



Officer Report

Application Number:	HGY/2026/0139
Application Type:	Householder planning permission
Address:	63 Mayfield Road, Hornsey, London, N8 9LN
Proposal:	Demolish the current front boundary wall of 63 Mayfield road, and replace it with a new boundary wall which incorporates bicycle storage and a planter. Remove the boundary wall between 61 and 63 Mayfield road, and replace with a double brick wall at the same height as the current wall.
Case Officer:	Josh Parker
Valid Date:	26/01/2026
Applicant:	Mr Jonathan Smithers
Agent:	

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two-storey mid terraced property located on the eastern side of Mayfeild Road sited directly opposite Stationers Park. The site does not fall within a conservation area.

2. THE PROPOSAL

The proposed is an installation of cycle storage unit and planter in front garden, replacing current front garden wall.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2024/2212 - Erection of a replacement rear extension, new side infill extension, porch alteration, and replacement windows. Approved

4. CONSULTATION RESPONSES

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

No of individual responses: 1 (general support for the application)

5. PLANNING CONSIDERATIONS

Design and Appearance

Policy DM1(C) on Landscaping under Delivering High Quality Design requires development proposals to demonstrate how landscaping and planting are integrated into the scheme as a whole. Proposals should respond to landform; levels, slopes and ground fall; trees on or near the

site; boundary treatments; and any significant biodiversity features, with priority given to native species.

The land slopes north towards Western Road. There are no trees in close proximity to the site, and no biodiversity constraints have been identified.

The proposed front boundary wall, replacing the existing low block wall, would be constructed of mild steel clad with approximately 40mm vertical timber slats (Iroko or similar), with ± 20 mm spacing between slats. The design incorporates planting within the upper 200mm of the boundary wall/bike box to soften its appearance. The boundary between Nos. 61 and 63 Mayfield Road would be rebuilt in unpainted red brick, sympathetic to and similar in style to the existing boundary wall at No. 61. The bike box/boundary wall would include two hinged openings—one accessed from the street and one from within the front garden.

There are several similar examples of approved front-garden cycle/refuse storage in the borough, including:

- HGY/2022/0418 – 18 Clovelly Road N8 7RH (approved 14/04/2022): refuse, recycling and bike storage in front garden
- HGY/2023/0373 – 25 Umfreville Road N4 1RY (approved 04/04/2023): replacement boundary wall with new cycle store and planter
- HGY/2024/1340 – 115 Seymour Road N8 0BH (approved 09/07/2024): cycle storage unit and planter replacing front boundary wall

While the proposed bike storage increases the massing of the front boundary treatment, the design is high-quality and comparable to the approved examples listed above.

The application also proposes demolishing and replacing the boundary wall between Nos. 61 and 63 with a double-brick wall of the same height as existing (approximately 885mm). There are no design concerns with this element.

Cycle Storage in Front Gardens

Policy DM35 (Cycle Storage in Front Gardens) requires such storage to be of high-quality design, not visually intrusive, and not harmful to neighbouring amenity. Proposals should consider the size of the storage unit relative to the building and garden, its location, screening, and materials

Cycle storage in front gardens should have minimal visual impact on the property and streetscape. To protect local character, particularly in conservation areas, storage visible from the public highway should be subtle in size and colour, constructed from materials that complement the surroundings, and screened where possible with planting. Access doors must not overhang the highway, and the height should ideally be no greater than the boundary treatment.

This application proposes a cycle storage unit along the front boundary, replacing the existing low brick wall and railings. The unit would be constructed of mild steel clad in vertical timber with a natural oxidised steel band at the top and incorporates planting to soften its appearance. It would accommodate both bicycles and refuse, measuring 1350mm in height (1150mm storage plus 200mm planter) and 920mm in depth.

There is a wide variety of boundary treatments along the street, differing in height and appearance. Although the proposed structure would be among the taller built boundary features (excluding hedges and planting), it would remain comparable to some existing boundary walls and would not appear unacceptably prominent in the streetscene.

The scheme does not seek to replicate the existing materials of the host property but instead introduces a contemporary boundary treatment, which is considered acceptable.

Overall, the proposal is proportionate and subordinate to the host building and represents an enhancement to the pattern of development in the area. The local character and visual amenity of the street would be preserved.

6. CONCLUSION

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours. 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. RECOMMENDATION

GRANT 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:

1412_3 detailed plan, 1412_2 location and block plans

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

- 3 Notwithstanding the details shown on the approved details, and to avoid doubt, no part of the bicycle store hereby approved shall open outwards onto the public footpath.

Reason: To ensure pedestrian safety and to prevent obstruction of the public highway.

Informatives:

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.