



Officer Report

Application Number:	HGY/2026/0169
Application Type:	Householder planning permission
Address:	50 Vallance Road, Hornsey, London, N22 7UB
Proposal:	Removal of existing dilapidated pebbledash render for silicon render on the front first floor facade, erection of new side timber fence with trellis and demolition of existing low-level front-yard wall and installation of new electric bollard.
Case Officer:	Ben Coffie
Valid Date:	05/02/2026
Applicant:	Mr Daniel Lewis
Agent:	

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The site is an end-terrace, two-storey dwelling situated on the eastern side of Vallance Road, within the Vallance Road Conservation Area. The property is characterised by its rendered finish and a front bay window feature.

The site abuts Alexandra Park to the rear, while to the north are three-storey blocks of residential flats known as North Lodge. The surrounding area is predominantly residential in character, comprising mainly two-storey dwellings.

The conservation area consists largely of residential properties, with a small number of commercial premises and a library located around the junction of The Avenue and Alexandra Park Road. The houses are predominantly substantial, traditionally built two-storey buildings, and while they display a range of designs, they share common features such as bay windows, overhanging eaves and consistent use of materials, which contribute to a strong sense of unity. The buildings are generally of a similar age, and there are a number of extensive groups that were clearly constructed to the same design when originally built.

2. THE PROPOSAL

The application proposes the removal of the existing dilapidated pebbledash render and its replacement with silicone render to the front first-floor façade, the erection of a new side timber fence incorporating trellis, the demolition of an existing low-level front yard wall, and the installation of a new electric bollard. During the course of the application, the height of the proposed 1,200 mm terrace was reduced to 600 mm.

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 were as follows and additional 21 days consultation was undertaken following the receipt of the amended proposal.

5. PLANNING CONSIDERATIONS

Design & heritage

This application is being considered against Local Plan Policy SP11 'Design' and DPD Policy DM1 'Delivering High Quality Design' which requires buildings/ structures to be of a high, site specific, and sensitive design quality and to safeguard neighbouring amenity. Equally and more specifically it is being considered against DPD Policy DM12 'Housing Design and Quality' which 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.

Applications within a conservation area must also comply with Policy DM9 of the Development Management Development Plan 2017, ensuring that any proposed development preserves or enhances the area's character and appearance. This policy emphasises the importance of assessing the impact on heritage assets and their settings, requiring that any alterations or additions be sensitive to the historic fabric and contribute positively to the conservation area's visual coherence and architectural integrity.

Front Façade

The proposal seeks to replace the existing cream render with silicone render at first-floor level and to remove the existing paint finish at ground-floor level to reveal the original masonry brickwork beneath.

Given the presence of render finishes as a characteristic feature of properties along the street, often at first-floor level and, in many cases, across the whole building, the proposed first-floor render would not result in any detrimental impact on the established character and appearance of the host dwelling or the conservation area.

Side Fence

It is proposed to erect a timber fence with trellis along the side of the front garden. The fence is considered acceptable in terms of its scale, character and appearance. It would provide screening for the existing bin storage area serving the adjoining residential blocks, and its height and materials would not appear out of keeping with the character of the front garden setting or the wider area.

New Electric Bollard

The application proposes the demolition of the existing low brick front boundary wall to facilitate the installation of a new electric bollard. This alteration would not result in any detrimental impact on the character or appearance of the host dwelling.

Overall Impact

Consequently, the proposed works are considered acceptable and would not materially affect the character or appearance of the conservation area, which would be preserved.

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 proposed development comprises minor alterations to the existing dwelling and, by reason of its limited scale and nature, would not give rise to any material impacts on the amenity of neighbouring residents. On this basis, the proposal is not considered to result in any unacceptable harm to the residential amenity of neighbouring occupiers.

6. CONCLUSION

The proposal is considered acceptable in respect of its character, appearance and impact on the area and not harm the amenity of neighbours, in accordance with the policies outlined above. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

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: 02-0100 Existing and Proposed Ground Floor Plan, 02-0201_P01_Existing and Proposed Side Elevation, 02-0200_P01_Existing and Proposed Front Elevation.

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

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.