



Officer Report

Application Number:	HGY/2026/0282
Application Type:	Householder planning permission
Address:	87 Coleridge Road, Hornsey, London, N8 8EG
Proposal:	Demolition of existing extension and erection of ground floor wrap-around extension to the side and rear.
Case Officer:	Ben Coffie
Valid Date:	12/02/2026
Applicant:	Mr Johnston
Agent:	Mr Tom Jenkins

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site comprises a two-storey end-of-terrace dwelling located on the south side of Coleridge Road. The properties within this short terrace are characterised by two-storey front square bay windows and three-storey rear outriggers. Most dwellings are finished in brick, although some have been rendered.

The site adjoins the Crouch End District Centre, which accommodates a range of commercial uses; however, the wider surrounding area is predominantly residential in character. The application site is located within the Crouch End Conservation Area but does not fall within the curtilage of a listed building. The site is also within a Critical Drainage Area, and a Flood Zone 3 overlay applies to the rear of the property.

2. THE PROPOSAL

The application is for the erection of ground floor wrap-around extension to the side and rear.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

N/A

4. CONSULTATION RESPONSES

Neighbour Consultation

No representations received from neighbours in response to notification and publicity of the application.

5. PLANNING CONSIDERATIONS

Design & heritage

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Policy SP11 of the Strategic Plan 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.

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, 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 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. In relation to extensions or alterations to residential buildings, including roof extensions, the policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The proposed single-storey wraparound extension would be finished in yellow London stock brick to match the existing brickwork of the main dwelling. The rear element of the extension would project 1.3 m and have a height of 3.2 m, built with a parapet. The side element would extend 6.94 m in depth with a height of 2.9 m. It would not directly abut the rear boundary of the commercial units on Crouch End Hill, as an existing side alley separates the sites. The rear portion of the extension would adjoin the extension at No. 85 Coleridge Road.

The extension would represent a modest addition to the host property. Its bulk and scale are considered proportionate and subordinate to the existing three-storey rear outrigger.

Due to its siting, the extension would not be openly visible from the street and would not have a significant impact on the character or appearance of the conservation area.

Overall, the side and rear extensions are considered proportionate and subordinate to the host building and would not negatively affect the amenity of the site or adjoining properties. As such, the local character and visual amenity of the Crouch End Green Conservation Area would be preserved.

The proposal would comply with Policy DM9 of the Development Management DPD (2017) and would not harm the character or appearance of the conservation area.

Accordingly, the proposed development is considered acceptable in terms of design and heritage.

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 part of the wraparound extension would replace an existing extension of similar depth and height, adjoining the neighbouring extension at No. 85. Given this established context, the proposal would not result in any adverse impact on the amenity of the occupiers of No. 85.

The site is separated by a side alley from the rear of the mixed-use commercial/ residential units on Crouch End Hill. These buildings predominantly contain retail uses at ground-floor level, which would not be affected in amenity terms.

Accordingly, the extension would not adversely affect the amenity of neighbouring properties in respect of outlook, daylight, or sunlight, nor would it give rise to an increased sense of enclosure.

6. CONCLUSION

In summary, the proposal is acceptable in terms of its design, character, and relationship to the host property, and it would not give rise to material harm to the residential amenity of neighbouring occupiers. All other relevant policies and material considerations, including equalities, have been taken into account. For the reasons set out above, planning permission is recommended for approval.

7. 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 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: 2.005, 2.011, 2.002, 2.009, 2.013, 2.006, 2.007, 2.001, 2.012, 2.004, 1.002, 1.001, 2.014, 2.003, 2.008, 2.010.

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: 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.