



Officer Report

Application Number:	HGY/2026/0691
Application Type:	Householder planning permission
Address:	3 Tetherdown, Hornsey, London, N10 1ND
Proposal:	Demolition of garden shed and erection of a single storey rear and side extension.
Case Officer:	Mark Chan
Valid Date:	02/04/2026
Applicant:	Mr Virginia Joanne Hendricks
Agent:	Mr Carlos Hurtado Bocanegra

RECOMMENDATION

Approve with Conditions

1. Consultation

Local representations

No representations were received in response to notification and publicity of the application.

2. Planning assessment

The property at 3 Tetherdown is located within the Muswell Hill Conservation Area. The site comprises a two-storey semi-detached dwelling set within a spacious plot, characteristic of the area, with a generous rear garden and landscaped frontage contributing to the green, suburban character.

The surrounding area is defined by detached and semi-detached family houses, mature street trees, and consistent front boundary treatments, which together create a strong and coherent townscape within the conservation area.

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 requires extensions to respect the form, setting and architectural characteristics of the original building, using high quality materials appropriately.

In terms of amenity, London Plan Policy D6 and DPD Policy DM1 emphasise the importance of protecting neighbouring amenity, including daylight, sunlight, outlook and privacy.

As the site lies within a conservation area, the proposal must also comply with Policy DM9, ensuring that development preserves or enhances the character and appearance of the conservation area.

This application seeks consent for the construction of a single-storey side extension following the demolition of a former garage structure. The main issues for consideration are the design quality of

the development, its impact on the character and appearance of the conservation area, and its effect on neighbouring amenity.

Design and heritage

The proposed extension would be positioned to the side of the dwelling and has a total floorspace of approximately 25.63 sqm. It would be well set back from the principal elevation and would remain modest in scale and subordinate to the host dwelling, consistent with pre-application advice received from officers.

The extension would be constructed in brickwork to complement the host building, with a limewash finish to subtly distinguish the new addition from the original structure, representing a sensitive and contemporary design approach.

The proposal replaces a previously existing garage structure of a similar scale, and officers previously advised that such development would not appear out of context and could positively reveal original architectural features such as the side porch.

Given its modest scale, appropriate siting, and use of sympathetic materials, the extension is considered to respect the architectural character of the host dwelling and wider streetscape. The conservation area would be preserved, and no harm to its significance has been identified.

Impact on neighbouring amenity

The proposed extension is located to the side of the property and benefits from a separation distance of approximately 3.5m from the neighbouring property at No. 5, due to an intervening access path.

Given this separation, along with the modest scale of the extension, it is not considered that the proposal would result in any material loss of light, outlook or privacy to neighbouring occupiers.

Furthermore, the Design and Access Statement confirms that the proposal would not introduce overlooking or adversely affect daylight levels.

Overall, the proposal is considered acceptable in terms of residential amenity and complies with London Plan Policy D6 and DPD Policy DM1.

Conclusion

Overall, the proposed development is considered acceptable in terms of design, heritage and amenity considerations, in accordance with policies outlined above.

The proposal would preserve the character and appearance of the Muswell Hill Conservation Area, and all other relevant considerations, including equalities, have been taken into account.

3. CIL Applicable

N/A – Under 100sqm, no new unit.

4. Recommendation

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

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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 of The Development Management DPD 2017.

- 4 No part of the flat roof to the side/ rear extension hereby granted shall be used as a roof terrace or balcony.

To prevent overlooking and loss of privacy to neighbouring properties and to safeguard residential amenity, in accordance with Policy DM1 of the Haringey 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.