

Officer Report

Application Number:	HGY/2026/1928
Application Type:	Householder planning permission
Address:	8 Townsend Yard, N6 5JF
Proposal:	Installation of 1 front rooflight, in association with conversion of the loft into habitable space.
Case Officer:	Roland Sheldon
Valid Date:	08/07/2026
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Applicant:	janet morrison
Agent:	Mr Bradley Pattemore

RECOMMENDATION

Approve with Conditions

1. Proposed development

This is an application for Installation of 1 front rooflight, in association with conversion of the loft into habitable space.

2. Site and Surroundings

The application site is a two-storey mid-terrace dwelling within the recently-completed residential development of seven townhouses on Townsend Yard, accessed off Highgate High Street. The surrounding uses are a mix of commercial retail-related uses on Highgate High Street with residential uses above and light commercial uses. The property is located within the Highgate Conservation Area. The site does not contain a listed building.

3. Relevant Planning and Enforcement history

Land At, Townsend Yard, London, N6 5JF

HGY/2020/1326: Demolition of existing buildings on site, excluding original folly, removal of communication mast. Construction of 7 mews dwellings with associated landscaping – Approved 30/11/2020

Planning enforcement history

No relevant 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. The number of representations were as follows:

Objections: 1

Support: 0

Neither: 0

The following comments were received:

Highgate CAAC:

- Given houses were recently built, questionable if loft accommodation would have been granted.
- Excessive cluttering of roofplane, eroding consistency of this row of houses
- Do the rooms meet London Plan Standards for a 3-bed 5/6 person dwelling?

Officer comment: Matters with regards to the standard of accommodation and whether or not the proposed layout would be granted planning permission are not material planning considerations for this application, as the development has been completed and occupied. Alterations to the internal layout can be made to a dwellinghouse without the need for full planning permission.

Statutory consultees:

LBH Conservation: No comments received.

5. Material Planning Considerations

The main planning considerations raised by the proposed development are:

- Design and Impact of the proposed development on the Character and Appearance of the Conservation Area

Design and Impact on the Character and Appearance of the Area

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.

Following revisions, the proposal would add one additional rooflight to the frontage of the host building, bringing the total number of front rooflights to 2. The rooflight would measure 0.98m length x 1.34m width and would be positioned just of centre in the front roofplane. The submitted section indicates that the rooflight will project less than 0.1m from the roofplane which is considered to be discreet in terms of extent of projection.

Whilst the rooflight is sizeable, on balance it would not result in an excessive cluttering of the front roof plane that would unacceptably harm the character and appearance of the dwelling or the composition of the wider terrace in which it is located. The proposal would preserve the character and appearance of the conservation and is acceptable with regards to design and character considerations.

Conclusion

The proposed works would preserve the character and appearance of the conservation area, and are therefore considered to be acceptable with regards to design and heritage considerations.

6. CIL Applicable

N/A – Under 100sqm no new unit.

7. Recommendation

It is therefore recommended that this application be GRANTED 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.

D03, D04, D06, D08, D09, D10, D11

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

- 3 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 the interests of securing a satisfactory standard of development that preserves 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.