# Officer Report

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| **Application Number:** | **HGY/2026/2727** |
| **Application Type:** | **Householder planning permission** |
| **Address:** | Flat A, 59 Pemberton Road, Hornsey, London, N4 1AX |
| **Proposal:** | Formation of rear dormer and insertion of front rooflights; formation of roof terrace with privacy screen on rear outrigger roof |
| **Case Officer:** | Nathan Keyte |
| **Valid Date:** | 15/10/202 6 |
| **Applicant:** | Mr Richard Bartelous |
| **Agent:** | Mr Marc Wetherill, Capital Architectural Design |

## RECOMMENDATION

### Approve with Conditions

**1. SITE AND SURROUNDING**

The subject property is a mid terrace two storey building with rear outrigger, in use as flats.

The site is not located in a conservation area nor is it a listed building.

**2. PROPOSED DEVELOPMENT**

The proposed development is for a loft conversion consisting of rear dormer and front rooflights with a proposed roof terrace with privacy screen on the rear outrigger roof.

The dormer will be full width across the existing roof form. A 4.5m deep roof terrace is proposed to the rear of the dormer, atop the roof of the existing outrigger with side screening of 1.8m.

The dormer will be clad in tiles to match the existing roof.

**3. SITE HISTORY**

N/A

**4. CONSULTATION**

Harringay Ladder Community Safety Partnership – no comment received.

**5. LOCAL REPRESENTATIONS**

The application has been publicised by the way of letters and online public register. One representation was received requesting that the privacy of an adjoining bedroom is considered.

**6. MATERIAL PLANNING CONSIDERATIONS**

The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. Impact on neighbouring amenity.

Design and appearance

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.

There are observed to be other rear dormer extensions within the locality, such as at no.s 57 and 71 Pemberton Road, and will not introduce built form out of character for the area.

Terraces are noted to be in existence at no.s 82 Warham Road (HGY/2020/1740) and 111 Pemberton Road (HGY/2015/3051). A terrace of 4.5m in depth and stepped access down from the rear dormer at no. 57 Pemberton Road was approved under planning permission HGY/2026/0254). With regard to the proposed roof terrace, this remains set back from the rear of the existing outrigger and is modest in depth. Considering these points, and the terrace being set to the rear of the terrace away from public views, the terrace will not have a significant impact on the visual amenity of the area.

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. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

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 residents.

The proposed dormer will be set within the existing roof form and will not give rise to material impacts on neighbour amenity.

The property to the west of the site at no. 57 Pemberton Road is located at a higher elevation, while that of no. 61 is located at a lower elevation to the east of the subject site. Being located at a lower elevation, the screening proposed at a height of 1.8m will sufficiently restrict overlooking and retain privacy to the adjoining property, including bedrooms, at no. 61 Pemberton Road. As mentioned above, no. 57 Pemberton Road has received planning permission for a rear terrace that includes side screening, which if constructed will further prevent overlooking between properties. While the introduction of a rear terrace has the potential to result in impacts upon privacy, considering the setback from the rear of the outrigger footprint, in addition to screening proposed and difference in built levels between the properties, impacts upon privacy and overlooking will not be significant. A condition will be imposed to ensure the screening is put in place.

Conclusion

The proposal is considered acceptable subject to conditions. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

**7. CIL APPLICABLE**

The proposed extensions do 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 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 accordance with the approved plans and drawings as listed below except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Approved plans list:

2026-1121-101; 2026-1121-100; Location Plan.

Reason: For the avoidance of doubt and in the interests of proper planning.

3 Prior to the occupation and use of the terrace hereby approved the 1.8 metre screening measured from the floor of the terrace shall be installed and be permanently maintained in a sound and effective condition thereafter.

Reason: In order to protect the privacy and amenity of adjacent and neighbouring properties.

**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.