

Application Number:	HGY/2026/1142
Application Type:	Full planning permission
Address:	Flat A, 50 North View Road, Hornsey, London, N8 7LL
Proposal:	Rear dormer roof extension and one front rooflight.
Case Officer:	Ben Coffie
Valid Date:	13/08/2026
	6
Applicant:	Brandon Broll
Agent:	Mr Bradley Pattemore

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application relates to an end terrace two storey terrace property located on the north side North View Road.

The site is located next to the boundary with Alexandra Palace & Park Conservation Area. The road here is made up of buildings characterised by mainly red brick on the front elevation and a repetitive formula of house plans and elevations with limited variation. The rear of these properties is characterised by two-storey outriggers.

2. THE PROPOSAL

The proposal is for the erection of a rear dormer roof extension, together with the installation of one rooflight to the front roof slope and one rooflight to the rear roof slope, to provide additional accommodation within the roof space of the first floor flat.

The rear dormer would have a width of 4.53m (4,529mm) and a height of 1.86m. The dormer would sit below the ridge of the main roof, which is at a height of 7.81m, and would be set back a minimum of 200mm from the gutter line at eaves level.

The dormer would be finished in materials to match the host dwelling. It would include a new window to match the existing windows in colour and style, new PVC soffits and fascias to match the existing, and rainwater goods to match the existing in profile and colour, connected to the existing drainage system.

The front rooflight would be inserted in the front roof slope and would not project more than 150mm beyond the plane of the roof slope. The rear rooflight would be inserted in the rear roof slope alongside the dormer.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

No relevant history

4. CONSULTATION RESPONSES

Neighbour Consultation

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

No of individual responses: 1

Objecting: 1

Supporting: 0

One objection was received from the occupier of the ground floor flat at No.50, which is located directly below the application property. The occupier also runs a therapy practice from the flat, working with children who have experienced trauma, as well as autistic children and children with sensory difficulties. The objector states that they are not opposed to the works in principle, but objects to the application in its present form on the following grounds:

- the application was registered under the objector's address (No.50), when the works relate to No.50A;
- noise, vibration and general disturbance from approximately four months of construction (September to December 2026), made worse by the existing sound transmission between the flats and the objector's experience of previous building works at No.50A;
- the impact on the children attending the therapy practice, some of whom have protected disability status and are especially sensitive to sudden noise and activity;
- scaffolding outside the objector's front window, causing loss of light, privacy, security and outlook, dust and debris, and possible obstruction of access;
- the absence of a Construction Management Plan, noise assessment, scaffolding plan or construction programme;
- a request that no works begin before the application is determined; and
- a request that, if permission is granted, twelve specified safeguards be secured by condition, including a Construction and Scaffolding Management Plan, a construction programme, advance notice of noisy works, noise and dust controls, a named site manager, a pre-commencement condition survey and an officer site visit.

Officer response:

Site address: The drawings relate to 50A North View Road, and the address has been corrected so that the decision notice correctly identifies the application property. This does not affect the assessment of the proposal.

Construction noise and disturbance: The concerns raised are understood, and the objector's particular circumstances, including the needs of the children attending the practice, have been carefully considered. However, disturbance during construction is temporary and is an inevitable part of most building works. For small-scale residential development of this type, it is not normally a reason to refuse planning permission. Construction noise is controlled primarily outside the planning system. Under the Control of Pollution Act 1974, noisy works audible at the site boundary are restricted to 8.00am to 6.00pm Monday to Friday and 8.00am to 1.00pm on Saturdays, with no noisy works on Sundays and Bank Holidays. The Council's Environmental Health service can investigate and take action against noise that is unreasonable in its frequency, duration or character. An informative is attached setting out these hours and advising the applicant to liaise with the occupier of No.50 in advance of particularly noisy works.

