



Officer Report

Application Number:	HGY/2026/0290
Application Type:	Full planning permission
Address:	Flat 1, 1 Bishops Road, Hornsey, London, N6 4HP
Proposal:	Erection of timber outbuilding at the rear of the garden.
Case Officer:	Ben Coffie
Valid Date:	03/02/2026
Applicant:	Mr Leo Salem
Agent:	Mr Lee Fenton

RECOMMENDATION

Approve with Conditions

1. Proposed development

This is an application for the erection of a single storey outbuilding at the rear of the garden, initially measuring a height of 2.85m.

2. Site and Surroundings

The application site is a three-storey detached property divided into flats on the west side of Bishops Road. The site is located within the Highgate conservation area. The application site lies within sub area G, this part of the CA was laid out from the late 1870s/early 1880s, completing the development of the land to the east North Hill that had been severed from Highgate Wood when the Archway Road was built. The roads all slope downhill towards the north from the high ground at The Park (formerly Park House Road), creating an interesting townscape, with verdant surrounds.

3. Relevant Planning and Enforcement History

There is no planning history relevant to the consideration of this application.

HGY/2013/2023,

Address: 1, Bishops Road, London, N6 4HP

Proposal: Opening up of bricked-up doorway, closing up of existing door and replacement of windows and garden door with new double-glazed units.,

Decision Date: 26 November 2013

Decision: Approve with Conditions

4. Local representations

The application has been publicised by way of letters sent to neighbouring properties. No representations were received from neighbours, local groups, etc. On representation has been received as summarised below:

An arboricultural impact statement is need before this application can be considered

5. Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design and heritage
2. Impact on Neighbourhood Amenity

Design and heritage

Policy DM1 (Delivering High Quality Design) states that 'all new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area', development 'a) must relate positively to neighbouring structures, new or old, to create a harmonious whole; b) make a positive contribute to a place improving the character and quality of an area; c) confidently address feedback from local consultation; d) demonstrate how the quality of development will be secured when it is built; e) are inclusive and incorporate sustainable design and construction principles'.

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. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The application site is located adjacent the Highgate conservation area, Policy DH2 of the Highgate Neighbourhood Plan (HNP) 2017 requires proposals to preserve or enhance the character and appearance of Highgate's conservation areas.

The proposed application seeks permission for the erection of a single storey garden outbuilding to be constructed within the rear garden of Bishops Road.

The proposed application would construct a building of approximately 4.19 metres height, 2.65 metres width and at a depth of 4.1 metres. The proposed outbuilding will be constructed with cement fire board and timber cladding. Initially the cement fibre boards were proposed on the south facing rear and west facing side elevations, however following amendments to the external elevations the timber cladding will dominate the sides and rear elevations and would be partly incorporated on the front elevation.

The proposed outbuilding is not overly large and would be relatively similar in scale to the existing shed/garden outbuilding at the rear of the subdivided garden at the site.

The proposed outbuilding is not considered to be visible from the street scene and to subsequently not impact upon the character and appearance of the conservation area. The proposed timber material would represent a favourable material for such outbuilding as proposed due to its slight visibility above the fenceline.

Accordingly, it is considered that the proposed development would leave the character and appearance of the conservation area preserved and would therefore have no impact on the CA.

Impact on Neighbourhood 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 amenity of neighbouring resident.

The proposed application would be located close to the rear shared boundary and would be of 2.85 metres maximum height above the ground. It would be required to be incidental to main building, and this would be secured by condition in order to preserve the amenity of adjacent occupiers.

The proposed outbuilding is not considered to be unduly detrimental to the amenity of adjoining occupiers and is therefore considered to be acceptable in this regard. The proposed outbuilding is considered to be appropriately subservient to the host dwelling in scale. A condition will be placed upon this application in order to ensure it would be incidental with regard to its use.

Impact on Trees

London Plan Policy G7 requires existing trees of value to be retained, and any removal to be compensated by adequate replacement. This policy further sets out that planting of new trees, especially those with large canopies, should be included within development proposals.

DPD Policy DM1 requires proposals demonstrate how landscaping and planting are integrated into a development as a whole, responding to trees on and close to the site.

Policy G6 of the London Plan states that in relation to 'requires new developments to make a positive contribution to the protection, enhancement, creation and management of biodiversity wherever possible. Impacts on existing biodiversity or green space, as a result of minor housing developments, are required to be minimised and mitigated through measures such as returning hard standing to green space, the installation of green roofs and green walls, or the provision of landscaping that facilitates sustainable urban drainage in order to achieve the principle of no net loss of overall green cover', which is also advocated in local plan policy: DM Policy (2017) DM19.

The proposed outbuilding would not result in the removal of any trees of special amenity value on or adjacent to the site. Whilst the presence of two trees is noted within the garden and the neighbouring site at No.3, however the outbuilding would not be constructed with the crown area of the trees. Moreover, as per the submitted foundation details the construction will adopt a ground screw foundation and no intensive ground works are proposed.

As such it is not envisaged that there will be any potential impacts on existing trees in the garden.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

Conclusion

The proposed application for outbuilding built at the rear of the site is considered to appropriately respect the character and appearance of the area, subservient to the host dwelling and to not present any undue detriment to neighbouring amenity and is therefore considered to be acceptable.

Overall, the proposed development is considered acceptable in terms of design and amenity consolidation, in accordance with Policies DM1, DM9 and DM12 of the Development Management,

Development Plan Document 2017, and policies SP9, 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.

6. CIL Applicable

N/A – Under 100sqm no new unit.

7. Recommendation

It is therefore recommended that this application be APPROVED in accordance with the following conditions:

Conditions:

- 1 The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 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: MF/LS/2926A, Location plan dated 26 January 2026.

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

- 3 The outbuilding hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the residential unit Flat 1, 1 Bishops Road, Hornsey, London, N6 4HP and shall not be used as an independent dwelling or for commercial purposes, without the prior approval in writing of the local planning authority.

Reason: In the interests of the amenities of the area and to comply Local Plan 2017 Policy SP2 which set out appropriate standards and requirements for all new dwellings

Informatives:

INFORMATIVE: Outbuildings and Building Regulations

Your attention is drawn to the need to comply with the relevant provisions of Building Regulations which can apply in relation to certain outbuildings in terms of size, use and proximity to a boundary. Please refer to the following for further advice.

https://www.planningportal.co.uk/info/200130/common_projects/43/outbuildings/

<https://www.haringey.gov.uk/planning-and-building-control/building-control>

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 their 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.