

Officer Report

Application Number:	HGY/2026/0412
Application Type:	Householder planning permission
Address:	28 Wood Lane, Hornsey, London, N6 5UB
Proposal:	Replacement garden annexe with a new single-storey building. Works include new brick boundary wall, associated garden landscaping, installation of air-source heat pump, and external alterations.
Case Officer:	Adam Silverwood
Valid Date:	18/02/2026
Applicant:	Mr Matthew Hamilton-Foyn
Agent:	Mr Oliver Cooke

RECOMMENDATION

Approve with Conditions

1. Proposed Development

This is an application for construction of a replacement garden annexe with a new single-storey building. Works include new brick boundary wall, associated garden landscaping, installation of air-source heat pump, and external alterations.

2. Site and Surroundings

The application property is a Grade II listed dwelling located on Wood Lane in Highgate Conservation Area. Originally constructed in the early 1830s, the building has evolved through the historic addition of two asymmetrical side wings.

This application relates to an area of the rear garden; a rear annex was previously on site but destroyed by falling tree. This annex is located at the rear of the properties along Priory Road and can be accessed via an ally way from this street.

3. Relevant Planning and Enforcement History

HGY/2025/1057 - Listed building consent. This application is for opening up works only, including trial pits at lower ground floor to establish the foundation structure of the existing house. Some limited opening up of finishes at lower ground floor level to establish construction and condition. – Approved 25/06/25.

HGY/2015/0913- Installation of a timber frame summerhouse with lead roof – 05/06/2015.

HGY/2014/2197 - Interior alterations in connection with the refurbishment of the existing property, replacement of a previously blocked up window to the front elevation, construction of a small rear extension to provide space for storage and services. – Approved 02/10/2014

HGY/2014/2201 - Listed building consent for interior alterations in connection with the refurbishment of the existing property, replacement of a previously blocked up window to the front elevation, construction of a small rear extension to provide space for storage and services. - Approved 02/10/2014

5. Local Representations

The application has been publicised by way of letters sent to neighbouring properties, publication in a local paper and a site notice placed in the vicinity. No representations were received from neighbours Comments were received from local groups, etc.

Internal Comments

LBH Conservation Officer

The proposed design elegantly expresses the proportions and architectural qualities of a garden pavilion surrounded by carefully designed landscape, and is supported in principle; nevertheless there are some concerns about the proposed timber to fascia and mullions of the glazed elevations due to the typically poor aging of timber elevations, that can progressively detract from the aesthetic quality of the proposed annexe within heritage setting.

A decaying outbuilding in the setting of the listed main house and within the Highgate Conservation Area would have a very low negative impact on those immediate surroundings of the heritage assets, but this negative impact is still undesirable and unjustified and should be avoided by design. Should it not be possible to amend the proposed design with a better aging, lower maintenance material instead of timber, it would be appropriate to ensure that the material specification, and regular maintenance methods for the proposed timber elements are satisfactory and approved by this Local Authority pre-commencement of works.

Also detailed design drawings, material specification and photos of a comprehensive sample board including all the proposed material palette should also be submitted for approval pre-commencement of works.

LBH Arboriculture

'I have read the submitted details including the arboriculture report and impact assessment and concur with much of the findings.

Providing the whole report is conditioned I do not have any issues.'

External Comments

Highgate Conservation Area Advisory Committee

'Since this is a significant listed building in Highgate Conservation Area, Highgate Conservation Area Advisory Committee would like to be able to comment on LBC application HGY/2026/0368. We request that a suitable deadline for comment is provided for LBC application HGY/2026/0368 so that we and others can do so.

As for this planning application, the proposed replacement garden annexe, with its bedroom, kitchen etc, could very easily become a new residential dwelling accessed from Priory Gardens.

Haringey Council should decide whether they would be content for a new residential dwelling to be built in this location. It could perhaps usefully contribute to the government target for new house building.

However, if not, there should be a condition stating that this new replacement garden annexe should remain ancillary to the main house and not be used as a separate residential home or AirBnB or similar.

Neighbours' amenity (DM1 of Haringey Development Management DPD) should be taken into account in the siting of any ASHP.

6. Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design and Impact of the proposed development on the Character and Appearance of the Listed Building and Conservation Area;
2. Impact on Neighbourhood Amenity
3. Arboriculture

Design and Impact on the Character and Appearance of the Area

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.

The proposed development contains five components. All internal works are considered within the related listed building application submitted in conjunction with this application.

The proposed development is a replacement annex at the rear of the property. This annex would be approximately L shaped with the eastern flank being approximately 12 metres, the northern flank 11 metres and would be of 5 metres depth.

Ground levels are varying and the proposed annex is built into this with the rear northern flank rising 1 metre above ground level and outward facing southern elevation rising 1.8 metres above ground level. There is a brick wall that blocks the view of the proposed annex from the street of 3.5 metres and this is 43 metres from Priory Gardens.

The proposed materials for the annex are modern and would comprise clerestory windows, a grey zinc roof and a timber fascia above the windows with timber inserts.

It is considered that, on balance, the rear annex would not be widely visible from the street and would not have a significant impact on the character and appearance of the conservation area. The proposed modern construction would be at a sufficient distance to be reasonably obscured from public view, sufficient tree cover is present and to be retained on site to mitigate the incongruous design within a conservation area. It is further, of high architectural quality and recessed into the landscape appropriately.

