

Officer Report

Application Number:	HGY/2026/1048
Application Type:	Householder planning permission
Address:	18 Muswell Avenue, Hornsey, London, N10 2EG
Proposal:	Erection of a single storey lower ground floor rear extension with roof terrace and associated landscaping works, insertion of rear ground floor door to proposed terrace, alterations and replacement of rear dormer glazing and first floor rear window, and alterations to front garage door and lower ground window.
Case Officer:	Mark Chan
Valid Date:	15/05/202
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Applicant:	Mr Oscar Knowles
Agent:	Mr Andy Down

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

Erection of a single storey lower ground floor rear extension with roof terrace and associated landscaping works, insertion of rear ground floor door to proposed terrace, alterations and replacement of rear dormer glazing and first floor rear window, and alterations to front garage door and lower ground window.

Site and Surroundings

The application site is a two storey, mid-terraced dwellinghouse located on the eastern side of Muswell Avenue. The property has an existing rear dormer. The site is within the Muswell Hill Conservation Area (CA) but is not a listed building.

Relevant Planning and Enforcement History

No relevant planning history.

2. CONSULTATION RESPONSE

LBH Conservation Officer – The primary concern relates to the front elevation alterations. Increasing the garage door height disrupts the building's proportions, making it appear top-heavy and

uncomfortably close to the bay window bracket cills. Furthermore, lowering the ground level and installing oversized windows would disrupt the elevation's hierarchy.

3. LOCAL REPRESENTATIONS

The application has been publicised by way of letters, site notice and press advert. One objection was received in response to notification and publicity of the application. The concerns raised are summarised below:

- The depth and overall scale of the rear extension was overbearing and overly enclosed impact.
- The elevated terrace would introduce a new area of outdoor activity and potential overlooking.
- The proposal would result in the loss of daylight and sunlight.
- Lack of arboricultural information regarding existing mature trees.
- No drainage strategy or surface water management details have been provided for the site.

4. REASONS FOR GRANTING PERMISSION

Design & heritage

Policy DM1 (Delivering High Quality Design) states that 'all new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area', development 'a) must relate positively to neighbouring structures, new or old, to create a harmonious whole; b) make a positive contribution to a place improving the character and quality of an area; c) confidently address feedback from local consultation; d) demonstrate how the quality of development will be secured when it is built; e) are inclusive and incorporate sustainable design and construction principles'.

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, 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.

This application includes the erection of a new single storey lower ground floor rear extension with roof terrace above. The rear extension would span the width of the main dwellinghouse and have a stepped rear elevation with a maximum depth of 4.9m in the centre. The depth on the southern side bordering No. 16 Muswell Avenue would be 3m and 2.5m deep on the northern side bordering No. 20. It would have a flat roof design and a rooflight with a maximum height of 3m. The new roof terrace would sit on top of the rear extension and would be accessed via a new door on the ground floor – the rear extension is on the lower ground floor. The proposed roof terrace would be set in from either side of the rear extension by at least 2m and set-back 1m from the rear extent of the rear extension.

The rear extension would be finished in brickwork to match the existing finish of the host property and high-quality metal Crittall style windows and doors on the rear elevation. The existing 2m high

boundary fence on both sides of the site would be retained. The roof terrace would be enclosed by a glazed balustrade on the rear elevation and 1.7m high timber privacy screens on either side.

It is observed that some neighbouring properties on this road, including No. 22 (Ref: HGY/2019/0779), have modern full-width single storey rear extensions with roof terrace like the proposed. The modern design, massing and proportions of the proposed extension would be in keeping with the existing development pattern and is proportionate and subordinate to the host property.

Other minor alterations in the rear elevation include new sash windows to the existing rear dormer window and a new rear sash window on the second floor. The design of the new windows would be in keeping with the design of the existing rear windows and would be timber sash windows. Given their rear location, the proposed extension and roof terrace and the alterations to the existing rear windows would not be visible from public view nor adversely impact the character and appearance of the street scene and wider conservation area. A considerable portion of the existing soft landscaping in the rear garden would also be retained.

