

Officer Report

Application Number:	HGY/2026/1813
Application Type:	Householder planning permission
Address:	2 Tancred Road, Hornsey, London, N4 1EH
Proposal:	Alterations and extensions to single dwellinghouse comprising: lower-ground floor excavation with front lightwell and escape window; lower-ground floor, ground floor and loft/second floor rear extensions; hip-to-gable roof conversion with L-shaped rear dormer; external wall insulation to side and rear elevations with rendered and brick finish; and new bicycle and bin storage box in front garden.
Case Officer:	Anna Anderson
Valid Date:	29/06/2026
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Applicant:	Dr Christopher Ross
Agent:	

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two storey end-of-terrace dwellinghouse on the east side of Tancred Road. The site does not fall within a conservation area.

2. THE PROPOSAL

The proposed is for alterations and extensions comprising a lower-ground floor excavation with front lightwell and escape window, lower-ground floor, ground floor and loft/second floor rear extensions, hip-to-gable roof conversion with L-shaped rear dormer, external wall insulation to side and rear elevations with rendered and brick finish and new bicycle and bin storage box in the front garden.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

There is no planning history in relation to the site.

4. CONSULTATION RESPONSES

The application was advertised by way of letters sent to neighbouring properties.

1 public objection has been received and raised the following concerns:

- The proposal would lead to previously private areas being overlooked and cause unreasonable overshadowing, due to height and closeness
- The proposal would be overbearing and oppressive due to scale
- The proposal is out-of-character with surroundings
- Extended depth of the building to all floors will obscure neighbour's view dramatically as they look down Tancred Road gardens, this aspect being a key feature of current garden and change in view will impact the character of the property and light reaching their gardens
- Overall size will be imposing and not in keeping with the rest of the houses
- Loss of light and privacy of neighbours whereby inclusion of a window on side of the house will impact privacy
- Unacceptable intrusion in the form of noise nuisance and general disturbance, lengthy process causing disruptions in terms of pollution to local environment, has already endured over 6 years of noise building works in an address adjacent to theirs

Officer comment: These matters are discussed in the report below.

5. PLANNING CONSIDERATIONS

Design & appearance

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

DPD Policy DM12 'Housing Design and Quality' 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.

Lower-ground floor excavation with front lightwell, escape window, and lower-ground floor rear extension

The residential dwellings along Tancred Road and the local area are terraced properties and characterised by a pattern of split-level layouts, with lower-ground floor levels.

The proposal would create a small front lightwell. It is not excessive in footprint, and would leave a substantial area of the front forecourt. The proposed front lightwell opening would be 1.5m wide and 0.9m deep externally and would not be highly visible from the street due to the front boundary walls. The character and scale of the front garden would be retained. The proposed lower-ground floor rear extension would be 5.7m wide and 2.5m deep. The extension would directly abut the shared boundary with 4 Tancred Road and extend 2.5m on the shared rear line; it would have a flat roof with a maximum height of 3.1m and 1 no. rooflight. The rear elevation would feature new arched glazed double doors and a window. The lower-ground floor rear and partial infill side extensions would be modest in bulk and scale and subordinate to the main dwelling.

The lower-ground floor rear and partial infill side extensions would be finished in materials to complement the existing building and streetscape, using new London stock brickwork slips and light render around the walls. As these extensions are not the most visually prominent or sensitive part of the flank elevation as viewed from Tancred Road, this material treatment is on balance considered to be acceptable.

Ground floor rear extension

The ground floor rear extension would infill the existing side return of the property and would not protrude beyond the rear line making the ground floor elevation a full width at 5.7m. The materials would use brickwork slips and light render on the side elevation to match as existing.

Loft/second floor rear extensions with hip-to-gable roof conversion and L-shaped rear dormer

The proposed hip-to-gable roof conversion would feature 2 no. double sets of rooflights, and solar photovoltaic panels to the front slope, matching the same as the neighbouring property at 4 Tancred Road. The height of the existing roof's top ridge and eaves would remain the same, and the materials will match as existing with slate tiles. The existing house comprises an end-of-terrace hipped roof design which is distinctive to the original streetscape and an urban design feature commonly found along Tancred Road and in the wider local area. Although the proposed hip-to-gable roof conversion here will be breaking this pattern the change is not considered to be overly obtrusive and such similar end-of-terrace hip-to-gable roof conversions are featured in the area, exemplified at 12 Tancred Road and 145 Lothair Road North.

