

Officer Report

Application Number:	HGY/2026/2158
Application Type:	Full planning permission
Address:	Flat C, 46 Stroud Green Road, Hornsey, London, N4 3ES
Proposal:	Loft conversion with rear and side dormer.
Case Officer:	Josh Parker
Valid Date:	29/07/2026
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Applicant:	MR TANVIR HUSSAIN
Agent:	Mrs NURHAN erk

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site relates to Flat C, the upper floor flat of 46 Stroud Green Road. The application site three storey semi-detached building that forms part a series of ten semi-detached dwellings. The application site is located on the boundary of Stroud Green Conservation area.

2. THE PROPOSAL

The proposed seeks consent to erect a rear and side dormer within the roof slope of flat C of 46 Stroud Green Road. There are also two rooflights located on the front slope and the development is in support of a conversion on the loft to a habitable room.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

There is no planning history relevant to the consideration of this application.

Similar location and application for a top floor flat

Flat D, 68 Stroud Green Road, Hornsey, London, N4 3ER

HGY/2025/0918 - Flat D, 68 Stroud Green Road, Hornsey, London, N4 3ER

4. CONSULTATION RESPONSES

Neighbour Consultation

No representations were received from neighbours in response to notification and publicity of the application.

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.

The proposed roof dormer windows would be to the rear and south-eastern side of the property with a hipped roof design. The rear dormer is of 2.5 metres width, 3.6 metres depth and at a height of 1.65 metres. The flank dormer mimics these measurements. Both dormers would be over 0.2 metres to the eaves of the building. There are two rooflights to be installed on the front elevation of the building.

The dormer would be finished in materials that match those of the existing dwelling. The roof extension would accommodate one bedroom within the subject flat. It is observed that neighbouring properties, do not have similar roof extensions.

Officers note that there is a recent permission for approval for a near identical permission on a dwelling a few properties down (Flat D, 68 Stroud Green Road). Although the subject site has limited views from Woodstock Road where glimpses of the roof form can be appreciated. The dormers would blend into the roofscape with materials to match and leaving a complementary finish.

The bulk, scale, and amount of glazing in the proposed roof dormer windows are considered modest and appropriate. The rear dormer does not match the windows below in alignment however it is appreciated by officers that this relates to the rear of the property only. Considering the existing arrangement of offset windows, rear balconies and terraces this is considered to be of minor detriment and would not warrant refusal in itself.

The rear dormer is not considered to be widely visible from the street scene. As such, the proposal is considered proportionate and sensitive to the design, character and appearance of this property.

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 scale and massing of the proposed roof dormer windows would not result in a material loss of sunlight or daylight or have an overbearing appearance to 44 or 48 Stroud Green Road. There would not be material loss of privacy to 44 or 48 Stroud Green Road. The proposal is acceptable in amenity terms.

The proposed alterations would introduce additional glazing at roof level, however there would be no significant increase in the extent of overlooking over and above the extant situation. Due to the positioning of the proposed roof lights and the separation distance, there would also be no additional overlooking towards the properties on the opposite side of the street.

6. CONCLUSION

The proposal is considered acceptable in respect of its character, appearance and impact on the site 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

APPROVE PERMISSION: WITH 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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list:

PL03-46C, PL05-46C, PL06-46C, Location Plan

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

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: 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: 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.