In the front elevation, the height of the lower ground level garage door has been raised from 1.9m to 2.2m to make it tall enough for modern vehicles, as the existing is too low to accommodate the height required. Whilst the garage door is slightly taller than before, it would still sit comfortably in the 'plinth' element of the host building, set back from the bracket cills in on the bay window and would not appear disproportionately top-heavy. Additionally, a small portion of ground in front of the host building would be lowered by 600mm to accommodate a new and slightly larger lower ground floor front window. Due to the lowered floor level, guarding is not required and the new window would be timber sash matching the existing windows. Whilst the alterations in the front elevation would be visible from the public view, given the minor scale and low elevation of the works and considerable set back from the front boundary, the view would be limited and would not harm the character and appearance of the host building, street scene and wider CA.

Overall, the proposed development is considered acceptable in design and heritage terms, preserving the character and appearance of the conservation area.

Impact on amenity

As mentioned above, the depth of the proposed extension on the southern side bordering No. 16 Muswell Avenue is 3m and 2.5m on northern side bordering No. 20 with a height of 3m. Furthermore, to address concerns regarding overlooking and privacy from the proposed roof terrace, a 1.7m high slatted timber screen would be installed on either side of the terrace and the terrace itself would be set in from both side boundaries by at least 2m. This screening would prevent views to the side from the proposed roof terrace to a satisfactory degree that the privacy of neighbouring properties would not be unduly compromised. The screens are set-in sufficiently from the shared boundaries to ensure that they would not result a visually overbearing impact on neighbouring properties.

Taking the above into consideration, the proposal is acceptable with regards to amenity impact considerations.

Impact on trees

An Arboricultural Impact Assessment (AIA), Tree Protection Plan (TPP), Tree Constraint Plan and Method Statement Report prepared by Marcus Foster Arboricultural Design & Consultancy was submitted by the applicant to address the impact on existing landscaping. The proposed development would require the removal of one category C tree (T2 Weeping birch), which is poorly sited against the rear elevation. This loss would be adequately mitigated by the planting of a replacement tree (*Lagerstroemia Indica*) on site, which would provide long-term climate resilience

and canopy cover. For all retained trees (T1, T3-T9), strict tree protection measures would be conditioned and implemented. These measures include protective fencing and ground protection boards for areas exposed to construction works, ensuring no detrimental incursion into the Root Protection Areas during the development process. The impact on trees is considered acceptable.

Sustainable drainage

Whilst the site is in a Critical Drainage Area, given the minor scale and footprint of the development and that most of the soft landscaping on site is retained, the proposal would have no material adverse effect on the existing drainage arrangement nor increase the risk of flooding. A full flood risk assessment is not considered necessary for this application.

Conclusion

The proposed development is in general accordance with Policies DM1, DM9, DM12 and DM26 of the Development Management DPD 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.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

5. RECOMMENDATION

GRANT PLANNING PERMISSION subject to 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 completed in accordance with the approved plans and drawings listed below except where conditions to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Approved Plans & Document List

Location Plan
MA/01, MA/02, MA/03, MA/04, MA/05, MA/06 and MA/08
DESIGN AND ACCESS STATEMENT
MA 20: Block Plan
MA/17 A
MA/10 B

MA/12
MA/16 A
MA/15
MA/14
MA/07 A
MA/13

Arboricultural Survey Impact Assessment & Method Statement Report by Marcus Foster
September 2026 AIA/MF/0170/26
MA/11 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 unless specified on the approved drawings.

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 All works should be undertaken in accordance with the Tree Constraints Plan (Drawing No. T002) and Protection Plan (Drawing No. T003) and the Arboricultural Survey Impact Assessment & Method Statement Report by Marcus Foster Arboricultural Design & Consultancy (Ref: AIA/MF/0170/26) dated Sept 2026 and by qualified and experienced tree work contractors and be in accordance with BS5837. Recommendations for Tree Work.

Reason: To protect the amenity value of the trees consistent with Policy DM1 of The Development Management DPD 2017.

- 5 Prior to the first use of the roof terrace hereby approved, the 1.7 metre high timber privacy screens on the south and north sides of the approved roof terrace shown on Drawing No. MA/11 A and MA/17 A shall be installed in accordance with the approved details, and the screening shall be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To avoid overlooking into the adjoining properties and to comply with 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: 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.