



Officer Report

Application Number:	HGY/2026/2067
Application Type:	Householder planning permission
Address:	43 Mount View Road, Hornsey, London, N4 4SS
Proposal:	Partial demolition of the existing ground-floor rear and side extensions, followed by the construction of new rear and side extensions. Installation of a rear loft dormer with a glazed rooflight, together with new conservation-style rooflights to the front roof slope. Replacement timber sash windows are proposed throughout, matching the original window openings and proportions.
Case Officer:	Josh Parker
Valid Date:	21/07/2026
Applicant:	Mrs Sophie Cooper
Agent:	Mr Robert Haworth

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

The application site relates to a large detached Victorian dwelling currently in use as a family home. No. 43 Mount View Road is located on the northern side of the road, directly opposite a large, grassed reservoir. The site lies on the edge of the Stroud Green Conservation Area (CA), with the rear boundary marking the transition beyond the conservation area. This is a large conservation area comprising a number of predominantly residential streets. There is a mixture of architectural styles and detailing, including variations in roof forms; however, there is an overall consistency in the appearance and scale of the buildings.

The rear garden of No. 43 is particularly deep, as are the gardens to Nos. 45 and 47 Mount View Road, which are almost identical in size. These gardens are characterised by several large, mature trees and substantial vegetation, giving the area a distinct sylvan character.

2. PROPOSED DEVELOPMENT

The applicant proposes the following works to the dwelling:

- Partial demolition of the existing ground-floor rear and side extensions, followed by the construction of new rear and side extensions.
- Installation of a rear dormer with a glazed rooflight, together with new conservation-style rooflights on the front roof slope.
- Replacement timber sash windows throughout, matching the original window openings and proportions.

3. SITE HISTORY AND ENFORCEMENT

All existing planning applications have been considered for this application.

CON/2005/0365 - Works to trees

HGY/2025/0217 - Works to trees

HGY/2025/1121 - Works to trees

HGY/2026/0289 - Works to trees

4. CONSULTATION RESPONSES

LBH Conservation: The combined impact of the proposed dormer and wrap-around ground floor extensions. The view is that these elements should be scaled down to avoid subsuming the rear of the dwelling, and to better complement the design of the rear elevation which also appears largely intact, close to its original historic form.

5. LOCAL REPRESENTATIONS

The application has been publicised by the way of site/press notice and letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objections:1

Support:0

Objections summarised:

- Scale massing and cumulative impact
- Design and Access Statement rely on properties outside this intact terrace or outside the Conservation Area, limiting their relevance.
- Light spill from the new openings over different levels as there is a presence of birds and bats in the area.
- Red zinc cladding, solar panels, outrigger strip windows, skylights, fluted columns, extensive hard landscaping would erode the historic fabric of the rear.

Officer comment: The objections have been noted. Concerns were also raised regarding difficulties in interpreting the submitted drawings, owing to some inconsistencies between the rendered images and the elevation drawings. These comments have also been noted. To avoid any potential confusion, the 3D visualisations have not been included within the approved drawing set and are not approved as part of this permission.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and heritage;
2. Impact on neighbouring amenity;
3. Other considerations.

Design and heritage:

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, 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. 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 D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

Local Context

Revised Local Context (Simplified and Balanced)

The property forms part of a group of semi-detached and detached Victorian houses facing the reservoir at the corner of Ferme Park Road and Mount View Road. Nos. 43–55 are well-preserved positive contributors to the Stroud Green Conservation Area, with intact front elevations, original detailing and generous front gardens that define the character of the street.

While the front elevations are highly visible and sensitive to change, the rear of these properties is less prominent, with views from public vantage points limited due to the depth of the gardens, mature vegetation and the undulating roofscape. Within this context, a range of rear extensions and roof alterations already exist, including modest ground-floor additions, subordinate side extensions and a small number of dormers. The larger rear extension at No. 49 further demonstrates that rear development has taken place within this group.

Dormer precedents remain limited and where present they are generally modest and recessive in appearance. Nonetheless, the pattern of development to the rear shows that carefully designed and proportionate extensions can be accommodated without harming the overall character of the Conservation Area, provided they remain subordinate to the host building and respectful of the established roofscape.