The proposed L-shaped rear dormer would be approximately 2.7m in length and not protrude beyond the existing chimney line nor the line of the rear dormer extension at 6 Tancred Road. This feature is a revised design from what was originally submitted with the application, following Officer discussions with the applicant about reducing impacts on outlook and access to light for the neighbouring properties. It would not extend higher than the ridge, nor beyond the eaves of the existing roof. It would feature 2 no. rooflights and 2 no. sets of solar photovoltaic panels. The rear dormer would use charcoal grey roof materials. It would not be unduly visible from the streetscape or out of character compared to other rear dormer extensions across the roofline on Tancred Road and therefore whilst sizeable, would be considered to respect the character and appearance of the host building and wider locality.

External wall insulation to side and rear elevations with rendered and brick finish

The additional external wall insulation to side and rear elevations will be built and integrated sensitively into the existing form of the building. The additions are considered to improve the environmental performance of the building's envelope, enhancing the existing fabric and reducing heat loss, an approach which supports Haringey's climate objective to reach net-zero carbon by 2041. Following Officer discussions with the applicant regarding materials, the entire South side elevation of the original building will be comprised of brickwork: retaining the original Victorian brickwork on the rectangular side elevation; re-use of any salvaged London stock bricks to form the triangular brickwork under the proposed gable roof; and new high-quality London stock bricks to the rear seeking to replicate the original 1880s style in colour, tone, variation, texture, dimensions and character.

New bike box and bin box to front of property

Policy DM35 'Cycle Storage in Front Gardens' states that storage should be of high quality design, should not be visually intrusive and should not harm the amenity of surrounding properties. Planning applications for cycle storage should have regard to the following: a) The size of the shed or storage shelter, the building and the garden; b) Its location; c) Level of screening; and d) The nature of the materials used. Cycle storage provision located in residential front gardens should have minimal visual impact on the property or the street. They need to be of high quality design, subtle in size and colour and built from materials which are in keeping with their surroundings. Access doors must not overhang the highway (pavement or road). The height should be the same or less than the boundary treatment (wall or fence) where feasible.

The new bike box and bin box would be 4.4m wide, 0.8m deep and 1.4m in height and would be located in the front garden of the property, replacing part of the existing front wall. This would not exceed the highest point of the boundary walls nor protrude beyond the front line. Details provided show a vertical pine batten. While not commonly featured in the area the similar use of timber as a front boundary feature can in fact be seen at 9 Tancred Road, and is considered to complement the visual appearance of the streetscape and be compliant with policy DM3. For compliance with transport policies, an informative will be added to ensure that doors must be sliding and not overhang onto the highway / pavement.

Basement development

Policy SP11 of Haringey's Local Plan requires that new development should ensure that impacts on natural resources, among other things, are minimised by adopting sustainable construction techniques. DM Policy (2017) DM1 requires that there should be no significant adverse impact on other surrounding uses. Development Management Policy DM18 ('Residential Basement Development and Light Wells') requires householder extensions for basement development to demonstrate that a proposal would not adversely affect the structural stability of the application building and neighbouring buildings; the excavation does not increase flood risk to the property and nearby properties; avoids harm to the established character of the surrounding area and would not adversely impact the amenity of adjoining properties or the local natural and historic environment.

The proposal seeks to excavate the existing basement to increase the floor-to-ceiling height by 1m. In addition, the footprint of the basement would be extended to provide a small front lightwell, a lower-ground floor rear extension by 2.5m and a lower-ground floor and ground floor partial infill side extension.

A Basement Impact Assessment by Walder Sharp Consulting Engineers has been submitted in support of the planning application. The report outlines that the site bedrock geology is of London Clay formation, with clay, silt and sand. The site is about 100m away from the New River but is at a different elevation. The site is not located within a Flood Zone 2 or 3 however is located within a Critical Drainage Area, and Environment Agency maps for fluvial, surface water or reservoir flooding indicate the site is at a low risk of flooding.

