m deep and set back from the western edge, eaves and ridge by 0.3m. It would have a Juliet balcony formed from French doors

and frameless glass balustrade at 1.1m high and be cladded with vertical hanging tiles. The new dormer would sit below the ridge of the main roof and not have any flank windows. Two small conservation style rooflights would also be installed to facilitate the loft conversion. Whilst these rooflights would be visible from public view, they are small in size in relation to front roof slope and are considered proportionate additions that is in keeping with the street scene. It is acknowledged that the new rear dormer is relatively large as it would span nearly the entire rear roof slope but given that similar large rear dormers have already been approved at nearby properties, such as Nos. 15 and 35 Glasslyn Road (Refs: HGY/2018/0082 and HGY/2023/2842) and there is a not a consistent rear roofscape on this road as many properties have already undergone roof extensions, the proposed rear dormer is considered acceptable on this occasion. Given the site context, rear location of the dormer and recent planning history of the surrounding area, it is not considered the proposed loft conversion would materially harm the character and appearance of the host property, street scene and wider CA.

Overall, the proposed development is considered acceptable in design and heritage terms on this occasion.

Impact on Amenity

Given that No. 9 Glasslyn Road has existing rear infill extension of similar massing and depth built up to the shared boundary, the proposed rear infill extension would not appear overbearing when viewed from neighbouring properties nor result in any material increase in overshadowing or loss of privacy and daylight/sunlight to the occupiers of No. 9. It is also observed that the neighbouring properties on either side have existing rear dormers. As such, it is not considered the proposed rear dormer would result in additional overlooking or loss of privacy to neighbouring occupiers. The proposal is acceptable in terms of impact on amenities.

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.

5. CIL APPLICABLE

N/A – Under 100sqm no new unit.

6. RECOMMENDATION

GRANT PLANNING 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. :

Site plan- 7 Glasslyn Road N8.pdf
7 Glasslyn Road London N8-Elevations as existing.pdf
7 Glasslyn Road London N8-Floor plans as existing.pdf
Design and Access Statement.pdf
Block plan- 7 Glasslyn Road N8.pdf
7 Glasslyn Road London N8-Revised proposed elevations
7 Glasslyn Road London N8-Revised proposed 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 in colour, size, shape and texture those of the existing building unless specified in the approved drawings.

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 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 and DM9 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: 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.