

Officer Report

Application Number:	HGY/2026/1157
Application Type:	Householder planning permission
Address:	105 Russell Avenue, Wood Green, London, N22 6QA
Proposal:	Replacement of the existing conservatory with a larger single storey rear extension, alterations to the front porch, internal loft conversion with the addition of 3no. rear rooflights, and alterations to the front fenestration.
Case Officer:	Mark Chan
Valid Date:	23/04/2026
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Applicant:	Antoine Ducatillion
Agent:	Rebecca Parnell

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the replacement of the existing conservatory with a larger single storey rear extension, alterations to the front porch, internal loft conversion with the addition of 3no. rear rooflights, and alterations to the front fenestration.

Site and Surroundings

The application site is a two storey, mid-terraced dwellinghouse located on the northern side of Russell Avenue. The property has an existing single storey rear conservatory. The site is within the Noel Park Conservation Area (CA) but is not a listed building.

Relevant Planning and Enforcement History

No relevant planning history.

2. CONSULTATION RESPONSE

LBH Conservation Officer – To the front the removal of the latter additions infilling the porch are welcomed, as is the replacement front door as it would restore the entrance to its former state. The proposed replacement windows are also uPVC and do not reflect the original design and are a poor pastiche. To the rear, the proposed rooflights in the rear slope are acceptable. For the ground floor works, whilst the existing conservatory is not of any merit and there is no in principle objection to its

replacement, the small rear outrigger is original and part of the buildings original form. The loss of the original outrigger and characteristic Victorian form of the building would cause some harm.

Officer comments: The above Conservation Officer comments are on the basis of the originally submitted drawings where the replacement front windows were uPVC units. The revised proposal shows that the replacement front windows will be timber framed.

3. LOCAL REPRESENTATIONS

The application has been publicised by way of letters sent to neighbouring properties, a site notice placed outside the premises, and a notice placed in the local press. No representations in response to notification and publicity of the application were 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, Local Plan policy SP12 and DPD Policy DM9 which requires development proposal to preserve or enhance the character and appearance of the conservation area. London Plan policy HC1 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.

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 replacement of the existing conservatory with a larger single storey rear extension, alterations to the front porch, internal loft conversion with the addition of 3no. rear rooflights, and alterations to the front fenestration. Following comments from the Conservation Officer, the applicant has amended the proposal and changed the front fenestration from the originally proposed uPVC windows and entrance door to white-painted timber windows and door to match the existing and surrounding properties.

The existing rear conservatory and the small rear outrigger would be replaced by a new single storey rear extension that would span the full width of the dwellinghouse and have a depth of 3m from the original rear elevation. The new rear extension would have a pitched roof and 2no. rooflights and a maximum height of 3.9m (2.9m at the eaves) above ground. It would be finished in brickwork to

match the existing finish at the host property and high-quality Crittall-Style sliding doors on the rear elevation. The existing boundary fencing on both sides of the site would be retained.

Whilst the Conservation Officer has identified that the loss of the original outrigger would cause some harm to the characteristic Victorian form of the building, this must be weighed against the structure's notably poor condition, which includes visible cracking, water ingress, and a low internal ceiling. Retaining and repairing the outrigger to an appropriate standard would necessitate substantial reconstruction, ultimately resulting in the loss of much of the original fabric while providing limited functional benefit to the property. Conversely, the proposed replacement is designed to be a high-quality, subordinate addition utilising appropriate materials and detailing, presenting an opportunity to comprehensively improve the ground floor accommodation.

Furthermore, there are nearby examples, including Nos. 91 (Ref: HGY/2023/3039) and 106 Russell Avenue (Ref: HGY/2024/2590) where the original outriggers have been removed. This is given some weight as it demonstrates there is local precedent where the Council has previously accepted the removal of existing rear structures to facilitate appropriately designed extensions. Therefore, in the planning balance, the harm caused by the outrigger's removal is outweighed by the benefits of replacing a deteriorating structure with a coherent, purpose-designed extension that will preserve the wider character and appearance of the conservation area.

The design, massing and proportions of the proposed rear extension would be in keeping with the existing development pattern and is proportionate and subordinate to the host property.

Other proposed minor alterations in this application include the removal of the infilling of the front porch, installation of 3no. rear rooflights, and replacement of the existing uPVC windows and entrance door with timber windows and door.

Given the minor scale of the works and the rear location of the new rooflights, these works would not adversely impact the character and appearance of the host property and wider CA and are considered acceptable.

Overall, the proposed development is considered acceptable in design and heritage terms.

Impact on amenity

Given that No. 107 has a similarly deep rear outrigger built up to the boundary, the proposed extension 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 No. 107.

Whilst No. 103 does not have a rear extension built up to the boundary, there is an existing boundary fence. Given that the proposed extension is only 3m deep, the proposed extension would not appear overbearing when viewed from neighbouring properties nor result in any unacceptable increase in overshadowing or loss of privacy and daylight/sunlight to the occupiers of No. 103.

The proposed development is in general 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. 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. :

Drawing Nos. RA-R01-PR-001, RA-R01-PR-002, RA-R01-PR-003, RA-R01-PR-004, RA-R01-PR-005, RA-R01-PR-006

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 those as specified in the drawings hereby approved. The replacement front windows and doors shall be timber framed.

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.

- 4 The proposed rooflight(s) 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 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.

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.