



Officer Report

Application Number:	HGY/2026/1293
Application Type:	Householder planning permission
Address:	33 South View Road, Hornsey, London, N8 7LU
Proposal:	Erection of part single part two storey side extension
Case Officer:	Eunice Huang
Valid Date:	10/06/2026
	6
Applicant:	Tracy Nevard
Agent:	Mr Akiva Lawson

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two-storey terraced building located on the southern side of South View Road. The site is located within the Campsbourne Cottage Estate Conservation Area.

2. THE PROPOSAL

The proposal is for a part single part two storey side extension.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

Pre-application advice was provided under PRE/2026/0087 for a two storey side extension at the application site on 20 April 2026.

There is no other relevant planning history for this site.

However, the following consents were granted at the adjoining property:

- HGY/2026/0326

Address: 31 South View Road, Hornsey, London, N8 7LU

Development: Erection of a single storey ground floor side to rear extension

Decision Date: 20 March 2026

Decision: Approve with Conditions

- HGY/2026/1688

Address: 31 South View Road Hornsey London N8 7LU

Development: Erection of part single part two-storey rear side infill extension

Decision Date: 18/8/2026

Decision: Approve with Conditions

4. CONSULTATION RESPONSES

Internal & External Consultees

· LBH Conservation: Object to extension. It would dominate the rear elevation, leaving none of the original form of the building visible, or the ability to appreciate the decorative chimney, and the original rhythm and scale of the cottages.

Neighbour Consultation

The number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

No of individual responses: 1

Supporting: 1

A statement in support of the application has been received by the adjoining property no. 31, which has been granted an identical 2-storey rear side infill extension under planning reference HGY/2026/1688. The comments from the occupant of this neighbouring property sets out that they are supportive of the proposal, considering the impact on outlook/amenities to be minimal. They outlined they were also aware that the applicant could implement any consent even if for whatever reason they did not proceed with their plans to build out their extension to no. 31, and would accept the potential impact on their amenities in such circumstances

5. PLANNING CONSIDERATIONS

Design & 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.

As the site lies within the Campsbourne Cottage Estate Conservation Area, DPD Policy DM9 also applies. 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.

The proposed development on the ground floor would have a depth of 4.045 metres and would infill the gap between the side wall of the outrigger and the shared boundary with no. 31. The first-floor extension would have a depth of 2.942 metres with a flat roof detail to match the existing outrigger feature, with a sash window in the rear elevation to match the existing units.

From a heritage perspective, it would be desirable to retain the existing rhythm of the outrigger forms at the rear façade of the terrace and to maintain legibility of the rear façade of the main building form. The outrigger forms of the terrace remain intact at the first-floor level, albeit with single storey extensions at some properties.

It is noted however that the neighbouring terrace at Nos. 1-11 has been altered with some full-width two storey extensions to the rear. These were consented under HGY/1994/0536 and HGY/2004/1779 respectively.

The improvements in standard of accommodation for occupants of the dwelling are also taken into consideration in weighing up this decision. The existing 2-bedroom 3-person unit only has an internal floorspace of 54m², which following development, would be increased in size to 65.7m² without an increase in bedrooms.

Taking into account the consented and constructed ground floor extensions within the terrace, and the constructed two storey extensions at Nos. 1 and 11 South View Road, and the improved standard of accommodation on balance, the degree of harm to the character and appearance of the heritage asset would not be sufficient to warrant refusal of the proposal. On balance, the proposal is 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.

With regard to neighbouring property no.31 as existing, the development has the ability to overshadow two rear windows on the ground and first floor. The first floor window serves a bathroom and therefore would not affect a habitable room. The 3 metre depth first floor rear element is therefore considered to be within acceptable tolerances in this instance.

There is a ground floor window serving reception/dining room in the main body of the neighbouring property no. 31 with a side window serving a kitchen. As the floor plans show that the reception/dining room is open plan, it benefits from a dual aspect with outlook to the north (front) and south (rear). As such, a satisfactory means of outlook and light would be retained for this room following the development. The kitchen is also served by a rear door window and a small rear window, and therefore on balance would retain adequate means of outlook and light.

Comments have been received from the adjoining property at no.31 that advise that they accept the impact on their property to be minimal, in the instance that they do not proceed with their identical consented extension.

Given the recent planning history, the comments from the mirrored neighbours and directly southern nature of the site this development is considered to be on balance acceptable with regard to its impact on neighbouring amenity.

6. CONCLUSION

While it is acknowledged that the proposal would result in a small degree of harm to the character and appearance of the host building, on balance and in light of historic approvals within the street, the design impact is outweighed by the improved standard of accommodation that would result from the development. The proposed application for a two storey rear extension is considered to be acceptable with regards to design, heritage and amenity considerations, in accordance with Policies DM1, DM9 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017, as well as according 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.

7. CIL APPLICABLE

The increase in internal floor area would not exceed 100sqm and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION

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: Location Plan, 011, 021, 022, 023, 024

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.

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.