

Officer Report

Application Number:	HGY/2026/1448
Application Type:	Householder planning permission
Address:	Flat 1, 141 Ferme Park Road, Hornsey, London, N8 9SG
Proposal:	Erection of a single storey outbuilding in rear of the garden
Case Officer:	Nathan Keyte
Valid Date:	22/05/2026
Applicant:	Mr Timothy Bennett
Agent:	Mr David Duval-Johnston

RECOMMENDATION

Approve with Conditions

1. Proposed development

This is an application for the erection of a outbuilding in the rear garden, to be installed on ground screw foundations. The building will be used as a study.

The building will measure 5m x 3m and 2.5m in height.

The building will be clad in red cedar cladding on the front and south elevations, with treated TGV cladding on the north and rear elevations. The roof will be in anthracite grey.

2. Site and Surroundings

The application property is a three storey mid-terrace building with front and rear dormers, and rear outriggers. The building is in use as flats.

The site is not within a Conservation Area, nor is it a Listed Building, the site does back onto the Conservation Area of Crouch End.

3. Relevant Planning and Enforcement history

The following is the relevant recent planning history of the site:

HGY/2018/2690

Proposal: Erection of third floor rear extension above existing 2-storey rear projection, rear dormer with 2 front rooflights, erection of single storey ground floor rear extension in association with conversion of building into five self-contained flats.

Decision Date: 02/04/2019

Decision: Approve with Conditions

4. Consultation

N/A

5. Local representations

The application has been publicised by way of 1 site notice displayed in the vicinity of the site, letters and public notices. No representations were received.

6. Material planning considerations

The main planning considerations raised by the proposed development are:

1. Design and Character.
2. Amenity
3. Flooding

Design and Character

This application is being considered against DPD Policy DM12 'Housing Design and Quality' and DPD Policy DM1 'Delivering High Quality Design' which requires buildings/ structures to be of a high, site specific, and sensitive design quality, sensitive to landscaped areas and tree provision and to safeguard neighbouring amenity. Equally policy DM1 requires proposals to respond to trees on and close to a site.

The site abuts Crouch End Conservation Area, but is located outside of the Conservation Area. The proposed rear garden outbuilding will have a height of 2.5m and where it will occupy the garden with an existing small garden shed. However, noting the size of the garden and the size of the proposed outbuilding, the proposal will remain subservient to the host building and not overcrowd the site. There are other examples of outbuildings within the area, such as 135 Ferme Park Road

Considering the points above, the proposal will be acceptable with regard to design and character of the area.

Impact on neighbouring amenity

London Plan Policy D4 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 outbuilding is located at the rear of the site away from neighbouring dwellings, and set off the side and rear boundaries by approximately 0.4m. The scale and siting of the outbuilding would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring properties. There will be no material loss of privacy to neighbouring properties.

Considering the points above, the proposal is acceptable in amenity terms.

Flood

The site is located within a critical drainage area. The proposed building sits upon a raised footing, thereby enabling water to continue to infiltrate beneath this. Noting these points and the nature and scale of the proposed development, the development is acceptable with regard to impacts of flooding.

Conclusion

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

7. BNG

The proposal results in less than 25 sqm of vegetation removal, and therefore meets the exemption for providing BNG.

8. CIL

The proposal adds less than 100 sqm of floor space and therefore CIL is not applicable in this case.

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 as listed below except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Approved plans list:

A.01; A.03; A.05; A.06; A.07; A.08; A.09; A.10; Location Plan.

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

- 3 The outbuilding hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the dwelling known as Flat 1, 141 Ferme Park Road, Hornsey, London, N8 9SG. For the avoidance of doubt the structure shall not be utilised for any purposes which one would expect to be accommodated within the main dwelling such as sleeping or short-term let accommodation.

Reason: To ensure that the development does not prejudice the character of the locality and the amenities of occupiers of adjoining residential properties.

Informatives:

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.

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.