

Officer Report

Application Number:	HGY/2026/0959
Application Type:	Householder planning permission
Address:	145 Cranley Gardens, Hornsey, London, N10 3AG
Proposal:	Alterations to the front garden including: installation of parking security bollards; lowering the front boundary wall; formation of a new pedestrian gate and stepped entrance path; widening and replacement of the stepped side path with a ramp; installation of gates to the pedestrian openings; extension of the front porch; replacement of garage doors; rebuilding/replacing dwarf garden brick and sleeper walls; new metal side gate and screen; new brick boundary wall; and replacement of hardstanding surface finishes.
Case Officer:	Ben Coffie
Valid Date:	01/04/2026
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Applicant:	Caroline and Ian Heartfield
Agent:	Mr Steven Pollock

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two-storey Edwardian style two-storey detached dwelling constructed in 1925 on the southeast side of Cranley Gardens. The dwelling is characterised by a two-storey square bay window central porch/entrance and side garage. It has a hipped roof design, and its exterior finish is part render and part brick. The site has an existing vehicular crossover, and the front garden partly provides a access to the existing garage.

The site does not fall within a conservation area. Cranley Gardens is a classified road linking Park Road to Muswell Hill Road.

2. THE PROPOSAL

The application proposes the alterations to the front garden including installation of parking security bollards; lowering the front boundary wall; formation of a new pedestrian gate and stepped entrance path;

widening and replacement of the stepped side path with a ramp; extension of the front porch; replacement of garage doors; rebuilding/replacing dwarf garden brick and sleeper walls;

new metal side gate and screen; new brick boundary wall; and replacement of hardstanding surface finishes.

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 & appearance

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

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 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.

Policy DM34 requires that proposals for parking within front gardens retain at least 50% soft landscaping, incorporate permeable surfacing, and appropriately manage surface water. Where the site lies within a conservation area,

Installation of parking security bollard and new entrance gates

The application proposes the installation of two electric bollard at the entrance of the driveway. This installation would not result in any detrimental impact on the character or appearance of the host dwelling

It is also proposed to create a new opening to the existing front garden wall with black painted metal bar gate and a new black painted metal bar gate to existing widened gate opening. Both gates are low and are good quality materials which would not appear at odds with the front wall. The new gates are considered acceptable.

Side Passage Gate and Screen

The application proposes the replacement of the existing timber gate and screen with a painted metal-bar gate and screen of the same height as existing. The replacement is considered acceptable and would not result in any negative impact on the appearance of the house.

Extension of Porch and Replacement of Garage Door

It is proposed to extend the existing open-sided porch to create a covered seating area and a feature more proportionate to the size of the house. The roof will be finished in tiles and supported by a timber post and brackets on a dwarf brick wall, all to match the existing materials. A timber bench beneath the extended roof will provide the seating area.

The massing of the porch is considered acceptable. Its design would integrate appropriately with the character and appearance of the host dwelling. The existing side-hung timber-boarded and glazed doors will be replaced with new timber-boarded and glazed bi-folding doors to improve usability. The replacement doors would not appear at odds with the character of the house or the wider area and are therefore considered acceptable.

Front Garden and Boundary Wall

It is proposed to remove the existing wave-form front wall design. The wall will be lowered and aligned with the existing checkerboard brickwork, with a new brick-on-edge capping to match the existing.

This element of the proposal would not result in the loss of the boundary wall but rather a change in its design. As the coping will be finished in matching materials, the alteration would have no harmful impact on the property's appearance.

The existing concrete pavers will be replaced. The raised driveway will be surfaced in permeable gravel within a stabilising grid system, edged in brick pavers at the pavement to delineate the property boundary. The stabilising grid will prevent gravel migration down the slope and, together with the brick edging, onto the pavement. Stone pavers will be used outside the garage, porch, and along the new entrance path. Brick setts will surface the remaining hardstanding areas and the ramped side path, differentiating them from the main entrance and access route.

The development would retain ample room for soft planting. The permeable gravel and stone paving finishes are acceptable and would reflect other front parking treatments in the area.

The proposal is considered acceptable and would improve the appearance of the host building without negatively impacting the amenity of the site or neighbouring properties. The local character and visual amenity of the area would therefore be protected.

Overall Impact

As such, the proposed development is considered to be in accordance with the policies outlined above.

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:

2409.P_01.03A-Street elevation as existing and as proposed, 2409.P_01.05A-Sections as existing and as proposed, 2409.P_01.04A-Front elevation as existing and as proposed, 2409.P_01.02A-Front garden plan as existing and as proposed, 2409.P_01.01A-Site plan as existing and as proposed.

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

- 3 The external materials 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 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.