



Officer Report

Application Number:	HGY/2026/0288
Application Type:	Householder planning permission
Address:	69 Barrenger Road, Hornsey, London, N10 1HU
Proposal:	Erection of a front porch and a single storey rear extension, installation of an air source heat pump and replacement of windows.
Case Officer:	Mark Chan
Valid Date:	20/02/2026
Applicant:	Mrs Gould
Agent:	Mrs Jenny Gnadl

RECOMMENDATION

Approve with Conditions

1. Consultation

The application has been publicised by way of letters to neighbours. No representations were received.

2. Planning assessment

The application site is a two-storey, end-terrace property on the western side of Barrenger Road. The topography of the site slopes downwards from east to west where the lowest point is at the end of the rear garden. The host property has an existing front porch and a small rear extension. There is a narrow public footpath on the northern side of the site that leads to Muswell Hill Playing Fields.

The site is not within a Conservation Area and does not contain any listed building.

The application history in relation to this site is noted.

HGY/2025/3565 – Demolition of existing garden shed and erection of a new garden outbuilding. Approved 23/02/2026.

94 Barrenger Road

HGY/2025/1419 – Erection of a front porch with dual pitched roof. Approved 23/07/2025.

This application is being considered against DPD Policy DM12 'Housing Design and Quality' and DPD Policy DM1 'Delivering High Quality Design' which requires buildings/ structures to be of a high, site specific, and sensitive design quality, sensitive to landscaped areas and tree provision

and to safeguard neighbouring amenity. Equally policy DM1 requires proposals to respond to trees on and close to a site.

In terms of amenity, London Plan Policy D6 and DPD Policy DM1 both emphasise the importance of protecting amenity of surrounding housing. Policy D6 highlights the need to consider daylight, sunlight, and overshadowing effects on neighbouring properties, ensuring they receive sufficient light appropriate for their context while minimising overshadowing. Similarly, DPD Policy DM1 stresses the requirement for high-quality design to guarantee privacy and amenity for both the development's users and neighbouring residents. This includes providing adequate sunlight, daylight, and aspects to adjacent buildings and land, while also ensuring an appropriate level of privacy to prevent overlooking and maintain the amenity of neighbouring properties.

This application is seeking consent for to demolish the existing front porch and rear extension and erect a new front porch and a single storey rear extension, install an air source heat pump (ASHP) and replace front windows. The main issues with this application are the effect of the development on the character and appearance of the surrounding area and on the living conditions of neighbouring occupiers, as discussed below.

Design and appearance

Front porch

The proposed front porch would be 2.6m wide and 1.6m deep. The extension would set back from the shared boundary with No. 67 Barrenger Road by 0.2m. It would have a single pitched roof with a maximum height of 2.7m pitching down to a height of 2.1m at the eaves. The porch would be finished in brick and clay tile roof to match the host building.

Overall, the proposed porch would be modest in bulk and scale and subordinate to the host building, being only marginally larger than what is allowed under Permitted Development and the existing front porch. It is also observed that several neighbouring properties, such as Nos. 67, 57, 80 and 84 have similarly sized front porches. Therefore, the proposed front porch is considered acceptable in design terms and in keeping with the existing pattern of development.

Rear extension

The proposed rear extension would sit on a 0.8m high raised red brick paved terrace. The extension would be 3.2m high above the terrace, full-width and have a depth of 3.5m that would match the existing rear extension at No. 67. The extension would have a flat roof and be finished in timber cladding and triple glazed aluminium windows and doors on the rear elevation.

The footprint of the extension would be limited in the context of the host building and the depth of the rear garden. Whilst the extension would be visible from the narrow public footpath north of the site, the view would be very limited due to the existing boundary fence. Due to the depth of the rear garden and the existing outbuilding at the rear end of the garden, views of the rear extension from Muswell Hill Playing Fields would also be restricted. The extension is therefore considered proportionate and subordinate to the host building and would not adversely impact the character and appearance of the surrounding area, host building and street scene.

Overall, the proposed extension would be modest in bulk and scale and subordinate to the current dwellinghouse. It is also observed that several neighbouring properties, including as No. 67 Barrenger Road have similarly sized rear extension. Therefore, this extension is considered acceptable in design terms and in terms of the character and appearance of the surrounding area and pattern of development.

