

Officer Report

Application Number:	HGY/2026/2029
Application Type:	Full planning permission
Address:	11 Glasslyn Road, Hornsey, London, N8 8RJ
Proposal:	Erection of a single-storey rear infill extension; existing rear kitchen window opening to be enlarged and replaced with new glazed doors
Case Officer:	Oskar Gregersen
Valid Date:	30/07/2026
Applicant:	6
Agent:	Mr Joseph Swift
	Mr Joseph Swift

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site relates to a two-storey terraced dwellinghouse on the North side of Glasslyn Road. The area is residential in nature, with sites having large rear gardens that slope downward toward the rear of the site. To the rear of the northern side of the terrace lies the grounds of the Hornsey Cricket Club.

The site is located within the Crouch End Conservation Area, with this part of the area described in the conservation area character appraisal as follows:

‘Glasslyn Road is a quiet steeply sloping street lined with parked cars that rises towards the western end. The northern boundary of the conservation area follows the rear garden boundaries. It retains its original granite kerbstones and gutters and some interlocking artificial stone paving slabs at the northeast end that are in good condition, but the rest of the pedestrian pavement has been surfaced with patched tarmac and the original cast iron lamp standards have been replaced with modern lighting columns. The character of the road is enhanced by the presence of several mature and some young street trees.’

2. THE PROPOSAL

The proposed is for the erection of a single-storey rear infill extension; existing rear kitchen window opening to be enlarged and replaced with new glazed doors

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

There is no relevant planning or enforcement history in relation to site.

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

- LBH Conservation Officer: Raise no objection.

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses: 0

5. PLANNING CONSIDERATIONS

Design, character and heritage

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.

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, The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The proposed single storey infill extension would be 2.6m wide and 2.7m deep. The extension would directly abut the boundary with No. 13 Glasslyn Road and would result in an extension that would extend 7.9m on the shared boundary. It would have a flat roof with a maximum height of 3m and would be additional to the existing rear infill extension. Officers note that satellite imagery shows that No. 13 has an infill extension that would match the depth of the extension proposed here. The extension would be finished in materials to match those of the existing dwelling

The proposal would also see the installation of a set of double doors to the rear of the existing outrigger. This would not result in any adverse appearance to the original building, and is considered to be acceptable in design heritage terms.

The proposed extension would be modest in bulk and scale and subordinate to the main dwelling.

The proposal is considered proportionate and subordinate to the host building and would be acceptable with regards to design and heritage considerations

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.

The proposed extension would match the depth of the extension at No. 13 Glasslyn Road, and the height and depth of the wraparound/side/rear extension would not adversely impact the amenity of neighbouring properties.

6. CONCLUSION

The proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 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.

The proposal is considered acceptable in respect of its character, appearance and impact on the site and conservation area, and would not result in material harm to the residential amenity 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.

7. RECOMMENDATION

The application is recommended for approval 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.

The development hereby permitted shall be carried out in complete accordance with the

- 2 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: 001-Site and Location Plan-A, 002-Existing Basement Plan-A, 003-Existing Ground Floor Plan-A, 004-Existing First Floor Plan-A, 005-Existing Second Floor Plan-A, 006-Existing Roof Plan-A, 007-Existing Section AA-A, 008-Existing Section BB-A, 009-Existing Rear Elevation-A, 014-Proposed Ground Floor Plan-A, 015-Proposed Section AA-A, 016-Proposed Section BB-A, 017-Proposed Rear Elevation-A

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: 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: 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.