



Officer Report

Application Number:	HGY/2026/2144
Application Type:	Approval of details reserved by a condition
Address:	92 North Road, Hornsey, London, N6 4AA
Proposal:	Approval of details pursuant to Condition 3 (detailed design and external materials) attached to planning permission HGY/2025/0065, including 1:10 scale drawings of the proposed extensions and details and samples of the proposed wall cladding, glazing, door/window frames and railings.
Case Officer:	Mercy Oruwari
Valid Date:	28/07/2026
Applicant:	Dr Allison Hayes-Rigg
Agent:	Mrs Carle Scott Gerber

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2025/0065 – Demolition of ground floor rear extension, erection of ground and first floor rear extensions, alterations to basement undercroft, lowering of rear garden terrace, and alterations to rear elevation. Approved with conditions

2. ANALYSIS/ASSESSMENT

Condition 3 reads: Notwithstanding the plans hereby approved, full details at a scale of 1:10 of the detailed design of the proposed extensions, together with a material specification and physical samples of the proposed wall cladding, door frames, railings and glazing, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the relevant works. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a high-quality and contextually appropriate design, and to preserve the special architectural and historic interest of the listed building and the character and appearance of the Highgate Conservation Area, in accordance with Policies SP11 and SP12 of the Haringey Local Plan (2017), and Policies DM1, DM9 and DM12 of the Development Management DPD (2017).

Comment: Pursuant to Condition 3, details have been submitted in the form of drawings and physical material samples (aluminium cladding, glazing, door/window frames and railings). The drawings and material samples provided show the external appearance of the extension.

The submitted drawings and physical material samples confirm that, on balance, the proposed materials would create a modern, lightweight extension that complements the existing building. The materials would provide a high-quality contemporary appearance whilst respecting the character of the host building, as outlined in the officer's report. On balance, the materials are considered acceptable and accord with the intentions of the condition.

3. RECOMMENDATION

GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge Condition 3. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.