



Officer Report

Application Number:	HGY/2026/1751
Application Type:	Householder planning permission
Address:	Flat A, 115 Crouch Hill, Hornsey, London, N8 9QN
Proposal:	Single storey side/ rear extension. (Amended Plans Received 17/08/2026)
Case Officer:	Adam Silverwood
Valid Date:	29/06/2026
Applicant:	Ms Anita Clifford
Agent:	Mr neil johnson

RECOMMENDATION

Approve with Conditions

1. Proposed Development

This application seeks planning permission for the erection of a single-storey side and rear extension and associated internal alterations to the ground floor flat. (Amended Plans Received 21/08/2026).

2. Site and Surroundings

The application site comprises a three-storey semi-detached building located on the western side of Crouch Hill. The building has been subdivided into flats, and this application relates to the ground floor flat only. The site is located within the Crouch End Conservation Area.

3. Relevant Planning and Enforcement History

HGY/2018/1213 - Erection of a single-storey rear extension - Approved with Conditions - 22/05/2018.

HGY/2018/1754 - Variation of Condition 2 (Approved Plans) attached to planning permission HGY/2018/1213 to extend the depth of part of the approved single-storey rear extension by 1.5 metres.- Approved with Conditions - 24/07/2018.

HGY/2021/1678 - Erection of replacement rear sunroom with single-storey rear extension. - Approved with Conditions - 21/07/2021.

5. Local Representations

The application has been publicised by way of neighbour notification letters, a site notice displayed in the vicinity of the site and advertisement in the local press.

One objection has been received from the occupiers of No. 117 Crouch Hill on the grounds that the proposed extension would result in a loss of light and have adverse impacts on the amenity of neighbouring occupiers.

The objection states:

- Objects to the proposed single-storey side/rear extension at 115A Crouch Hill.
- Concerns that the proposal would result in a loss of light to neighbouring properties.
- States that the height of the extension closest to No. 117 would significantly reduce light reaching their patio and main living room.
- Raises concerns regarding the impact on neighbour privacy.
- Notes that a similar proposal considered in 2019 retained the existing height adjacent to the boundary.
- Questions the need for the proposed increased height, stating there is no apparent justification for a kitchen requiring such a high ceiling.

These comments are addressed within the assessment below.

6. Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design and Heritage
2. Impact on Neighbourhood Amenity

Design and Heritage

Policy DM1 (Delivering High Quality Design) states that all new development and changes of use must achieve a high standard of design and contribute positively to the distinctive character and amenity of the local area.

Policy DM9 requires proposals affecting designated heritage assets to be assessed against the significance of the asset and its setting, and the impact of the proposal upon that significance. The policy requires extensions and alterations to be of a high-quality, site-specific and sensitive design that respects the form, setting and architectural characteristics of the host building and surrounding area. The policy further requires the use of high-quality matching or complementary materials.

Policy DM12 (Residential Extensions and Alterations) requires extensions to be subordinate to the host building, proportionate in scale, and designed so as not to harm the character and appearance of the host property, the surrounding area or the amenities of neighbouring occupiers.

As the site lies within the Crouch End Conservation Area, the proposed development must preserve or enhance the character and appearance of the Conservation Area.

The proposed development comprises a single-storey side and rear extension. While the side projection would be visible from the street, it would be set approximately 12 metres back from the front elevation and would be substantially screened by the existing boundary treatment.

Officers note that the adjoining property contains a similar extension that extends directly to the highway and is therefore significantly more prominent within the street scene. By comparison, the proposed extension would be less visually prominent, appropriately set back from the front of the building and partially screened from public view.

While the extension is not strictly reflective of the original architectural form of the building, it is considered to be a sympathetic and subordinate addition that would sit comfortably alongside the host property. Given its limited visibility and overall scale, the proposal would preserve the character and appearance of the Crouch End Conservation Area.

Accordingly, it is considered that the proposal would cause no harm to the significance of the Conservation Area and would comply with Policies DM1, DM9 and DM12.

Impact on Neighbourhood Amenity

London Plan Policy D6 requires development to safeguard the amenity of neighbouring occupiers and to provide for appropriate levels of daylight and sunlight while minimising overshadowing. Policy DM1 requires development proposals to ensure a high standard of privacy and amenity for both existing and future occupiers. Policy DM12 further requires residential extensions to avoid unacceptable impacts on neighbouring occupiers through loss of daylight, sunlight, privacy, outlook or an increased sense of enclosure.

The proposed extension would project approximately 3.6 metres beyond the rear elevation of the property. On the northern side, adjacent to No. 117 Crouch Hill, the proposal would extend approximately 1 metre beyond the footprint of the existing rear addition which is to be demolished and replaced. The extension would be positioned approximately 0.425 metres from the common boundary.

The occupiers of No. 117 have objected on the grounds that the proposal would result in a loss of light to their patio area and main living room.

Officers have carefully considered these concerns. During the course of the application amended plans were submitted reducing the height of the extension adjacent to No. 117 from 3.8 metres to 3.25 metres. This amendment significantly reduces the potential impact on the neighbouring property and addresses concerns regarding overshadowing.

No. 117 is located to the north of the application site and at a lower ground level. The property also benefits from a conservatory located adjacent to the shared boundary. While the proposed extension would introduce a wall approximately 3.2 metres in height alongside this boundary, it would be set approximately 0.425 metres away from it, reducing its visual presence and resulting impact.

Furthermore, given the extensive glazing associated with the conservatory at No. 117, sufficient levels of natural light would continue to be available. While it is acknowledged that there would be some increase in overshadowing compared with the existing situation, particularly as a consequence of the difference in ground levels between the sites, the degree of impact is not considered to be so significant as to result in material harm to the living conditions of the occupiers of No. 117.

Officers also note that a number of neighbouring properties within the locality have rear extensions located close to or directly upon shared boundaries. In this context, the proposal is not considered to represent an unusual or excessive form of development.

Regarding the southern flank of the extension, this element would remain lower than the neighbouring building and would retain a separation distance of approximately 1.1 metres from the boundary. As such, no unacceptable loss of light, outlook or privacy would arise.

The proposal would not result in overlooking, loss of privacy or an unacceptable sense of enclosure for neighbouring occupiers. On balance, the development is considered to have an acceptable impact on neighbouring residential amenity and is therefore compliant with the policies outlined above.

Conclusion

The proposed single-storey side and rear extension, together with associated internal alterations, is considered to be a subordinate and appropriately designed addition to the host property. The proposal would preserve the character and appearance of the Crouch End Conservation Area and would not result in any harm to the significance of this designated heritage asset.

The concerns raised by the occupiers of No. 117 Crouch Hill have been carefully considered. The amended plans have reduced the height of the extension adjacent to the shared boundary and, having regard to the relationship between the properties, the separation from the boundary and the glazing serving the neighbouring conservatory, the proposal is not considered to result in an unacceptable loss of daylight, sunlight, outlook or privacy.

The development would not result in undue harm to neighbouring amenity and is therefore considered to accord with the relevant policies of the Development Plan.

All other relevant policies and material considerations, including equalities considerations, have been taken into account.

7. CIL Applicable

N/A - Development is under 100sqm and does not create a new residential unit.

8. Recommendation

It is therefore recommended that this application be **APPROVED**, subject to the relevant planning conditions.

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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.

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115a Crouch Hill OS

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.

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.

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: 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: 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.