Requested safeguards: Paragraph 57 of the NPPF requires that planning conditions are only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. The proposal is a modest dormer

extension of approximately 10.53 cubic metres. A full Construction Management Plan, noise and vibration assessment and construction programme would be disproportionate to the scale of the works, and would not normally be required for householder-scale development in the borough. Many of the other safeguards requested cannot be secured through the planning system:

- notice of works, liaison over appointments and a named contact are matters of good neighbourly practice and cannot be precisely enforced through a planning condition;
- the condition of the lower flat before works begin, and any damage to it, are civil matters between the parties, and the Party Wall etc. Act 1996 may require a schedule of condition;
- the erection of scaffolding on land outside the applicant's control, including the objector's front garden, requires the landowner's consent and is a civil matter; and
- dust and nuisance are controlled by Environmental Health legislation, and structural safety is controlled by the Building Regulations.

The applicant is reminded of these responsibilities by informatives on the decision notice.

5. PLANNING CONSIDERATIONS

1. Design, appearance and impact on the setting of the conservation area;
2. Impact on neighbouring amenity;

Design, appearance and impact on the setting of the conservation area

Policy SP11 of the Strategic Policies 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. London Plan Policy D3 requires development to respond to local context.

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. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

Although the site is outside the conservation area, Policy SP12 of the Strategic Policies and DPD Policy DM9 'Management of the Historic Environment' seek to conserve heritage assets and their settings, and require development affecting the setting of a conservation area to preserve or enhance its character and appearance. London Plan Policy HC1 and Chapter 16 of the NPPF require great weight to be given to the conservation of designated heritage assets, including where development affects their setting.

Rear dormer

The rear dormer would have a width of 4.53m and a height of 1.86m, and would sit below the ridge of the main roof. It would be set back a minimum of 200mm from the gutter line, so that the eaves line of the rear roof slope would be retained and the dormer would read as a subordinate addition to the roof. It would be finished in materials to match the host dwelling, with a window to match the existing in colour and style, and soffits, fascias and rainwater goods to match the existing.

Rear dormers of a similar scale have been constructed at the neighbouring properties of No.46A (HGY/2023/2335) and No.48 (HGY/2015/3203) North View Road. Rear dormers therefore form part of the established character of the rear roofscape in this part of North View Road, and the proposal would be consistent with this pattern of development. The dormer would be on the rear roof slope and would not be prominent in views from the street.

Front and rear rooflights

The front rooflight would be a single, modestly sized rooflight in the front roof slope and would not project more than 150mm beyond the plane of the roof, so it would sit close to flush with the roof covering. The rear rooflight would not be visible from the public realm and would have a negligible visual impact.

As such the proposal would not harm the significance of the conservation area or the contribution that its setting makes to that significance. The setting of the conservation area would therefore be preserved.

Overall, the proposal is considered acceptable in terms of its design and appearance and would preserve the setting of the nearby conservation area, in accordance with policies SP11 and SP12, DM1, DM9 and DM12, London Plan Policies D3 and HC1, and the NPPF.

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 rear dormer would be contained within the rear roof slope and would sit below the ridge. Given its modest height of 1.86m and its roof-level position, it would not result in a material loss of sunlight or daylight, or have an overbearing appearance, to the neighbouring properties, including the adjoining properties at Nos.48 and 52.

The dormer window would face the rear gardens, and views from it would be similar to those already available from the existing first floor rear windows and from the dormers at Nos.46A and 48. There would be no material loss of privacy to neighbouring properties. The rooflights would face upwards and would not give rise to overlooking.

Consequently, the completed dormer and rooflights would be located at roof level, above the first floor flat. They would not affect the light, outlook or privacy of the ground floor flat. The objector's concerns relate to the construction phase, which is temporary. As set out in the consultation section above, construction noise and disturbance are controlled through the Control of Pollution Act 1974 and Environmental Health legislation. Access to and scaffolding on land outside the applicant's control are civil matters.

Overall, the proposal is considered acceptable in respect of its impact on neighbouring amenity.

6. CONCLUSION

The proposed development is 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. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered acceptable in respect of its principle, character and appearance, and its impact on the site. It would preserve the setting of the nearby conservation area and would not result in material harm to the residential amenity of neighbours. The objection received has been

carefully considered, but it relates principally to temporary construction impacts, which are controlled by other legislation, and it does not warrant refusal of the application. 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. CIL APPLICABLE

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

8. RECOMMENDATION

The application is recommended for approval 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 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 plans lists:

LOFT PLANNING DRAWINGS 01, 03, 04, 06, 07, 09, 10, 11.

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: 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.