



Officer Report

Application Number:	HGY/2026/1117
Application Type:	Householder planning permission
Address:	13 The Avenue, Hornsey, London, N10 2QE
Proposal:	Application to regularising raised patio as built adding a 0.5 metre timber privacy screen above the existing boundary fence, and introducing evergreen planting (AMENDED DESCRIPTION).
Case Officer:	Josh Parker
Valid Date:	30/04/2026
Applicant:	Mr Alex Thompson
Agent:	

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

The site is occupied by a two-storey terraced dwellinghouse situated on the south-western side of The Avenue, within a continuous row of similar terraced properties. The wider area to the west is residential in character, comprising a mix of semi-detached and terraced homes.

The Alexandra Palace and Park Conservation Area lies to the north-east; with the site falling in Muswell Hill Conservation Area. The host dwelling is identified as a positive contributor to the character and appearance of the Conservation Area.

2. PROPOSED DEVELOPMENT

The applicant seeks to regularise the works by raising the patio finished floor level by approximately 0.15 metres and addressing the structure as built. In addition, a timber hit-and-miss privacy screen measuring 0.5 metres in height is proposed above the existing boundary fence, extending for approximately 6 metres between Nos. 11 and 13.

The proposal also includes evergreen planting within the applicant's garden, positioned immediately inside the fence line on either side of the patio, to provide additional soft screening and visual relief.

3. SITE HISTORY AND ENFORCEMENT

All existing planning applications have been considered for this application.

11 The Avenue, Hornsey, London

HGY/2023/0997 - Section 73 application to vary condition 1 (approved drawing numbers) of planning permission reference HGY/2021/0682 for the erection of single storey side and rear wraparound extension, formation of basement with front and side lightwells, enlargement of existing rear dormer, and installation of front roof lights. The application seeks a minor material

amendment to the approved development, raising the height of the single storey side and rear wraparound extension.

13 The Avenue, Hornsey, London

HGY/2024/1310 - Single storey side and rear extension

The planning enforcement history of the site has been taken into account when coming to this decision.

4. CONSULTATION

LBH conservation – No comment

5. LOCAL REPRESENTATIONS

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

Objectors:1

Support:0

Objections summarised:

There is agreement that a screen of a lesser nature is necessary however;

- Additional height to fence would appear overbearing and would result in a substantial loss of light onto our property, onto our low level patio, onto our small terrace and onto into neighbouring kitchen
- Set a bad precedent for high fences and would result in a detrimental effect on the character of properties in a conservation area.
- Use of the outdoor area for dining would be an intrusion of our privacy and impact our enjoyment of our garden.

Non planning concerns:

Ongoing maintenance of the boundary treatment.

Officer comment: this is a neighbourly dispute that carries no material weight in planning matters.

5. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and heritage;
2. Impact on neighbouring amenity.

Design and heritage

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.

The plans reflect the as-built height of the patio, which has been raised by approximately 0.15 metres. The proposal also includes a 0.5-metre-high privacy screen above the existing fence line, extending for approximately 6 metres along the section where the patio is elevated. The need for additional screening arises from the natural fall in site levels toward the rear of the garden, combined with the raised patio at No. 11.

As a result of these level changes, the boundary fence—previously considered high between Nos. 11 and 13—now reads as approximately 1.4 metres when measured from the patio floor level at No. 13. The proposed privacy screen would therefore address this altered relationship and provide an appropriate level of screening between the two properties, particularly between the adjoining patio areas.

The proposed additions are confined to the rear of the property and remain subordinate to the host dwelling. While the screen may appear tall when measured from the original ground level, each case must be assessed on its own merits. In this instance, the height above the existing fence is considered proportionate, sitting between two elevated patio areas and mitigating the privacy impacts created by the level differences and patio works.

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. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

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 resident.

The neighbour at No. 11 objects on grounds of overbearing impact and loss of light. While some reduction in light to the garden and patio area is acknowledged, the additional height of the proposed timber hit-and-miss screen is modest and too low to materially reduce daylight. In the context of the size, depth and south-west orientation of No. 13's garden, the screen would not lead to any significant overshadowing or loss of light. The proposal does not breach any relevant BRE criteria, and the impact on daylight and sunlight remains within acceptable limits.

Concerns regarding gatherings and outdoor dining are noted. However, the use of outdoor spaces for dining, sitting out and entertaining is a normal and expected part of residential living. The patio was largely approved under HGY/2024/1310, and the 0.15-metre increase now proposed does not materially intensify potential noise or activity beyond what is typical for a garden.

Taking all factors into account, the proposal would not result in undue overbearing impact, loss of light, overshadowing or loss of outlook.

Conclusion

The proposed works, including the modest patio adjustment and additional screening, are considered acceptable in design and amenity terms and would harm the character and appearance of the Conservation Area. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

6. 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.

7. RECOMMENDATION

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

Conditions:

- 1 Within 3 months of the date of this permission, the approved 0.5-metre-high timber hit-and-miss privacy screen shall be fully installed in accordance with the approved plans, unless an alternative timeframe has first been agreed in writing by the Local Planning Authority. The approved evergreen planting located inside the boundary fence on either side of the patio shall be carried out during the next available planting season (October–March), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the timely delivery of boundary screening necessary to safeguard neighbouring amenity, while allowing the soft landscaping to be implemented at an appropriate time of year, in accordance with Policies DM1 and DM12 of the Development Management DPD.

- 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:
PL 12, PL 14, PL 16, Location Plan

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

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.