



Officer Report

Application Number:	HGY/2026/1692
Application Type:	Householder planning permission
Address:	6 Claremont Road, Hornsey, London, N6 5BY
Proposal:	Partial demolition of the existing rear extension and eaves, and the erection of a single-storey rear extension.
Case Officer:	Josh Parker
Valid Date:	19/06/2026
Applicant:	Ms. Sophie Gueydon
Agent:	Mr Gilberto Cipriano

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The site application is a two-storey terraced house located on the north side of Claremont Road. The dwelling is characterised by a pitched roof, front ground floor bay window and brick finish. The site forms the end property of a uniform terrace Nos 22 – 6. At the rear it benefits from a single storey rear extension. The area is predominately residential in character, and the site is within a Conservation Area

2. THE PROPOSAL

The proposed is for the construction of a single storey ground floor extension.

The extension would retain a similar flat roof in terms of height and size however as the eave is generous, the permission would extended the existing ground floor extension by 0.77m

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2000/1744 - Erection of a single storey rear extension. Granted 02/02/2001.

HGY/2008/0313 - Erection of single storey side extension. Granted 27/03/2008.

4. CONSULTATION RESPONSES

No representations received from neighbours in response to notification and publicity of the application.

5. PLANNING CONSIDERATIONS

Design & appearance

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 'Management of the Historic Environment' states that development that conserves and enhances the significance of a heritage asset and its setting will be supported.

The proposed single-storey extension would measure approximately 0.77m in depth with the rest of the existing single storey extension being retained. The proposal would internalise the existing eaves to create additional floorspace for the living area. The roof would be replaced and rooflights added to the centre of the roof.

The extension would be constructed using materials to match the existing dwelling. Given the modest size and scale of the proposed addition, it would preserve the character or appearance of the property and the Highgate Conservation Area.

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.

It is noted that the impact on the adjoining properties would be similar to the existing as the party wall dimensions would be retained. There would be more built form extending deeper into the garden but the addition would be modest and would not have a material undue impact on the amenities of neighbouring occupiers.

Consequently, the proposed extension would not result in any material harm in terms of daylight, sunlight, outlook, privacy or sense of enclosure and would not appear overbearing when viewed from neighbouring properties. The proposal is therefore considered acceptable in amenity terms.

6. CONCLUSION

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours. 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. RECOMMENDATION

The application is recommended for approval subject to the following 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 and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

APPROVED PLANS:

001, 002, 003, 004, 005, 006, 007, 008

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

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.

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.