A standard underpinning construction technique alongside a reinforced concrete box forming a structural enclosure is proposed for the construction of the development. Other legislations, Party Wall Act and Building Regulations, would also provide further safeguards to identify and control the nature and magnitude of the effect on neighbouring properties. The necessary party-wall agreements with adjoining owners would need to be in place prior to commencement of works on site. The Party Wall Act 1996 exists separately from the planning system, to reconcile differences that adjoining development might cause.

In the event that the scheme was being approved a condition would be imposed to ensure that the structural side of the basement is overseen by a suitably qualified chartered engineer. A construction management plan would also be required to be submitted to the LPA prior to the commencement of works on site. In summary while it is recognised that certain aspects of the works here could not be determined absolutely at the planning stage, the information submitted to the LPA to date do provide assurances that the works here could be carried out successfully without affecting adjoining or neighbouring properties.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing.

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 the amenity of neighbouring residents.

One objection has been received which considers that the proposed works would create an overbearing effect to adjoining properties, blocking light and loss of outlook and views.

The proposed works, whilst sizeable, would not result in a visually overbearing impact on any neighbouring property that would warrant refusal of the proposal. The bulk, scale and massing of the extensions in relation to neighbouring properties would not result in an unacceptable loss of light, or outlook. The upper floor and roof extensions would not protrude beyond the existing building lines or roof ridge height, and therefore are not considered to adversely impact upon outlook or light.

A view is not a planning consideration, so whilst there would be some minor degree of reduced visibility looking north from the adjacent rear windows of properties on Endymion Road across the terrace on Tancred Road as a result of the increased scale of the property, it would not be a material planning consideration.

Matters with regards to noise and air, odour pollution during construction are largely matters controlled by legislation separate to planning, under environmental health legislation, but a construction management plan condition shall be imposed on the development to minimise and control such impacts during construction of the development.

There will be no added quantum of side facing windows but instead a loss of 1 no. window on the ground floor side elevation.

A new timber bike box and bin box to the front of property is proposed. This feature would not be materially taller than the front boundary and would not affect outlook or light or otherwise result in harm to neighbouring amenity nor the public realm. As such, it is acceptable from an amenity point of view.'

8. CONCLUSION

The proposal is considered acceptable in respect of character and appearance and would not result in unacceptable harm to the residential amenities of neighbours. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

9. RECOMMENDATION

Grant permission subject to condition(s):

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.

Approved drawings list:

LocationPlan;
2TR-200-Proposed site 1-500;
2TR-201a-Proposed Floor Plans Lower Floors;
2TR-201b -V2 Proposed Floor Plans Upper Floors;
2TR-202-Proposed Elevations and Lightwell Section;
2TR-205-Proposed South Elevation Materials; and
2TR-206 Proposed Garden & Elevation v2.
BASEMENT IMPACT ASSESSMENT Rev A 1684: Walder/Sharp

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

- 3 The external materials for the proposed alterations and extensions shall match those as shown in the documents hereby approved.

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 No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:

- a) parking and management of vehicles of site personnel, operatives and visitors
- b) loading and unloading of plant and materials
- c) storage of plant and materials
- d) programme of works (including measures for traffic management)
- e) provision of boundary hoarding behind any visibility zones
- f) wheel washing facilities:

have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

- 5 No development shall commence until a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) has been appointed to supervise the construction works throughout their duration and their appointment confirmed in writing to the Local Planning Authority. In the event that the appointed engineer ceases to perform that role for whatever reason before the construction works are completed those works will cease until a replacement chartered engineer of the afore-described qualification has been appointed to supervise their completion and their appointment confirmed in writing to the Local Planning Authority. At no time shall any construction work take place unless an engineer is at that time currently appointed and their appointment has been notified to this Authority in accordance with this condition.

Reason: The details are considered to be material to the acceptability of the proposal, and for safeguarding the amenity of neighbouring residential properties and to comply with the policy DM18 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: 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.