



Officer Report

Application Number:	HGY/2026/0813
Application Type:	Householder planning permission
Address:	64 Sheldon Avenue, Hornsey, London, N6 4ND
Proposal:	Erection of Single Storey outbuilding and installation of 6 condenser units at rear; Landscaping and new planting in front and rear gardens including tree removal; installation of new gates and replacement 1.8m fencing on side and rear boundaries.
Case Officer:	Nathan Keyte
Valid Date:	23/03/2026
Applicant:	Naama Fischman
Agent:	George Vasdekys

RECOMMENDATION

Refuse

Refusal Reasons:

The proposed development by reason of its size, siting, depth and associated loss of garden space, soft landscaping and tree cover, when considered alongside the substantial redevelopment already approved on the site would erode the spacious and verdant character of the site and surrounding area and fail to preserve or enhance the character and appearance to this part of Highgate Conservation Area and in addition would represent an overdevelopment of the site. As such, the proposal is contrary to Policies DM1, DM9 and DM12 of the Haringey Development Management DPD (2017), Policies SP11 and SP12 of the Haringey Local Plan Strategic Policies (2017) and Policies DH10 and OS2 of the Highgate Neighbourhood Plan.