



Officer Report

Application Number:	HGY/2026/0988
Application Type:	Full planning permission
Address:	38 Bancroft Avenue, Hornsey, London, N2 0AS
Proposal:	Erection of outbuilding in rear garden of dwellinghouse.
Case Officer:	Roland Sheldon
Valid Date:	05/05/2026
Applicant:	MR MALCOLM WEIR
Agent:	Mr Robert Goldsmith

RECOMMENDATION

Approve with Conditions

1. Site and Surroundings

The subject site contains a large two-storey (with loft accommodation) detached dwellinghouse located on the northern side of Bancroft Avenue. The site is not located within a conservation area.

2. The Proposal

This is an application for the erection of outbuilding in rear garden of dwellinghouse.

3. Relevant Planning and Enforcement history

The planning history in relation to the site is as follows.

Silverman Irving, 38, Bancroft Avenue, London, N2 0AS, London

HGY/2002/1701: Erection of ground and first floor side extension, with new dormer windows to front and side. Erection of ground floor extension with new balcony. Three new dormers at rear. Conversion of loftspace to provide additional bedrooms. (Revised Plans Received 26 February 2002) – Approved 04/04/03

38 Bancroft Avenue, N2

OLD/1974/0053: Erection of 1st floor bathroom & dressing room extensions over existing garage & single storey kitchen/dining room extension at rear – Approved 13/05/1974

No relevant planning enforcement history:

4. CONSULTATION RESPONSE

There were no statutory consultees for this planning application.

5. LOCAL REPRESENTATIONS

No representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and character;
2. Impact on neighbouring amenity;
3. Impact on trees.

Design & Character

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.

Following a request for revised plans that increased the set-in of the outbuilding from 0.6m to 1 metre from the boundary shared with no. 36 Bancroft Avenue, the proposed outbuilding would have a footprint of 31.5m², situated in the north-east corner of the site. It would have an irregular quadrilateral shape, with a lean-to roof design, measuring 2.35 metres closest to the boundary with no. 36, rising away from this boundary up to a maximum height of 2.86 metres with a canopy overhang on its western elevation.

It would be externally clad in timber cladding with a fibre glass roof. A large, glazed sliding door would be placed on its western elevation. Whilst a sizeable structure, it would be sited within a very large rear garden and would be of a subservient scale to the host building and wider locality. The use of timber and glazing as the main external materials, with a gentle sloping roof is considered to be an acceptable design approach with visually discreet materials appropriate for its rear garden setting.

The proposal is therefore considered to be acceptable with regards to design and design and character.

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 height, scale and massing of the outbuilding and its siting within the large rear garden setting, would ensure that its introduction would not result in an unacceptable loss of light, outlook or create a visually overbearing impact on neighbouring residential occupants.

The proposed floorplans indicate that the outbuilding is proposed to be used as a home office, with storage for gardening equipment, and WC which could be used by the occupants of the main dwelling or gardening staff whilst working on site.

A restrictive condition would be imposed to require that the outbuilding is only used for purposes incidental to the enjoyment of the dwellinghouse it would serve, to ensure that it is not used for commercial purposes or as separate living accommodation that may give rise to harm to neighbouring amenity conditions amongst other concerns.

Taking the above into consideration, the proposal would be acceptable with regards to amenity impact considerations.

Impact on Trees

DM policy DM1 sets out that development proposals shall demonstrate how the landscaping and planting are integrated into the development as a whole, including trees on and close to the site.

The application form has been completed to indicate that no trees would be impacted by the development. There are a number of large mature trees within the adjacent rear garden of neighbouring no. 36 Bancroft Avenue. However, the area where the outbuilding would be located has already been treated with hardstanding and is located adjacent to the prominent boundary fence which has a concrete base. It is therefore likely that the root system of these neighbouring trees adjacent to the site have moved in alternative directions to this part of the site.

The proposed outbuilding would be built using micropiles with a suspended reinforced slab. This would minimise excavation and soil removal required for the construction. The proposal would therefore be considered to be acceptable with regards to tree impact considerations.

7. Conclusion

The proposal is acceptable with regards to design, character, amenity and tree considerations.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

8. CIL APPLICABLE

The additional floorspace is less than 100 square metres and as such is not liable for CIL.

9. RECOMMENDATION

GRANT PERMISSION subject to 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.

38 Loc01: Location plan
38Su02B: Existing/proposed site plan
38 Su01: Existing block plan
38P01B: Proposed block plan
38P02B: Proposed plans and section
38 P03A: Proposed elevations
Design and Access Statement: 38 Bancroft Avenue Garden Room

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 those as set out in approved document 'Design and Access Statement: 38 Bancroft Avenue Garden Room' and the submitted planning application form.

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 The outbuilding hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the residential dwelling 36 Bancroft Avenue, London, N2 0AS, and shall not be used as an independent dwelling or for commercial purposes, without the prior approval in writing of the local planning authority.

Reason: In the interests of the amenities of the area and to comply Local Plan 2017 Policy SP2 which set out appropriate standards and requirements for all new dwellings

Informatives:

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: 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.

