



Officer Report

Application Number:	HGY/2026/2026
Application Type:	Householder planning permission
Address:	4 Albany Road, Hornsey, London, N4 4RJ
Proposal:	Demolition of existing and erection of replacement single storey rear extension with solar PV panels on roof of extension and on roof of rear outrigger, replacement of existing roof tiles with grey Spanish slates, installation of additional air conditioning units in rear garden, demolition of existing and erection of replacement rear outbuilding with decking.
Case Officer:	Roland Sheldon
Valid Date:	31/07/2026
Applicant:	Ms Rachel Davison
Agent:	Ms Maggie Toy

RECOMMENDATION

Approve with Conditions

1. Site and Surroundings

The subject site contains a two-storey mid-terraced dwellinghouse located on the eastern side of Albany Road, N4. The surrounding uses are residential. The site does not contain a listed building and is located within Stroud Green Conservation Area.

2. The Proposal

The proposal seeks Demolition of existing and erection of replacement single storey rear extension with solar PV panels on roof of extension and on roof of rear outrigger, replacement of existing roof tiles with grey Spanish slates, installation of additional air conditioning units in rear garden, demolition of existing and erection of replacement rear outbuilding with decking.

3. Relevant Planning and Enforcement history

The planning history in relation to the site is as follows.

No planning history

4. Consultation response

a. The following were consulted on the planning application:

Internal

- LBH Conservation
- LBH Environmental Health (noise)

LOCAL REPRESENTATIONS

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

Objecting: 0

Supporting: 0

Neither: 0

5 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and heritage;
2. Impact on neighbouring amenity; and
3. Energy/sustainability.

Design & 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.

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. Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect

and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The host building has an existing full-width single storey rear extension that measures 4.3 metres depth from the recessed section of the rear elevation. The proposed replacement rear extension would have the same depth and width as the existing rear extension, with a flat roof height of 3 metres, with 6 solar panels affixed to the roof alongside 2 rooflights. The extension would be externally clad in brick to match the host building according to the application form, with full-height glazing in the rear elevation.

The existing concrete roof tiles are proposed to be replaced by grey Spanish tiles. The concrete tiles are non-original and whilst a common treatment in the locality, detract from the original character of the building which would have been treated with slate tiles as built. Whilst there is a lack of detail with regards to the specific model and manufacturer of tile, the replacement with Spanish tiles will be an improvement in the appearance of the roof of the host building. Two solar panels would be placed on the flat roof of the two-storey rear outgutter. The solar panels are shown as being affixed flush with the flat roof.

The existing full width outbuilding is proposed to be removed and replaced by a smaller outbuilding, with a raised decking area adjacent to it. The replacement outbuilding would be positioned in the rear end of the garden, with a footprint of 12.15m². It would have a height of 2.5 metres and would be externally clad in a timber material..

The size and positioning of the outbuilding would be modest and respectful of its rear garden setting. The design would respect the character and appearance of the host building and wider conservation area.

An additional air conditioning unit is shown positioned in the rear garden adjacent to an existing unit. The unit would be set below fence level and would not have an unacceptable impact with regards to design and character considerations.

Taking the above into consideration, the proposal is acceptable with regards to design, character 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 amenity of neighbouring resident.

The proposed rear extension would not materially worsen daylight or outlook conditions for neighbouring occupants in comparison to the existing rear extension, and would not result in any visual overbearing impact. The proposed works to the roof and proposed outbuilding would not result in an unacceptable impact in terms of neighbouring amenity conditions. The proposed additional air conditioning unit shall be conditioned to limit noise levels arising from its use so as to ensure that the development does not result in an unacceptable impact on neighbouring noise conditions. Subject to compliance with this condition, the proposal is acceptable with regards to amenity impact considerations.

Energy/sustainability

Local Plan policy SP4 sets out in line with London Plan policy, the Council will promote and require all new developments to take measures to reduce energy use and carbon emissions during design, construction and occupation, by incorporating the following measures.

DM policy DM21 sets out that all new development will be expected to implement sustainable design.

The proposal would introduce an additional air conditioning unit to the site. Whilst such an addition would not work towards reducing carbon emissions or sustainable design, the scheme is a minor householder development for which application of the London Plan cooling hierarchy would not strictly be applicable. On balance, the introduction of the additional air conditioning unit bringing the number on site of the dwelling to two would not warrant refusal on energy or sustainability grounds.

Conclusion

The proposed alterations would preserve the character and appearance of the host building and Conservation Area, and would not result in an unacceptable impact on neighbouring amenity.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

6. CIL APPLICABLE

The additional floorspace is less than 100 square metres and as such is not liable for CIL.

7. RECOMMENDATION

GRANT PERMISSION subject to conditions

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.

- 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.

Location Plan

04006.PROPOSED FLOOR PLANS - GF AND FF Rev. 2

04007.PROPOSED FLOOR PLANS - SF AND ROOF Rev. 2

04008.PROPOSED SECTION AA Rev. 2

04010.PROPOSED FRONT AND REAR ELEVATION rev. 2

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 those in the plans hereby approved. The materials for the approved extensions/alterations to the host building 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.

- 4 The design and installation of new items of fixed plant hereby approved by this permission shall be such that, when in operation, the cumulative noise level LAeq 15 min arising from the proposed plant, measured or predicted at 1m from the facade of nearest residential premises shall be a rating level of at least 5dB(A) below the background noise level LAF90. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997. Upon request by the local planning authority a noise report shall be produced by a competent person and shall be submitted to and approved by the local planning authority to demonstrate compliance with the above criteria.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 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: 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.