Roof Modifications

The proposal includes a box dormer to facilitate the conversion of the loft into two bedrooms with study areas. The dormer would be set back by 750mm from each gable wall, 900mm from the front roof edges, and 900mm from the outrigger below, with its roof positioned 200mm below the ridge and 550mm above the eaves, ensuring it sits comfortably within the established roof form.

The dormer is designed as a symmetrical addition and finished in dark bronze seam cladding intended to reflect the tone of the existing roof tiles. Three rear-facing openings are proposed, each with modern fenestration, giving the dormer a distinctly contemporary character.

As noted, there are limited dormer precedents within this part of Mount View Road and the wider Conservation Area. Where dormers do exist, they are typically expressed as two smaller, evenly spaced units rather than a single full-width form. While the proposed dormer is expressed as a single roof extension in the case here, it is set well in from the side roof margins and sits below the apex (including the PV panels). The presence of the central three-storey outrigger further breaks up and intercepts the dormer's form, reducing its perceived bulk in views from the application property's rear garden and in oblique views from neighbouring gardens. As such, while the design differs from the paired dormer arrangement seen elsewhere, in the context of this group of houses, with their prominent outriggers and limited public visibility of rear roofscapes, the dormer would read as a subordinate addition.

Ground floor extension

The ground floor extensions represent modest interventions, involving the removal of existing structures and a 1.6 m rearward projection to create a coherent open-plan kitchen, dining and living space. The principal kitchen area currently sits several metres below garden level, more than half a storey lower, resulting in limited natural light and restricted outlook. The proposal seeks to open up the rear elevation, introducing a much wider glazed connection and raising the kitchen and dining area. A slender window is also proposed within the original outrigger at approximately 1.5 storeys, improving daylight penetration and visual connection to the garden.

The footprint incorporates a 0.8 m offset from the western edge, ensuring the extension reads as a secondary addition. This maintains legibility of the original rear footprint and preserves a clear sense of subordination to the host building.

The extension would adopt a contemporary yet sympathetic architectural language, using gently curved pale stonework and a refined glazed opening. In a Conservation Area, a well-designed modern rear addition often represent a more appropriate approach, as they provide a clear and honest contrast to the original fabric rather than attempting a pastiche. This would allow the historic form of the building to remain legible, while the new work would read as a subordinate intervention that would complement the established character of the rear elevation.

Landscaping to rear

Most garden works behind the principal elevation would be permitted development, including ground-level changes up to 0.3 m and hard landscaping such as patios, paving, terraces, steps and regrading. In this case, the landscaping proposals to the rear are not fully detailed on the submitted drawings; however, it is clear that the works would involve a degree of excavation, new paving, and minor engineering interventions associated with forming the outdoor terrace. These works appear modest in scale and would retain a substantial proportion of the rear garden as soft landscaping, including grassed areas and existing trees.

The interventions above the existing paved area are not considered significant, and the overall extent of earthworks would remain within what is typically acceptable under permitted development. The proposals would not materially alter the established rear topography, nor would they introduce visually intrusive structures. As such, the garden works are judged to be modest and proportionate, and would preserve the character and appearance of the Stroud Green Conservation Area.

Conclusion

The proposed works would not be readily visible from surrounding vantage points as they are located to the rear and largely screened by the undulating roofscape and mature greenery. Although visibility from the public realm is limited, the LPA nonetheless has a statutory duty to preserve or enhance the character and appearance of the Conservation Area, including elements not directly experienced from the street. In this instance, the ground floor extension, dormer and associated roof alterations are viewed to be subordinate to the host building, proportionate in scale, and designed with appropriate setbacks.

Contextually, the works represent an acceptable and would not harm the character and appearance of the Stroud Green Conservation Area, leaving it preserved.

Impact on Neighbouring Amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, specifically requiring proposals to provide sufficient daylight and sunlight appropriate to their context while minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 Delivering High Quality Design states that development proposals must ensure a high standard of privacy and amenity for both users and neighbours. Proposals are required to provide appropriate sunlight, daylight and aspect to adjacent buildings and land, and to ensure an appropriate level of privacy to neighbouring properties to avoid overlooking, loss of privacy or detriment to residential amenity.

