Officer Report

Application Number:	**HGY/2026/2617**
Application Type:	**Householder planning permission**
Address:	125 Rosebery Road, Hornsey, London, N10 2LD
Proposal:	Enlargement of rear dormer, Removal of first-floor rear window and replacement with door to facilitate creation of rear roof terrace with associated screening/railings, redesign to existing ground floor rearextension and creation of front lightwell to serve basement.
Case Officer:	Ben Coffie
Valid Date:	02/10/202 6
Applicant:	Mr Oliver Meyer
Agent:	Detailed Planning Ltd

RECOMMENDATION

Approve with Conditions

1. SITE LOCATION

The application site is No. 125 Rosebery Road, a two-storey terraced dwellinghouse with a basement and accommodation in the roof, located on the eastern side of Rosebery Road. It is a late Victorian/Edwardian property with a front gable, a two-storey canted bay, decorative brick and timber detailing, and four existing rooflights in the front roof slope. To the rear, the property has an existing rear dormer, a part-width rear projection and a single storey rear extension. The neighbouring properties are Nos. 123 and 127 Rosebery Road.

The site is located within the Muswell Hill Conservation Area. The building is not listed.

2. PROPOSED DEVELOPMENT

The application proposes the renovation of the dwellinghouse, comprising the enlargement of rear dormer, fenestration alterations to include a new rear terrace at first floor level, redesign to existing ground floor rear extension and creation of a front lightwell to serve the basement area.

3. RELEVANT PLANNING HISTORY

PRE/2026/0121
Address: 125 Rosebery Road, Hornsey, London, N10 2LD

Proposal: House renovation to include rear dormer size increase, fenestration alterations to include a new rear terrace, redesign to existing extension and front lightwell to facilitate basement upgrades.,

Decision Date: 17 July 2026

Decision: Short Advice Given

4. CONSULTATION RESPONSES

Heritage: No comments received.

5. LOCAL REPRESENTATIONS

The application was publicised by way of a site notice, press notice and neighbour notification letters.

No of individual responses 1

Objecting 0

Support 1

Neither 0

A representation was received from the consultation expressing support for the application, subject to the following:

• a suitable screen or barrier should be constructed between the proposed flat roof adjacent to the first floor bathroom at No. 125 and their property, as without it there would be a clear view into their bathroom; and

• the screen or barrier should not alter or detract from the architectural style of either building.

Officer response: The submitted drawings include side screening to the terrace, as per submitted drawings the screening will sit on the existing parapets of the single storey extension, their total height measures 1.7m. While the details of the screening is not provided the drawings show that a glass screening will be installed.

A condition is therefore recommended requiring details of a privacy screen along the boundary with No.123 to be at least 1.7 metres high, obscure-glazed or solid, and designed to complement the architecture of both buildings.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations in the assessment of the proposal are:

1. Design and heritage;

2. Impact on neighbouring amenity;

3. Basement development.

<u>Design and Heritage</u>

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. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 ‘Delivering High Quality Design’ requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character.

Local Plan Policy SP12 and DPD Policy DM9 require development within conservation areas to preserve or enhance their character and appearance. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area, and Chapter 20 of the NPPF and London Plan Policy HC1 require great weight to be given to the conservation of designated heritage assets. The Muswell Hill Conservation Area Character Appraisal identifies the late Victorian and Edwardian houses of the area, with their distinctive architectural and decorative detailing, as making an important contribution to its character.

Rear dormer

A number of properties in this section of Rosebery Road have larger rear dormers, which form part of the established pattern of development in the terrace. At pre-application stage, officers raised no objection in principle to a larger rear dormer, but advised that it should be set further back from the rear elevation and higher on the roof slope. The application scheme follows this advice. The dormer would be set back from the eaves and positioned higher on the roof slope, retaining a greater extent of the original roof form below it, so that it would read as a subordinate addition to the roof. It would be on the rear roof slope and would not be visible from Rosebery Road. The fenestration design of the dormer is sympathetic to the design of the host building.

Rear terrace and fenestration

The terrace would be located above the existing rear projection and accessed through altered rear-facing openings. At pre-application stage, officers noted that the loss of the existing sash window arrangement would not be ideal in heritage terms. However, roof terraces above similar rear projections are found at neighbouring and nearby properties, and the principle of a terrace in this location was considered acceptable.

The alterations would be confined to the rear elevation, which is not visible from the public realm, and the new openings would be aligned with the existing window openings below. The terrace railings would be lightweight and of a simple design. On balance, the alterations would preseve the character and appearance of the conservation area.

Rear extension

The redesigned rear extension would remain subordinate to the host dwelling and would represent a more visually lightweight and sensitive design in comparison with the existing extension it would replace. The mono-pitched glazed roof would be lightweight in appearance, and the extension would retain its existing height and depth along the boundary with No. 123.

Front lightwell

At pre-application stage, officers considered that the originally proposed lightwell (approximately 3.91 metres wide and 1.2 metres deep, with railings) would effectively create a sunken front garden, which would be uncharacteristic of the street. The lightwell has since been reduced to a small opening in front of the bay window, and the front garden would otherwise be retained. It is proposed with a flush grille which reduces the sunken appearance and its reduced size and

position mean it would not be prominent in views from the street, and the character of the front garden would be maintained.

Overall, subject to the recommended conditions, the proposal would preserve the character and appearance of the host building and the Muswell Hill Conservation Area, in accordance with Policies DM1, DM9 and DM12, Local Plan Policies SP11 and SP12, 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 requires development proposals 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.

