



Officer Report

Application Number: HGY/2026/2036
Application Type: Householder planning permission
Address: 18 Holmesdale Road, Hornsey, London, N6 5TQ
Proposal: Single storey rear ground floor wraparound extension, loft conversion with installation of 3 rooflights and associated works.
Case Officer: Anna Anderson
Valid Date: 17/07/2026
Applicant: 6 Nina Stewart
Agent: Mr Jordan Macann, Resi Design Ltd

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two-storey mid-terraced dwellinghouse on the east side of Holmesdale Road. The site falls within the Highgate Conservation Area.

2. THE PROPOSAL

The proposal is for a single storey rear ground floor wraparound extension and loft conversion with installation of 3 rooflights and associated works.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

PRE/2026/0197 – FAST TRACK PLANNING APPLICATION SUBMISSION DECLINED – 20/07/2026

There is no other relevant planning history for the site.

4. CONSULTATION RESPONSES

Neighbours were consulted on the application by way of letters sent to neighbouring occupants, a notice placed in the local press, and a site notice placed outside the premises. The number of representations received in response were as follows:

No of individual responses: 1
Objecting: 0
Support: 0
Neither: 1 (neutral)

- The neutral neighbour representation raised matter that the extension would sit close to the 45-degree angle line for access to light to a kitchen window, which directly faces the proposed extension

The following consultee responses were received:

- LBH Conservation Officer:
 - o Main concern would be the removal of the chimney stack on the existing outrigger, as the extension combined with the removal of this one taller point on the outrigger would erode the 19th century form of the building making the extension more dominant
 - o If the removal of the chimney could be omitted from the proposal and could be kept externally then this would help retain the original form of the outrigger and help the ability to appreciate the 19th century form of the building
- Highgate Conservation Area Advisory Committee (HCAAC):
 - o The monopitch form roof of the building can be seen from street level especially taking into account the gradient of Holmesdale Road, and note that rooflights have been proposed
 - o The rearmost rooflights would not cause harm to the Highgate Conservation Area because they would not be visible however the proposed front rooflight closest to Holmesdale Road would cause harm
 - o Note the loft space designated as storage is proposed to sit underneath this front rooflight and it would be the usual arrangement in storage lofts to have an electric light therefore they do not foresee any need for the frontmost rooflight in any event

The issues raised in representations are address further on in this report below.

5. PLANNING CONSIDERATIONS

Design, appearance 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.

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.

London Plan (2021) policy HC1 requires proposals affecting heritage assets to conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings.

Policy DH3 of the Haringey Highgate Neighbourhood Development Plan (2017) sets out that rear extensions should be subordinate in scale to the original dwelling, complement its character in terms of design, proportion, materials and detail, should not harm the amenity of adjacent properties.

Policy DH5 of the Haringey Highgate Neighbourhood Development Plan (2017) sets out that roof extensions, dormers and rooflights should respect the existing roof form in terms of design, scale, materials and detail and be restricted to the rear except where they are part of the established local character and a new extension or dormer would not have an adverse impact on the amenity of the area or the significance of heritage assets; re-roofing materials should avoid use of inappropriate substitute materials that can erode the character and appearance of buildings and areas.

Chimney stacks should be retained where they positively contribute to the character of the conservation area. Satellite dishes and other telecommunications equipment should be located discreetly, and not be sited at the front of buildings on the roofline in the conservation areas

The proposed single storey ground floor wraparound extension would infill the 1.59m width between the side wall of the outrigger and the side boundary of the site, and would have a depth of 3.75m, not projecting beyond the existing rear line of the property. The extension would directly abut the boundary with 16 Holmesdale Road and would extend the 3.75m depth on the shared boundary wall.

It would have a mono-pitched roof with a height of 3.17m sloping down to a height of 2.8m on the boundary with 16 Holmesdale Road and feature 2 no. roof lanterns. The extension would be modest in bulk and scale and subordinate to the main dwelling. The loft conversion part of the proposal comprises minor internal works to the property and would feature 3 no. roof lights to the slope of the main mono-pitched roof.

The extension would be finished in materials to match those of the existing dwelling and is considered proportionate and subordinate to the host building.

Concern was raised by LBH Conservation regarding the initially proposed loss of the rear chimney stack, however following Officer discussions with the agent the design was amended to retain this feature via the provision of a faux replacement to keep the original C19 roof form of the building. Concern was also raised by HCAAC regarding the proposed frontmost rooflight for the main mono-pitched roof causing potential harm to the conservation area, however following discussions with the agent and a desk-based assessment of precedent in the area whereby front-positioned rooflights are observed along the streetscape on Holmesdale Road, this feature has been kept within the proposal. The proposal would preserve the character and appearance of the host building and the Highgate Conservation Area. A restrictive condition shall be imposed on the development that requires the rooflights to be 'conservation-style', flush with the roof plane on which they are installed.

The proposal would comply with Policy DM9 of the Development Management DPD 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 existing ground-floor outrigger at 18a Holmesdale Road, the twin property which the site shares a pitched gable roof and a party wall with. The submitted elevations demonstrate that the extension would not project above a line drawn at 45 degrees from the mid-point of the adjacent dining room window of no. 16 Holmesdale Road. There is also a side window in the outrigger of this neighbouring property that is not shown on the submitted drawings that is understood to serve a kitchen window. The separation of the window to the shared boundary of 1.5 metres in conjunction with the fact that this neighbouring property is located on higher ground to the host building means that this window would not be unduly impacted by the height, scale and massing of the extension. The window would still retain satisfactory access to light and outlook, in the context of existing conditions looking onto the boundary fence. The extension would not result in a visually overbearing impact.

The proposal is therefore acceptable with regards to amenity considerations.

6. CONCLUSION

The proposed development is in accordance with relevant design, heritage and amenity policy.

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

The application is recommended for approval subject to the following conditions.

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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 drawings list:
location-plan-1779451859404;
B357540_PL_14671-Block Plans_v1_C; and
B357540_PL_14671-Architectural Drawings_v1_C.

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.

- 4 The proposed rooflight(s) hereby approved shall be 'Conservation style', flush with the roof plane in which they are installed, and shall be maintained as such for the lifespan of the development.

Reason: In order to ensure a satisfactory appearance and to preserve the character and appearance of the conservation area, in accordance with policy SP12 of the Haringey Local Plan (2017) policy DM9 of the Haringey Development Management DPD (2017) and policy HC1 of the London Plan (2021).

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: 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.