The scale, massing and siting of the dormer would not materially impact the amenity of the neighbouring property at No. 41. The addition is modest, and there is a reasonable degree of separation between the two properties.

The proposed openings are typical of a dormer and would provide ordinary urban views across rear gardens. Given the dormer's depth and its position set centrally within the roof slope, oblique views would be well-set back and would not introduce any material overlooking into neighbouring windows or gardens.

The ground floor extension is modest in nature and replaces an existing side addition. There is separation from the neighbour to the west (No. 41), and as such that property would not be materially affected by the ground floor works.

For the adjoining occupier at No. 45, the proposal would introduce a structure extending 1.6 m beyond the previous side extension. The submitted drawings demonstrate that the BRE 45-degree guideline from the relevant rear openings at No. 45 would not be infringed, indicating that the extension sits within an acceptable envelope. While a degree of light reduction may occur, the affected windows would not experience a material loss of daylight or harm to conditions of outlook.

On this basis, the ground floor additions are not judged to result in any material harm to neighbouring amenity in terms of daylight, sunlight or sense of enclosure. The additions would also not appear overbearing when viewed from neighbouring properties.

Overall, the proposed works are considered acceptable in amenity terms.

Other Considerations

An objection has been raised regarding potential light spill from the new rear openings and its effect on local wildlife. While this concern is noted, the rear of the existing house already contains glazing facing into the garden, and the immediate backs of these properties are not intrinsically dark environments. It is accepted that rear gardens will experience some evening illumination from ordinary residential activity, and there is no strong policy basis to suggest that modest increases in light from a domestic extension would result in ecological harm.

The proposed glazing would be set low within the existing topography and screened by mature trees, with the primary habitat areas located further to the rear. The kitchen, where the largest openings would be located, would not function as the main evening living space. Any additional illumination would therefore be limited and diffuse rather than directed toward the rear boundary. On this basis, the proposals would not give rise to material ecological harm or unacceptable disturbance to wildlife activity within neighbouring gardens.

Conclusion

The proposed extensions, dormer and associated alterations are considered acceptable in design, heritage and amenity terms. The works are modest, well-contained and subordinate to the host building, and they would preserve the character and appearance of the Stroud Green Conservation Area. Neighbouring properties would not experience any material harm in relation to daylight, sunlight, privacy or outlook, and no unacceptable ecological impacts are anticipated. Subject to conditions, the development complies with all relevant planning policies and is therefore recommended for approval.

6. CIL

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.

7. RECOMMENDATION

It is therefore recommended that this application be APPROVED in accordance with 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.

APPROVED PLANS:

0125_GA 213 P1, 0125_GA 213 P1, 0125_GA 210 P1, 0125_GA 012 P1, 0125_GA 212 P1, 0125_GA 014 P1, 0125_GA 013 P1, 0125_EX 001, 0125_GA 310 P1, 0125_GA 211 P1, 0125_EX 002 P1, 0125_GA 311 P1, 0125_GA 011 P1

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

- 3 The development hereby approved shall be finished in accordance with the materials, colours and specifications shown on the approved drawings and as described in the submitted Heritage Statement, including the standing-seam metal cladding to the dormer, cast/pale-stone profiled panels to the rear extension, slim-framed glazing, conservation-style rooflights and painted timber sash windows matching original proportions. No variation to these materials shall be carried out unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a high-quality and contextually appropriate finish that preserves the character and appearance of the Stroud Green Conservation Area, in accordance with London Plan Policy D3, Local Plan Policy SP11 and Development Management DPD Policy DM1.

- 4 The joinery details used for the proposed replacement windows hereby approved shall exactly match the original windows in terms of their opening method, form and joinery details, including the moulding, profile and dimensions, and particularly the curved window-head detail. The replacement windows shall be installed so as to maintain the existing reveals, surrounds and cills of the original windows. Any trickle vents required shall be concealed and not externally expressed.

Reason: To preserve the character and appearance of the Stroud Green Conservation Area in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

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.