



Officer Report

Application Number:	HGY/2026/1071
Application Type:	Householder planning permission
Address:	30 Wolseley Road, Hornsey, London, N8 8RP
Proposal:	Alterations to existing rear conservatory, installation of Crittall style rear window and side window to kitchen, and alteration to front and rear hard landscaping.
Case Officer:	Mark Chan
Valid Date:	15/05/2026
Applicant:	Ms Fharat Raja
Agent:	Mr Jez Gay

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the alterations to the existing rear conservatory, installation of Crittall style rear window and side window to kitchen, and alteration to front and rear hard landscaping.

Site and Surroundings

The application site is a two storey, semi-detached dwellinghouse located on the northern side of Wolseley Road. The property has an existing rear dormer, a two-storey rear outrigger and a single storey rear conservatory. The site is within the Crouch End Conservation Area (CA) but is not a listed building.

Relevant Planning and Enforcement History

HGY/1997/1657 – Construction of vehicular crossover to classified road and provision of soft/hard landscaped car standing. Approved 03/02/1998.

2. CONSULTATION RESPONSE

LBH Conservation Officer – The proposed replacement extension would be smaller than the existing and would not have any greater impact on the appreciation of the buildings original design and form. This would have a neutral impact on the significance of the Conservation Area. The main concern is the proposed replacement hard surface to the front of the building. The type of tiles proposed, of ceramic coloured tiling are not features of these houses and would be a very prominent and incongruous addition to the street scene.

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 alterations to the existing rear conservatory, installation of Crittall style rear window and side window to kitchen, and alteration to front and rear hard landscaping. Following comments from the Officers, the applicant has amended the proposal. The ceramic-coloured tiles originally proposed for the front footpath leading to the main entrance has been changed to terracotta tiles to better reflect the area's character and more in keeping with neighbouring properties.

The proposed alterations involve the installation of Crittall style black steel frame doors to the rear elevations of the conservatory and the outrigger as well as replacing the existing ground floor side casement window with a slightly larger white timber sash window serving the kitchen. The height and massing of the existing rear conservatory would be largely the same as existing, and the total depth would be reduced from by 1.65m from 7.65m to 6m.

The existing circular shaped hard landscaping/patio in the rear garden and the steps arrangement would also be altered as part of this application. Whilst the total area of hard landscaping would be largely the same as existing and not take up more than half of the rear garden, the shape of the hardstanding would change from circular to rectangular and new metal and glass balustrade would be installed. However, given the minor scale of the works and rear location of the proposed alterations and the fact that many neighbouring properties have contemporary fenestration on the rear ground floor level and hard landscaping in the rear garden, the proposed works would be in keeping with the existing development pattern and would be proportionate and subordinate to the host property and not adversely affect the character and appearance of the street scene and wider CA.

To the front of the host property, terracotta tiles would be paved to create a footpath from the street to the main entrance. The terracotta tiles would replace the existing hardstanding in the forecourt. Whilst the new footpath would be visible to the street scene, it would match the original red clay tiled path seen throughout this area and reflect 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.

Impact on Amenity

Given there would be no increase in height, depth and massing along the site boundary and no new flank windows have been proposed, the proposed development 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 neighbouring properties. The proposal is acceptable in terms of impact on amenities.

Conclusion

The proposed development is considered acceptable in terms of design and heritage consideration in 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. :

P_100 Existing.
P_001 Location.
P_001 Location 2.
P_300 DAS rev A

P_301 Heritage Statement Rev A
P_200 Proposed

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

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.