



Officer Report

Application Number:	HGY/2026/2048
Application Type:	Full planning permission
Address:	Shop, 165 Priory Road, Hornsey, London, N8 8NB
Proposal:	proposed ground floor rear extension to existing ground floor commercial unit and removal of staircase.
Case Officer:	Roland Sheldon
Valid Date:	23/07/2026
Applicant:	6
Agent:	mr habib namini
	Mrs nihila maruthayanar

RECOMMENDATION

Approve with Conditions

1. Proposed Development

This is an application for proposed ground floor rear extension to existing ground floor commercial unit and removal of staircase.

Site and Surroundings

The subject site contains a three-storey mid-terrace building located on the southern side of Priory Road, N8. The surrounding uses are a mix of retail-related commercial at ground floor with mainly residential uses on the upper floors. The site is located within Park Road/Priory Road Local Centre.

Relevant Planning and Enforcement History

165 Priory Road, Hornsey, N8

HGY/2026/2062: Change of use from Upper floor residential unit into 6 persons HMO and retain the existing ground floor commercial unit. There is no external alteration – Currently invalid

Enforcement history:

None

2. REPRESENTATIONS

The application has been publicised by way of letters to neighbouring properties.

No comments were received during the consultation period.

3. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design, Character & Appearance; and
2. Neighbouring Amenity.

Design, Character and Appearance

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 DM12 requires proposals to employ high quality matching or complementary materials to be used appropriately and sensitively in relation to context.

The proposal seeks to remove an existing set of rear steps down from the existing first floor rear terrace serving the upper floor flat, down to the rear garden area, and erection of a single storey rear extension to serve as additional commercial floor space for the existing dry cleaning unit.

The extension would have a depth of 5.6 metres at its maximum extent, with a flat roof design measuring 2.88 metres height. The extension would be externally clad in brickwork to match the existing building, with a single door and 1 double glazed casement window in its rear elevation.

The building backs onto Farrer Mews which is largely operates as a servicing roads for the commercial units facing onto Priory Road. There are already a number of large single storey rear extension to existing ground floor commercial units in the row of properties in which the host building is located. The bulk, scale, massing and design of the extension would be in keeping with development within the wider locality, and would be respectful and subservient to the form, scale and design of the host building. The proposal is therefore acceptable with regards to design and character considerations.

Impact on neighbouring amenity

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 residents.

The proposed extension would infill the space between the existing rear elevation and the rear boundary of the site, with a flat roof height of 2.88 metres. The extension would abut the existing rear extension of neighbouring no. 163 Priory of a similar scale, and therefore would not result in any loss of light or outlook for the neighbouring occupants of this property.

The extension would also abut the boundary shared with no. 167 Priory Road. The extension would not impact on the outlook or light from any residential window serving this neighbouring property, given there are no residential windows at ground floor level. The extension would increase the height of boundary treatment between the host building rear garden area and the rear garden of no. 167, which presumably still serves the upper floor flat of this property. It would not result in an unacceptable sense of enclosure, loss of light or visual overbearing impact that would unacceptably detract from enjoyment of the use of the rear garden by neighbouring occupants.

The proposal is therefore acceptable with regards to amenity impact considerations.

Other matters

The extension would appear to occupy and remove the rear garden space currently available for use by occupants of the upper floor flat. The applicant has confirmed that they are the sole owner of all land within the site including the upper floor flat, and have signed certificate A accordingly. Whilst it would be preferred to retain the amenity space for use by occupants of the upper floor flat, it is acknowledged that the general arrangement for upper floor flats above commercial units in a retail parade is for this space to be allocated to the commercial unit at ground floor level, which appears to be the arrangement for most properties within the parade.

In this sense, the proposal would not result in an unacceptable impact on the standard of accommodation. As such, the loss of the amenity space for use by occupants of the upper floor flat is considered to be acceptable.

4. CONCLUSION

The proposed extension would be acceptable with regards to design, character and amenity considerations.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

5. CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

6. RECOMMENDATION

Grant planning permission 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.

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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: 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.