

Officer Report

Application Number:	HGY/2026/1763
Application Type:	Householder planning permission
Address:	21 Endymion Road, Hornsey, London, N4 1EE
Proposal:	Erection of a part single-storey, part two-storey rear extension; associated external alterations including garden stairs and landscaping works; installation of a green roof; replacement and alteration of windows and doors; and internal reconfiguration of the existing dwelling.
Case Officer:	Neil McClellan
Valid Date:	19/06/202
	6
Applicant:	MR Charles Buckworth
Agent:	MR See-Beng Ng

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposal

Erection of a part single-storey, part two-storey rear extension; associated external alterations including garden stairs and landscaping works; installation of a green roof; replacement and alteration of windows and doors; and internal reconfiguration of the existing dwelling.

Site Description

Four-storey, mid-terrace house with accommodation on the lower ground, upper ground, first floor and loft floors. The property is in use as a single dwellinghouse.

The site is not located within a conservation area, and the property is not within the curtilage of a listed building.

Planning and Enforcement History

PRE/2025/0264 – Pre-application advice sought on the erection of a single storey lower ground floor extension with roof terrace and safety railings above with steps down to garden level; erection of an upper ground floor rear extension, insertion of new first floor 'Crittall' style metal frame glass door with metal balustrade and handrail.

HGY/2015/0831 – Planning permission granted for the conversion of the property to two separate self-contained flats, and the provision of access stairs from the upper flat to the rear garden.

Officer comment: This permission was never implemented and has now lapsed.

HGY/2010/1474 – Certificate of Lawfulness granted for the erection of single storey rear extension and rear dormer window.

OLD/1983/0333 – Planning permission granted for the conversion of the property to two separate self-contained flats.

Officer comment: It would appear this permission was never implemented. The property has been registered with the VOA as a single dwellinghouse since Council Tax records began in April 1993.

REPRESENTATIONS

No representations have been received in response to notification and publicity of the application.

CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. Impact on neighbouring amenity.

Design and appearance

DM Policy (2017) 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 buildings, 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. Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, Local Plan (2017) Policy SP11 requires the highest standard of design that respects its local context and character and historic significance, and this is supported by London Plan (2021) Policy D6.

The proposal comprises a full-width single-storey extension at lower ground floor level extending approximately 2.9m beyond the existing outrigger, with a part of the extension reaching a maximum depth of approximately 5.5m beyond the main rear wall. A smaller upper ground floor element extends approximately 2.2m to the rear.

Due to the sloping topography of the site, much of the lower ground floor accommodation is experienced as a partially recessed level, reducing its visual prominence and overall impact when viewed from adjoining properties and surrounding gardens.

The lower ground floor extension is to be constructed in matching or complementary brickwork to maintain continuity with the host building and giving it a solid grounded appearance. In contrast, a lighter construction is proposed for the upper element of the extension comprising metal cladding to reduce its perceived mass and to help articulate a clear hierarchy between the two levels. Crittall-style windows and doors provide slender sightlines and a refined architectural expression.

A green roof is proposed on top of the lower-ground floor extension's flat roof which helps to soften the extension appearance when viewed from neighbouring upper floor windows. As well as contributing to biodiversity and providing sustainable drainage benefits.

Landscaping works are also proposed including a short set of steps or extremal lead up from a patio at lower ground level to the higher level of the rear garden.

The submitted plans show an indicative location for a future air source heat pump (ASHP) is shown on the proposed site plan. This is intended to demonstrate how low-carbon heating infrastructure could be provided in the future. The submitted Design & Access Statement confirms that the ASHP location is indicative only and does not form part of this application. Any future installation would be subject to detailed specification and any applicable permitted development, noise, siting or regulatory requirements.

The current proposal has been amended from the one presented at pre-app (see history above) in response to officer advice. The main revisions include stepping the first-floor element away from the property's boundary with No. 22 Endymion Road, reducing the perceived bulk of the extension through articulation, and refining the relationship between the upper and lower components of the extension. The terraced area on top of the lower ground floor and the stairs connecting it to the rear garden that was proposed in the pre-application submission has also been removed from the current proposal in line with officers' advice.

Whilst this is a large home extension, given the large size of the existing building and its plot, and those of its neighbours, the proposal will appear appropriately subordinate in its scale and complimentary in its appearance to the existing property. It is noted that there are a number of extensions and alterations of varying size and from that have been carried out to the rear of this group of buildings, at both ground/lower ground and roof level. Given the mixed character and variety of building form within the street as a whole, the proposal will not appear out of keeping.

Subject to a condition requiring that it be built in materials that match those of the existing building, unless indicated otherwise on the approved plans the proposal is considered acceptable in terms of its design and appearance.

Impact on neighbouring amenity

The London Plan (2021) Policy D6 states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. DM Policy (2017) DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development and address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from the use and activities of the development.

The proposed extension has been amended from the scheme presented at pre-application stage to ensure an acceptable relationship with the neighbouring properties, particularly 22 Endymion Road.

The submitted design and access statement includes a rear elevation showing compliance with the BRE's 45 degree 'rule of thumb test' in relation to neighbouring properties windows.

The proposed 2-storey element, as well as having been reduced in height is considered to be set off the boundary with the neighbouring property at No.22 to a sufficient degree to avoid appearing

overbearing or creating an unacceptable sense of enclosure to that neighbour. It is screened from the other adjoining neighbour at No.20 by the two properties existing three storey outriggers.

Conclusion

In conclusion, the proposal extension would have an acceptable design, appearance and impact on neighbouring amenity in line with the above policies. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above.

The increase in internal floor area would not exceed 100 sqm. and therefore, the proposal is not liable for the Mayoral or Haringey's CIL charge.

RECOMMENDATION

GRANT PERMISSION subject to the following condition(s):

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 following approved plans and drawings, other than where those details are altered pursuant to the conditions of this planning permission:

Approved drawings & documents:

P-LG - Proposed Lower Ground Floor Plan;
P-010 - Proposed Site Plan;
P-100 - Proposed Ground Floor Plan;
P-101 - Proposed First Floor Plan;
P-102 - Proposed Second Floor Plan;
P-103 - Proposed Roof Plan;
P-200 - Proposed Front & Rear Elevations;
P-200 - Proposed Front & Rear Elevations (Coloured);
P-300 - Proposed Section;
P-300 - Proposed Section (Coloured); &
Design & Access Statement - May 2026.

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 indicated otherwise 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 No part of any structure hereby granted permission shall be used as a roof terrace or balcony.

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 their 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.