Other minor alterations

The existing front windows would be replaced with triple glazed aluminium windows. The new windows would be slightly larger than existing, and the design and proportions of the windows would also be different. However, it is observed that the design, style and material of fenestrations on this road is varied with no consistent design. Considering that the new windows would have improved thermal performance, it is not considered the replacement of front windows would adversely affect the character of the street scene.

A new ASHP would be installed in the front garden and would be screened by existing hedges in the garden. Due to the minor scale of the work and screening provided by the hedge, it is considered acceptable in design terms on this occasion.

Impact on neighbouring amenity

The scale and massing of the proposed extension is considered modest and would not result in a material loss of sunlight or daylight or have an overbearing appearance.

Given that No. 67 has an existing rear extension and front porch of similar depth and height and the proposed front porch is only marginally larger than the existing, it is not considered the proposed development would adversely affect the residential amenities of No. 67 in terms of loss of privacy, daylight/sunlight or appear overbearing.

The proposed ASHP in the front garden would be screened by existing hedges and positioned at least 5m away from the nearest windows at Nos. 67 and 71 Barrenger Road. As such, it is not considered the ASHP would impact the neighbouring properties in terms of noise.

Conclusion

Overall, the proposed development is considered acceptable in terms of design and amenity consolidation, in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017, as well as according with the relevant policies of the London Plan 2021 and the NPPF. All other relevant policies and considerations, including equalities, have been taken into account.

3. CIL Applicable

N/A – Under 100sqm no new unit.

4. Recommendation

It is therefore recommended that this application be APPROVED in accordance with 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 completed in accordance with the approved plans and drawings listed below except where conditions to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for an non-material amendment.

Approved plans list:

CW- 0331-211 Proposed Site - Roof-P1.pdf
CW- 0331-030 Existing Elevations-P1.pdf
CW- 0331-011 Existing Site - Roof-P1.pdf
CW- 0331-230 Proposed Elevations-P1.pdf
CW- 0331-210 Proposed Site - First Floor-P1.pdf
CW- 0331-010 Existing Site - First Floor-P1.pdf
CW- 0331-209 Proposed Site - Ground Floor-P1.pdf
CW- 0331-005 Existing Block Plan-P1.pdf
CW- 0331-001 Location Plan-P1.pdf
CW- 0331-120 Demolition Sections-P1.pdf
CW- 0331-006 Proposed Block Plan-P1.pdf
CW- 0331-020 Existing Sections-P1.pdf
CW- 0331-121 Demolition Site Section-P1.pdf
CW- 0331-111 Demolition Site - Roof-P1.pdf
CW- 0331-109 Demolition Site - Ground Floor-P1.pdf
CW- 0331-009 Existing Site - Ground Floor-P1.pdf
CW- 0331-220 Proposed Sections-P1.pdf
CW- 0331-221 Proposed Site Section-P1.pdf
CW- 0331-130 Demolition Elevations-P1.pdf
CW- 0331-021 Existing Site Section-P1.pdf
CW- 0331-110 Demolition Site - First Floor-P1.pdf

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 except where alternative materials are specified on the approved plans.

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 Prior to installation, full details of the proposed air source heat pump (ASHP) shall be submitted to and approved in writing by the Local Planning Authority. The submission shall include noise calculations demonstrating that noise from the operation of the ASHP will not exceed 42 dB LAeq (5 minutes) at 1 metre from the window of any habitable room on the façade of a neighbouring residential property, together with details of any attenuation measures. The ASHP shall be housed in a metal or timber enclosure to screen it from view. And the details shall include information on any landscaping works/replacement planting required to install the ASHP.

The ASHP and any associated enclosure shall be installed in accordance with the approved details and retained and maintained for the lifetime of the development. The

plant/equipment shall be serviced regularly in accordance with the manufacturer's instructions, or as necessary, to ensure continued compliance with the noise limits set out in this condition.

Reason: To Make a positive contribution to and improve the character and quality of the area; and to protect the amenities of neighbouring residential occupiers, consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 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.