Rear extension

The rear extension would remain on the boundary with No. 127 and would not result in any additional loss of outlook, daylight or sunlight to that property. Along the boundary with No. 123, the flat roof section would retain the existing height and depth of the extension, so the proposal would not have a greater impact on that property than the existing situation.

Rear dormer

The dormer would be contained within the rear roof slope and would not result in a material loss of light or outlook. Its windows would face the rear gardens, with views similar to those already available from the existing rear dormer and the windows below.

Rear terrace

The terrace without effective screening would have the potential to result in the loss of privacy by neighbouring properties. As per the representation received from consultation, without screening, there would be a clear view from the flat roof adjacent to the first floor bathroom at No.123.

In order to mitigate for this potential impact, the submitted drawings include side screening to both sides of the terrace. However given the lack of details provided regarding the screening to be installed, a condition is recommended requiring details of a privacy screen along the boundary with No.123 and No. 127. The screen together with existing parapet measures 1.7 metres high above the terrace floor level, however the condition will ensure it is obscure-glazed/solid, so that it prevents overlooking into the neighbouring windows. Its design and materials will be required to complement the architecture of both buildings. The screen would then have to be installed before the terrace is first used and retained. Subject to this conditions, the terrace would not result in an unacceptable loss of privacy.

Front lightwell

The lightwell would be small and at low level, and would not affect neighbouring amenity. The proposal is therefore considered acceptable in amenity terms, subject to the recommended conditions.

<u>Basement Development</u>

DPD Policy DM18 ('Residential Basement Development and Light Wells') requires basement development to demonstrate that it will not adversely affect the structural stability of the application building and neighbouring buildings, does not increase flood risk, avoids harm to the established character of the surrounding area, and does not adversely impact the amenity of adjoining properties.

The proposal involves lowering part of the existing basement floor, rather than forming a new basement or excavating extensively beneath the footprint of the house. At pre-application stage, officers considered these works relatively modest and advised that a Basement Impact Assessment would not ordinarily be required. The property already has a basement, which is a common feature of properties of this period. The works are not considered to represent a significant structural stability hazard, and would be similar to typical underpinning works.

The structural integrity of the works would need to satisfy the Building Regulations, which would need to form part of a subsequent building regulations application for which consent would be required to implement the works, and the necessary party wall agreements with adjoining owners would need to be in place before works begin. In this instance, a pre-commencement condition is recommended requiring details of a suitably qualified engineer to oversee the basement works. The lightwell would be small and would retain the front garden, so the proposal would not materially increase surface water runoff or flood risk.

Overall, the works will not adversely affect the structural stability of the application building or neighbouring buildings, will not increase flood risk, and avoid harm to the established ccharacter of the area and neighbouring amenity, consistent with the requirements of Policies DM18 and DM24.

Conclusion

The proposed development is considered acceptable in planning terms. The proposal has been revised in response to pre-application advice. The rear dormer has been reduced in scale, and the front lightwell has been reduced to a small opening that keeps the front garden. The redesigned rear extension would be an improvement over the existing arrangement. The proposal would therefore preserve the character and appearance of the host building and the Muswell Hill Conservation Area.

The neighbours' concern about overlooking from the first floor terrace and flat roof has been carefully considered. Conditions requiring an approved privacy screen and preventing the use of the other flat roof areas would ensure that the proposal does not result in an unacceptable loss of privacy. The basement works would be overseen by a suitably qualified engineer.

The proposed development accords with Policies DM1, DM9, DM12, DM18 and DM24 of the Development Management DPD 2017, Policies SP11 and SP12 of the Haringey Local Plan 2017, Policies D3, D6 and HC1 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.

7. CIL

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

GRANT PLANNING PERMISSION 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 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 plans list: S2604OM_PRE:SH1: Block plan
2604OM_ SH12 – SH22: Proposed floor plans, elevations and sections

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 Notwithstanding the plans otherwise hereby approved, prior to the first use of the first-floor rear terrace hereby approved, details of a privacy screen along the boundaries with Nos. 123 and 127 Rosebery Road shall be submitted to and approved in writing by the Local Planning Authority. The screen shall:
(a) be a minimum of 1.7 metres high above the finished floor level of the terrace;
(b) be obscure-glazed or of solid construction, so as to prevent overlooking into the neighbouring properties;
(c) extend along the full depth of the terrace; and
(d) be of a design and materials that complement the architecture of the host building and the neighbouring property.

The approved screen shall be installed before the terrace is first used and shall be retained and maintained as such thereafter.

Reason: To safeguard the privacy and amenity of the occupiers of neighbouring properties and to preserve the character and appearance of the conservation area, consistent with Policy D6 of the London Plan 2021 and Policies DM1 and DM9 of The Development Management DPD 2017.

5 No development shall commence until details of a suitably qualified and experienced chartered civil or structural engineer (holding MICE or MIStructE membership), appointed

to design and supervise the basement works, have been submitted to and approved in writing by the Local Planning Authority.

The approved engineer, or a suitably qualified replacement approved in writing by the Local Planning Authority, shall oversee the basement works throughout the construction period.

Reason: To safeguard the structural stability of the application building and neighbouring buildings, consistent with Policy DM18 of The Development Management DPD 2017. These details are required before development commences because the engineer must be in place before excavation begins.

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: 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: 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.