



Officer Report

Application Number:	HGY/2026/1897
Application Type:	Householder planning permission
Address:	5 Vallance Road, Hornsey, London, N22 7UD
Proposal:	Removal of existing ground floor uPVC conservatory; proposed ground floor rear extension; amendment of 2no. existing ground floor rear facade openings and the installation of replacement windows and doors in these openings.
Case Officer:	Nathan Keyte
Valid Date:	20/07/2026
Applicant:	Mr Hayden Thomas
Agent:	

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

The site comprises a two-storey mid-terrace dwellinghouse with a single-storey rear conservatory. The surrounding area is predominantly residential in character and the property is located within the Vallance Road Conservation Area.

The Conservation Area comprises primarily dense residential development between Alexandra Palace and the southern edge of Muswell Hill Golf Club. The significance of the Conservation Area is derived in part from its large and finely detailed properties, which are well-preserved examples of high-quality architecture, including Arts and Crafts-inspired houses dating from the 1920s.

2. PROPOSED DEVELOPMENT

The proposal seeks the removal of the existing ground floor uPVC conservatory and the construction of a single-storey rear extension. It also includes alterations to two existing ground floor rear elevation openings, together with the installation of replacement windows and doors.

3. SITE HISTORY

HGY/2016/3114,
Proposal: Demolition of conservatory and erection of single storey rear extensions.,
Decision Date: 1 November 2016
Decision: Approve with Conditions

HGY/1993/0784,
Proposal: Demolition of the existing porch and bay window and reconstruction to provide new porch and bay window.,
Decision Date: 9 November 1993
Decision: Refuse

4. CONSULTATION

Muswell Hill and Fortis Green Association: No comment received.

Muswell Hill CAAC: Objects to design, and use of proposed materials.

Haringey Conservation Officer: Proposal would not cause harm to the significance of the Conservation Area.

5. LOCAL REPRESENTATIONS

The application has been publicised by the way of letters and public notices. One objection in addition to that listed above was received. The objections material to planning are summarised below.

- Objects to removal of features of the dwelling, including 'wing' details to windows.
- Objects to use of aluminium rather than timber in proposed window/ door.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design & heritage
2. Impact on neighbouring amenity
3. Flooding

Design and heritage

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

There is no objection to the removal of the uVPC conservatory, nor the proposed replacement. The proposed single-storey rear extension would occupy a footprint broadly comparable to that of the existing conservatory. The extension would have a similar overall height to the existing conservatory's maximum ridge height; however, it would incorporate a flat roof design in place of

the existing pitched roof form to the rear of the property. This would result in a more contemporary and simplified rear addition whilst maintaining a comparable scale and massing.

The proposed changes to the ground floor rear door will result in the removal of uPVC, and replacement with timber door. The door will be of a width that matches the windows above, and would not be disproportionate. As the existing material of the door is uPVC, the change to aluminium would not be sufficient to warrant refusal of the application.

Considering the points above the character and appearance of the conservation area will not be harmed, left preserved. In coming to the above conclusion, special attention has been given to the desirability of preserving or enhancing the character or appearance of the conservation area in accordance with s72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Impact on 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. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

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 amenity of neighbouring resident.

Copilot said:

With regard to the site to the south, No. 3 Vallance Road, the proposed rear extension would result in an increase in height along the shared boundary of approximately 1.1m. However, given the size and form of the existing conservatory, and as the proposal would remain within a broadly similar footprint, it is not considered that there would be any material impact on the amenity of the neighbouring occupiers.

With regard to No. 7 Vallance Road, the proposed rear extension would be set away from the shared boundary and would not result in any material impacts on the amenity of that neighbouring property.

No material impact on the amenity of neighbouring occupiers would arise from the proposed alterations to the fenestration and doors. Accordingly, the development is considered acceptable in terms of residential amenity.

Flooding

The site is located within a Critical Drainage Area. The extension proposed will largely be located upon existing paved area surrounded by built form and by reason of its minor scale will not result in material impacts upon drainage within the area.

Conclusion

The proposal is considered acceptable in terms of design, heritage and amenity considerations. All other relevant policies and considerations, including equalities, have been considered.

Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

7. CIL APPLICABLE

Development proposed does not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. 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 as listed below except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Approved plans list:

5VR_D2700_Proposed Elevations rev01; 5VR_D2500_Proposed Sections rev01;
5VR_D2100_Proposed Plans rev01; 5VR_D2150_Proposed Roof Plan rev01;
LocationPlan.

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

- 3 No part of the extension hereby approved shall be used as a roof terrace, balcony, sitting out area or other external amenity space at roof level.

Reason: To safeguard the amenity and privacy of adjoining residential occupiers in accordance with Policy DM1 of the Haringey Development Management DPD (2017).

Informatives:

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.

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.