



Officer Report

Application Number:	HGY/2026/1206
Application Type:	Householder planning permission
Address:	5 Southwood Avenue, Hornsey, London, N6 5RY
Proposal:	Single storey glass extension to the side of the existing outrigger, installation of new windows and doors, and installation of 1no low profile rooflight to existing outrigger pitched roof.
Case Officer:	Ben Coffie
Valid Date:	04/06/2026
Applicant:	Tammy Dickenson
Agent:	Colin Mulhern

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application relates to a mid-terrace dwelling located on the south side of Southwood Avenue. The property is characterised by a single-storey bay window to the front elevation, a small dormer window within the front roof slope, and a two-storey rear outrigger.

The site lies within the Highgate Conservation Area. The special interest of the conservation area derives from the history of the area and the evolution of the original settlement.

No. 6 Southwood Avenue was developed in the late nineteenth century and forms a distinct and generally intact group with Nos. 2-8 on the north side and Nos. 1-41 on the south side of the street, built by Francis Cottrell in a variation of his distinctive Queen Anne style seen elsewhere in Crouch End and Muswell Hill.

The original windows of the application property have largely been retained, contributing positively to the character and appearance of the dwelling and the wider conservation area.

To the rear of the property is a private garden comprising a patio area and a raised lawn/planted area. A mature Category B Evergreen Magnolia (*Magnolia grandiflora*), identified as T1, is located off-site within the rear garden of the neighbouring property at No. 7 Southwood Avenue, with its canopy extending over part of the application site. The tree is not protected by a Tree Preservation Order.

2. THE PROPOSAL

The application seeks planning permission for:

- The erection of a single-storey glazed extension to the side of the existing rear outrigger;
- The installation of replacement windows and doors; and
- The installation of one low-profile rooflight within the existing outrigger roof slope.

The proposal would also involve the removal of overhanging lower lateral branches and a minor crown lift to the neighbouring Evergreen Magnolia tree in order to facilitate the development.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

None relevant.

4. CONSULTATION RESPONSES

Internal and External Consultees

The following consultees were consulted on the application:

LBH Conservation Officer - No objection raised, provided that the proposed extension would not harm the neighbouring tree visible from Cholmeley Park, which contributes to the verdant character of the conservation area. It was further advised that the works should ensure the long-term retention and health of the tree and that the Council's Arboricultural Officer should be satisfied that no unacceptable impact would arise.

LBH Arboricultural Officer - No objection raised. The Arboricultural Officer concurs with much of the submitted arboricultural report and notes that the proposed crown lifting and construction methodology within the Root Protection Area are limited in extent. Clarification was sought regarding any potential heat reflection arising from the proposed glazed extension.

Highgate Neighbourhood Forum - Requested that the Tree Officer review the proposal and recommended that any paving associated with the development be SuDS-compliant.

Neighbour Consultation - No representations were received following neighbour notification and publicity of the application. Following receipt of amended plans, a further 21-day consultation exercise was undertaken. No additional representations were received.

5. PLANNING CONSIDERATIONS

Design and Heritage

Policy SP11 of the Haringey Local Plan and Policy DM1 of the Development Management DPD seek high-quality design that responds positively to local character and distinctiveness.

Policy DM12 states that extensions and alterations to residential buildings should be of a high-quality, site-specific and sensitive design that respects and complements the form, setting, period, architectural character and detailing of the host building. High-quality matching or complementary materials should be used appropriately and sensitively in relation to the site's context.

Development affecting conservation areas must also comply with Policy DM9, which seeks to preserve or enhance their character and appearance.

As the property is located within the Highgate Conservation Area, Policies DH2, DH4 and DH5 of the Highgate Neighbourhood Plan are also relevant. These policies require development to preserve or enhance the character and appearance of the conservation area and ensure that extensions and alterations remain subordinate to and sympathetic with the host building.

Extension

The proposal includes a fully glazed single-storey extension to the side of the existing rear outrigger. A small courtyard would be retained between the rear wall of the main house and the

extension. The rear wall of the extension would align with the rear wall of the existing outrigger. The extension would measure approximately 2.75m in height, 4.29m in depth and 1.49m in width.

The extension is modest in scale and allows the original form of the rear outrigger to remain legible. By virtue of its limited width, lightweight appearance and fully glazed design, the proposal is considered subordinate to the host dwelling. The use of glazing represents a high-quality contemporary material that would complement the existing building without competing with its historic character.

Accordingly, the extension would preserve the character and appearance of both the host property and the Highgate Conservation Area.

Replacement Windows and Doors

The proposal includes the enlargement of an existing rear ground-floor opening to accommodate a new set of double-glazed aluminium sliding doors. It also includes a new double-glazed aluminium window and the infilling of an existing side-facing first-floor window opening using matching brickwork.

