

Officer Report

Application Number:	HGY/2026/0428
Application Type:	Householder planning permission
Address:	100 Stapleton Hall Road, Hornsey, London, N4 4QA
Proposal:	Installation of bin and cycle stores in the front garden.
Case Officer:	Mercy Oruwari
Valid Date:	16/02/2026
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Applicant:	James & Katharine Fletcher & Towers
Agent:	Teo Iancu

RECOMMENDATION

Approve with Conditions

1. Site and Surroundings

The application relates to a four-storey mid terraced dwelling on the south side of Stapleton Hall Road within the Stroud Green Conservation Area. The front elevation of the properties has triple storey bay windows from the lower ground level to the first floor. The house lies on the part of the road that sits between the junction of Granville Road and the junction of Albany Road opposite the St Aidan's Primary School.

The properties on this side of the road have lengthy rear gardens that back onto the railway lines and benefit from front gardens. The properties are accessed via steps leading to the entrance of the buildings.

2. Relevant Planning and Enforcement History

The relevant planning history for this site includes:

- HGY/2024/1880 - Certificate of Lawfulness for the erection of an outbuilding in rear garden. Permitted development
- HGY/2024/1879 - Alterations to, and extension of dormer with terrace to rear roof slope, enlarged rear dormer windows and rooflights. Approved with conditions
- HGY/2024/1878 - Lower ground floor extension to rear, alterations to rear fenestration including enlargement of external terrace, replacement of external staircase. Alterations to front boundary treatment, path and driveway and erection of bin stores to front garden (Amended description). Approved with conditions

3. Consultation & Representations

The Council's Conservation Officer has made the following comments:

- No objections.

Neighbours consultation:

The application has been publicised by way of 1 site notice displayed in the vicinity of the site and letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 0

4. Planning Assessment

This application is being considered against DPD Policy DM35 'Cycle Storage in Front Gardens' 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.

Policy DM9 seeks to conserve and enhance heritage assets and their surroundings.

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 with regards to outlook.

This application is seeking consent for the installation of 2x black painted metal locker/stores in the front garden. Along the boundary shared with No 98 on the right side a store for bikes would be stored (1.1m width, 3.4m depth and 1.4m height). On the left side on the boundary shared with No 102 a store for the refuse and recycling bins would be stored (0.9m width, 2.5m depth and 1.4m height).

The structure will be positioned behind the existing hedge on the boundary of No 98, and proposed new hedges planted on the boundary facing the street on both sides of the entrance into the front garden. Several of the properties have similar hedges and the vegetation would create effective screening of the stores from the street.

The proposed stores are considered proportionate and subordinate to the host building and are in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected. The proposal would preserve the character and appearance of the conservation area.

The proposal is considered to comply with Policies DM1, DM9, DM12 and DM35 of the Development Management DPD (2017), Policies SP11 and SP12 of the Local Plan Strategic Policies (2017), the London Plan (2021) and the National Planning Policy Framework.

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

It is recommended that planning permission be APPROVED, 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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list:

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

- 3 Prior to the stores being brought into use, the planting of the hedges shown in the plans shall be provided in full and the planting thereafter maintained in a healthy condition. If any of the planting dies, is removed, or becomes seriously damaged or diseased, it shall be replaced in the next available planting season with specimens of a similar size and species.

Reason: To safeguard the amenity and character and appearance to this part of the Conservation Area, consistent with Policies SP11 and SP12 of the Haringey Local Plan 2017 and Policies DM1 and DM9 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: 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.