



Officer Report

Application Number:	HGY/2026/0338
Application Type:	Householder planning permission
Address:	40 Coleridge Road, Hornsey, London, N8 8ED
Proposal:	Demolition of existing conservatory and erection of a replacement single storey rear extension.
Case Officer:	Mark Chan
Valid Date:	20/02/2026
Applicant:	Kathryn Holroyd
Agent:	Mr Trevor Brown

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the demolition of the existing conservatory and erection of a replacement single storey rear extension.

Site and Surroundings

The application site is a two storey, mid-terraced dwellinghouse located on the northern side of Coleridge Road. The property has an existing rear dormer and a single storey rear conservatory. The site is within the Crouch End Conservation Area (CA) but not a listed building.

Relevant Planning and Enforcement History

HGY/2006/0837 – Demolition of existing buildings and redevelopment of site including erection of 8 terraced houses comprising 2 x 3 storey five bed houses in Coleridge Road, 2 x 2 storey three bed houses including rooms at basement level and 4 x 3 storey three bed houses to the rear. Erection of part single/part 3 storey B1 commercial block adjacent to car park. Provision of car parking and refuse storage. Approved 25/07/2006.

HGY/2006/1228 – Conservation Area Consent for demolition of existing buildings and redevelopment of site including erection of 8 terraced houses comprising 2 x 3 storey five bed houses in Coleridge Road, 2 x 2 storey three bed houses including rooms at basement level and 4 x 3 storey three bed houses to the rear. Erection of part single / part 3 storey B1 commercial block adjacent to car park. Provision of car parking and refuse storage. Approved 14/07/2006.

2. CONSULTATION RESPONSE

LBH Conservation Officer – No response received.

3. LOCAL REPRESENTATIONS

The application has been publicised by way of letters, site notice and press advert. No representations in response to notification and publicity of the application were received.

4. REASONS FOR GRANTING PERMISSION

This application is for the demolition of the existing conservatory and erection of a replacement single storey rear extension. The new extension would have the same depth as the existing conservatory at 1.65m and span the full width of the site. The new extension would have a flat roof with a maximum height of 3.1m which is slightly taller than the existing conservatory at 2.9m high. The new extension would be finished with mid-grey cement board cladding on flank walls and dark grey aluminium framed sliding doors at the rear elevation.

The massing of the new extension is very similar to the existing conservatory, and it is observed that there are many similar rear extensions on this side of Coleridge Road. Whilst the new extension is of contemporary design, it would be consistent with the modern character of the host building and would maintain a simple and uncluttered aesthetic. Due to the rear location and the use of muted colours and high-quality materials, the addition would sit comfortably with the host building and not result in harm to street scene. Therefore, the design and proportions of this new extension are considered acceptable in design and heritage terms on this occasion.

Since the adjacent property to the west No. 38 Coleridge Road has an existing two-storey rear outrigger built up to the boundary and there is also alleyway between the two properties, it is not considered the proposed development would adversely affect the residential amenities of the occupiers of No. 38.

Whilst the property to east No. 42 Coleridge Road does not have an existing rear extension, given the moderate height and depth of the proposed development, it would not appear overbearing nor have any adverse daylight/sunlight impacts upon No. 42. The impact on the residential amenities of No. 42 is considered acceptable.

The proposed development is in general accordance with Policies DM1, DM9 and DM12 of the Development Management DPD 2017, and Policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords 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. Planning permission should be granted for the reasons set out above.

5. RECOMMENDATION

GRANT PLANNING PERMISSION subject to 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:

40 Colridge Road - Existing Drawings.pdf

40 Colridge Road - Location Plan

40 Colridge Road - Site Plan

40 Colridge Road - Design and Access Statement.pdf

40 Colridge Road - Proposed Drawings.pdf

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

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: 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.