

Officer Report

Application Number:	HGY/2026/0836
Application Type:	Householder planning permission
Address:	521 Lordship Lane, Wood Green, London, N22 5DL
Proposal:	Alterations to Front Boundary
Case Officer:	Josh Parker
Valid Date:	03/03/2026
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Applicant:	Mr Viola Krasniqi
Agent:	Ms Zeynep Bulbul

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The subject site comprises a three-storey Edwardian style dwelling in use as a family dwelling.

The proposal is on the southern side of Lordship Lane and sits in Lordship Lane Conservation Area (CA) however is not within the curtilage of a listed building.

PROPOSED DEVELOPMENT

The applicant is proposing the following works to the dwelling:
Alternations to the front boundary. Replacing the existing wooden fence with a brick pillar with black steel railing between pillars.

SITE HISTORY AND ENFORCEMENT

All existing planning applications have been considered for this application.

CONSULTATION

LBH conservation: No comment

LOCAL REPRESENTATIONS

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

Objections:1
Support:0

Objection summarised:

- Theres flooding due to hard surfacing and existing wood blocking drainage in the front garden. If some garden could be reinstated or timber removed, then the water would have opportunity to drain.

Officer comment: See other considerations section

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance of Lordship Lane CA;
2. Other considerations

Design and appearance of Conservation Area:

DPD Policy DM12 'Housing Design and Quality' 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, 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. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

Lordship Lane is characterised by a varied streetscape comprising different building forms, masses and eras, with much of the frontage containing a ground-floor commercial/high-street element. The southern side of Lordship Lane No. 479 to 569 all are solely residential and follow the same architectural language of attractive three storey hips, front dormers worked into the roofscapes, pebbledash first floors tied into the ground floor and bay section brick.

The proposal seeks to replace the existing timber boundary treatment for the entire road front and side boundaries with a low brick fence measuring 0.4 m in height, incorporating nine slightly asymmetrically spaced brick pillars with metal railings and stone pier caps/coping. The maximum height of the boundary treatment, taken to the top of the pillar and cap, would be 1.2 m, with the metal railing element reaching approximately 1.0 m in height using black metal and brick to match the host building. The proposal reflects a more robust and traditional boundary treatment while remaining modest in scale and compatible with the mixed character of the street.

The proportions and materials are complementary to the surrounding context and would represent a visual improvement, thereby enhancing the character and appearance of the conservation area.

The development would be subordinate to the host building and sympathetic on the CA and therefore is considered to be of acceptable design, and would preserve the CA.

Other considerations

Officers have noted the objection relating to drainage; however, this appears to be a housekeeping matter rather than an issue that engages the material planning merits of the proposal. The applicant has been informed, but given the nature and limited scope of the works, there are no reasonable grounds on which a refusal could be justified solely on the basis of drainage concerns.

Conclusion

Subject to conditions the proposal is considered acceptable and would enhance the conservation area. All other relevant policies and considerations, including equalities, have been considered.

Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

CIL

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

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:
26_1069_200, 26_1069_201, Location plan

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

- 3 The external brick to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

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 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: 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: 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.