



Officer Report

Application Number:	HGY/2026/0378
Application Type:	Householder planning permission
Address:	5 Coolhurst Road, Hornsey, London, N8 8EP
Proposal:	Demolition of existing boundary wall and construction of new clinker boundary wall
Case Officer:	Josh Parker
Valid Date:	12/02/2026
Applicant:	Mr C Charalmbos
Agent:	Mr Paul Chrysaphiades

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The subject property contains a large three-storey dwellinghouse on the western side of Coolhurst Road. The building is not listed however is within the conservation area of Crouch End.

PROPOSED DEVELOPMENT

Demolition of existing boundary wall and construction of new clinker boundary wall

Site History

All existing enforcement and planning applications have been considered for this application.

HGY/2023/3301 - Amalgamation of 4 x self-contained units to revert to single-family dwelling. Demolition and replacement of existing boundary wall and associated landscaping. Permission granted.

CONSULTATION

LBH Heritage – Can we clarify whether or not they are proposing to have a clinker brick, with red brick dressings, boundary wall, as seen on the adjacent building?

If this is the case and the plans and description are amended accordingly then conservation would support this proposal.

[Officer comment: a revised design has been received to confirm the above as requested].

LOCAL REPRESENTATIONS

The application has been publicised by the way of letters sent to neighbouring properties, a notice placed in the local press, and a site notice placed outside the premises. No objections or responses have been received.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and character and appearance of the conservation area

Heritage, Design and Appearance Comments:

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy 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.

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 and historic significance, which is equally supported by London Plan (2021) Policy D6. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

The proposed wall is stated as being built to continue on from the neighbouring address at No 3. This low clinker wall with brick coping is an example of the original wall and would replace the modern tall fence which is a combination of metal rails and simplistic brick pillars with spheric ornaments on top.

The layout is similar to that approved front boundary treatment approved ref: HGY/2023/3301. Furthermore, the conservation officer has appraised the drawings and supports the installation of the clinker wall, returning the wall closer to the original wall. Considering the points above, the character and visual amenity of the conservation area will be preserved/enhanced.

CIL APPLICABLE

N/A.

RECOMMENDATION

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.

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: PA 05 Rev A, PA 01, PA 02, PA 03, PA 04

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 design, colour, size, shape and texture those of the neighbouring clinker front boundary wall at No.3 Coolhurst Road.

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.