



Officer Report

Application Number:	HGY/2026/2038
Application Type:	Full planning permission
Address:	9A Coleridge Road, Hornsey, London, N8 8EH
Proposal:	Insertion of one front and two rear rooflights.
Case Officer:	Roland Sheldon
Valid Date:	20/07/2026
Applicant:	Ms Claire Mookerjee
Agent:	Ms Abby Nisbet

RECOMMENDATION

Approve with Conditions

1. Proposed development

This is an application for insertion of one front and two rear rooflights.

2. Site and Surroundings

The application site comprises an upper-floor flat within a two-storey mid-terraced property that has been converted into two self-contained flats, located on the southern side of Coleridge Road. The surrounding area is residential in character and is within the Crouch End Conservation Area.

3. Relevant Planning and Enforcement history

Planning history

OLD/1980/0196: 21/11/79 Conversion into two self-contained flats – Approved 27/02/1980

No planning enforcement history

4. Local representations

The application has been publicised by way of letters sent to neighbouring properties, a site notice placed outside the premises and publication in a local newspaper. No representations were received from neighbours, local groups, etc.

5. Statutory consultees:

LBH Conservation: No objections to the proposal.

6. Material Planning Considerations

The main planning considerations raised by the proposed development are:

- Design & heritage

- Impact on 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 to the distinctive character and amenity of the local area', development 'a) must relate positively to neighbouring structures, new or old, to create a harmonious whole; b) make a positive contribution to a place improving the character and quality of an area; c) confidently address feedback from local consultation; d) demonstrate how the quality of development will be secured when it is built; e) are inclusive and incorporate sustainable design and construction principles'.

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.

The proposal would involve the installation of two rooflights on the rear roof slope and one rooflight on the front roof slope of the building. The proposed rooflights are of a conservation-style design, intended to minimise their projection above the roof plane. The rooflights would not appear out of keeping with the character of the area, given that a similar number and size of rooflights have already been installed on a large number of properties within the wider locality, on both front and rear roof slopes.

On this basis, the proposal is considered to preserve the character and appearance of the Crouch End Conservation Area and is therefore acceptable in design and heritage terms.

Impact on amenity

The proposed rooflights are positioned relatively high within the roof slopes in relation to the rooms they serve and as such, they would afford only limited outward views and would not give rise to any significant additional overlooking of neighbouring properties. Taking into account the existing level of mutual overlooking already afforded by the first-floor windows within the surrounding residential context, any increase in overlooking would not be material and would not result in an unacceptable loss of privacy.

Conclusion

The proposed rooflights are modest in scale, appropriately designed and sensitively positioned within the existing roof slopes. They would not result in harm to the character or appearance of the host property or the wider street scene and would preserve the significance, character and appearance of the Crouch End Conservation Area. The proposal is therefore considered acceptable in design and heritage terms and is in accordance with the relevant policies of the Development Plan.

7. CIL Applicable

N/A – Under 100sqm no new unit.

8. Recommendation

It is therefore recommended that this application be APPROVED 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 listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Location Plan

Design and Access Statement: 3063 Rev P2

3063_L111 P2, 3063_L112 P2, 3063_L113 P2, 3063_L120 P2, 3063_L121 P2, 3063_L122 P2, 3063_L125 P2, 3063_L126 P2: Proposed plans, elevations and sections

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

- 3 The proposed rooflights hereby approved shall be 'Conservation style', flush with the roof plane in which they are installed, and shall be maintained as such for the lifespan of the development.

Reason: In order to preserve the character and appearance of the conservation area, in accordance with policy HC1 of the London Plan 2021, policy SP12 of the Haringey Local Plan 2017, and policy DM9 of the Haringey 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: 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.