In addition, the existing rear French doors serving the dining room would be replaced with a double-glazed aluminium pivot door.

The application also proposes the replacement of existing timber sash and casement windows, where indicated, with new timber windows matching the originals in terms of appearance, detailing and finish.

Whilst the Conservation Officer expressed concerns regarding the replacement of original windows and the absence of a condition survey, it is noted that the affected windows are not located on the principal elevation and have limited visibility from the public realm.

The proposed replacement windows would therefore not result in harm to the architectural cohesion of the terrace, the host building or the wider conservation area.

Although double glazing may necessitate marginally deeper frame profiles, these changes would be negligible in public views and would not materially alter the building's appearance.

Furthermore, the replacement windows would improve thermal performance, energy efficiency and acoustic insulation, thereby supporting wider sustainability objectives without causing harm to heritage significance.

A condition requiring the windows to accord with the submitted details in respect of profile, glazing bars, proportions and finish is recommended.

Overall, the proposed replacement windows and doors are considered acceptable.

Rooflight

The proposed rooflight is modest in scale, flush fitting and appropriately positioned within the rear roof slope of the outrigger. Owing to its limited visibility and sensitive design, it would not create visual clutter or adversely affect the appearance of the building.

The rooflight is therefore acceptable in both design and heritage terms.

For the reasons outlined above, the proposal would preserve the character and appearance of the Highgate Conservation Area.

Impact on Neighbouring Amenity

London Plan Policy D6 and Policy DM1 require development to safeguard residential amenity.

The replacement windows and doors, together with the proposed rooflight, would not adversely affect neighbouring occupiers in terms of outlook, privacy, daylight or sunlight. The proposed side extension is modest in scale, does not project beyond the existing rear building line of the outrigger, and would retain separation from the shared boundary with No. 7.

Accordingly, the proposal would not result in any unacceptable impact on neighbouring residential amenity.

Impact on Trees

Policy DM1 and Policy DM23 seek to protect trees that contribute to visual amenity, biodiversity and local character.

The application is supported by a BS5837:2012 Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan prepared by Usherwood Arboriculture (April 2026). The assessment relates to a single off-site Category B Evergreen Magnolia (T1) located in the rear garden of No. 7 Southwood Avenue. No trees are proposed for removal.

The report concludes that the existing retaining wall has likely restricted root growth into the application site and confirms that the extension would be supported using a lightweight screw pile and beam foundation system with a suspended floor. Hand excavation under arboricultural supervision is proposed where necessary.

The submitted Arboricultural Method Statement provides a precautionary construction methodology together with root protection measures and a protocol for dealing with any exposed roots encountered during construction.

The Council's Arboricultural Officer has reviewed the submitted information and raises no objection.

Given that no tree removal is proposed and that an appropriate construction methodology has been demonstrated, the proposal is not expected to result in any significant impact on the long-term health, amenity value or contribution of the Magnolia tree to the conservation area.

Subject to compliance with the Arboricultural Method Statement and Tree Protection Plan, the proposal is considered acceptable.

Conclusion

The proposal is considered acceptable in design, heritage and amenity terms. The development would preserve the character and appearance of the Highgate Conservation Area and would not result in harm to neighbouring residential amenity or the retained Magnolia tree.

The proposal is therefore considered to accord with the relevant policies of the Development Plan and all other material considerations, including equalities, have been taken into account.

7. RECOMMENDATION

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

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

- 3 The replacement windows to the front elevation shall match the existing windows in terms of their opening method, form, proportions and joinery details, including mouldings, profiles and dimensions. The replacement windows shall be installed so as to maintain the existing reveals, surrounds and cills. Any trickle vents required shall be fully concealed within the frame and not externally expressed.

All other replacement windows, doors and fenestration alterations hereby approved shall be carried out in accordance with the approved plans and retained thereafter.

Reason: To ensure a high-quality design and to preserve the character and appearance of the host property and the Highgate Conservation Area, in accordance with Policies DM1, DM9 and DM12 of the Development Management DPD (2017), Policy SP11 of the Haringey Local Plan (2017), Policy HC1 of the London Plan (2021) and the National Planning Policy Framework.

- 4 The development shall be carried out in accordance with the Arboricultural Method Statement and Tree Protection Plan prepared by Usherwood Arboriculture, dated 27 April 2026. All pre-commencement pruning works and arboricultural protection measures shall be implemented prior to the commencement of development, and all excavation works within the identified precautionary excavation zone shall be undertaken by hand and under arboricultural supervision. The site supervision report shall be submitted to the Local Planning Authority within 5 working days of the supervision visit.

Reason: To safeguard the retained off-site Magnolia tree (T1) during construction and to ensure the continued contribution of the tree to the character and appearance of the Highgate Conservation Area, in accordance with Policies SP11 and SP13 of the Haringey Local Plan (2017) and Policy DM23 of the 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: 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: 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.