LBH Conservation officers have requested that a condition be placed on the application requiring that a material sample board be submitted to the LPA before the construction of the annex. This is considered to be acceptable.

With regard to the proposed developments impact on the listed building, the annex would be approximately 56 metres from the listed building, at the bottom of the garden and is screened by an existing high fence, various tree cover and a steep change in ground level. The proposed development would not be unduly visible from the listed building or be present within street or rear facing views of the listed building and is therefore considered acceptable in this regard.

Air-Source Heat Pump

There is one air source heat pump to be located adjacent the host property wall. This is not considered to be visible from the conservation area or adjacent properties and is therefore considered to be acceptable with regard to its impact on the character and appearance of area. A condition has been placed on this application requiring compliance with the details submitted in this application.

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 residents.

Garden Annex

The proposed development would be constructed alongside an existing wall of approximately 4.2 metres height. This would obscure the proposed development from neighbouring view and is therefore not considered to block light to any adjoining properties or to overlook any adjacent occupiers and is therefore considered to be acceptable.

The proposed annex will have access to the rear access that leads to Priory Gardens so that the annex can be entered without having to go through the host property. Were this structure to be subdivided into a smaller separate dwelling the movements from this property would have a detrimental impact on the amenity of the nearest adjacent properties along Priory Gardens.

The applicants have provided a statement on the intended use of the annex building that states that it would be used as a combination of a home office, gymnasium and occasional guest accommodation. Officers have considered the submitted information and the site is considered to be unique in terms of its size, layout and topography, which have informed the design and siting of the structure. The proposal has evolved following pre-application advice, resulting in a reduced form of development that is now sensitively positioned and largely tucked into the existing land levels, thereby minimising its visual and spatial impact.

In light of these site-specific circumstances, it is considered that there are reasonable planning grounds to support an ancillary building in this instance. It is, however, important to emphasise that each planning application must be assessed on its own merits, having regard to its particular context and that the approval of this scheme should not therefore be interpreted as setting a precedent for structures of a comparable size or scale within other residential gardens.

Officers concerns are primarily around the subdivision of the land at a later date and the potential for this annex building to be used in the future as an independent dwelling. A condition is proposed to tightly control the use of the building, confirming that it shall remain ancillary and incidental to the main dwelling and shall not be used as an independent unit of accommodation.

This has been considered by officers and, given the restrictions of the limited bed rooms in the building and the size of the site that upon the inclusion of the appropriate conditions that this would be acceptable.

Air Source Heat Pump

The proposed air source heat pump is located at approximately 4.4 metres away from the nearest adjacent property window. A noise impact assessment has been provided to evidence the neutral impact from its installation. Given the heat pumps location within the curtilage of the annex, and the associated assessment a condition requiring screening is not considered to be necessary in this instance. A condition requiring compliance with the submitted details has been placed instead.

Arboriculture

The proposed landscaping works have been accompanied by an arboriculture assessment that considers that the proposed works would be on balance acceptable upon the imposition of a condition requiring a replacement to be proposed for tree T2 within the submitted arboriculture assessment.

This condition will also require an arboriculture statement to be provided should there be any loss of canopy cover to ensure that there is sufficient replacement elsewhere to mitigate this loss.

Conclusion

The proposed application for an annex located in the rear garden of the property is considered to appropriately respect the character and appearance of the conservation 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 policy 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.

7. CIL Applicable

The proposed annex is under 100 sqm (80 sqm) and therefore not liable for CIL.

8. Recommendation

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

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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.

CF-225_DR - ANNEXE PROPOSED - Additional plans
CF-225_DR - ANNEXE EXISTING - Elevation (Front) - Existing
191225-SLM-TS-AIA-TPP-AMS-205-ArbReport-28-N65UB - Tree survey

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

- 3 Prior to the commencement of above ground works detailed drawings (including sections) to confirm the external materials to be used; together with a full schedule of the exact product references for all materials shall be submitted to and approved in writing by the Local Planning Authority. This shall also include details of any proposed external lighting to be used on the structure or wider site. The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017.

- 4 The development hereby approved shall be carried out in accordance with the recommendations set out in the Arboricultural Method Statement by Sykes Land Management Ltd dated 19/12/2025, which has been drafted in accordance with industry best practice and specifies all the necessary measures to be implemented to ensure the trees being retained will be adequately protected.

Reason: In order to ensure the safety and wellbeing of the trees on the site during construction works that are to remain after building works are completed and to comply with Policy G7 of the London Plan 2021 and Policy DM1 of the Development Management Development Plan Document 2017.

- 5 The annex building hereby approved shall not be occupied at any time other than for purposes ancillary and/or incidental to the residential use of the main dwelling known as 28 Wood Lane N6 5UB and shall not be occupied as a separate dwelling unit or sold or let separately and shall only be occupied by the owner/occupier(s) of the main dwelling, immediate family members or those forming part of its household.

Reason: The outbuilding has been assessed only in terms of an ancillary use to the host building known as 28 Wood Lane N6 5UB and not as a separate planning unit that can be used and occupied independently, which may have an adverse impact on the character and amenity of the area for current and future neighbours and the current and future occupiers of the development/outbuilding, contrary to relevant policies in the London Plan 2021, Haringey Local Plan 2017, Haringey DM DPD 2017 and the Highgate Neighbourhood Plan.

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.