



Officer Report

Application Number:	HGY/2026/0919
Application Type:	Householder planning permission
Address:	20 Birchwood Avenue, Hornsey, London, N10 3BE
Proposal:	Demolition of existing conservatory and erection of a single storey rear extension.
Case Officer:	Mark Chan
Valid Date:	20/04/2026
Applicant:	Mr Darius Pieslikas
Agent:	Mr Owain Williams

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the demolition of an existing conservatory and erection of a new single storey rear extension.

Site and Surroundings

The application site is a two storey, mid-terraced dwellinghouse located on the eastern side of Birchwood Avenue. The property has an existing single storey rear conservatory. The site is within the Muswell Hill Conservation Area (CA) but is not a listed building.

Relevant Planning and Enforcement History

No relevant planning history.

2. CONSULTATION RESPONSE

LBH Conservation Officer – The proposed extension is quite large, full width and designed without reference to the existing building. Whilst the design is ubiquitous, there are similar extensions approved nearby and it would not be considered to harm the significance of the Conservation Area.

3. LOCAL REPRESENTATIONS

The application has been publicised by way of letters, site notice and press advert. No representations in response to notification and publicity of the application were received.

4. REASONS FOR GRANTING PERMISSION

Design & heritage

This application is for demolition of the existing rear conservatory and erection of a new single storey rear extension. The extension would span the width of the main dwellinghouse and have a depth of 4.9m from the original rear elevation. The new extension would have a flat roof and 3no. rooflights with a maximum height of 2.95m. It would be finished in brickwork to match the existing finish at the host property and high-quality metal framed doors on the rear elevation. The existing 2.2m high boundary fence on both sides of the site would be retained.

It is observed that many neighbouring properties on this road, including Nos. 16 and 14 have full-width single storey rear extensions of similar massing and depth and their designs are mostly contemporary. The modern design, massing and proportions of the proposed extension would be in keeping with the existing development pattern and is proportionate and subordinate to the host property.

Given its rear location, the proposed extension would not be visible from public view and would preserve the character and appearance of the Conservation Area. A considerable portion of the existing soft landscaping in the rear garden would be retained.

Overall, the proposed development is considered acceptable in design and heritage terms on this occasion.

Impact on amenity

Given that No. 18 has a 3m deep rear deep rear extensions built up to the boundary and the proposed extension is only 1.9m deeper, the proposed extension would not appear overbearing when viewed from neighbouring properties nor result in any material increase in overshadowing or loss of privacy and daylight/sunlight to the occupiers of No. 18.

Whilst No. 22 does not have a rear extension built up the boundary, there is an existing 2.2m high boundary fence. Given that the proposed extension is only 0.75m higher than the fence, the proposed extension would not appear overbearing when viewed from neighbouring properties nor result in any material increase in overshadowing or loss of privacy and daylight/sunlight to the occupiers of No. 22.

The proposed development is in general accordance with Policies DM1, DM9 and DM12 of the Development Management DPD 2017, and Policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

Impact on trees

As part of the works, it is proposed to remove three existing trees: a multi-stemmed Hazel, a self-seeded Elder, and a Bay Laurel. These trees have little amenity value or arboricultural merit. The Hazel is a multi-stemmed, unmaintained specimen that has become overgrown for its location; the Elder is a short-lived species located close to the boundary wall; and the current position of the Bay Laurel and the Elder restrict the usable amenity space, without making any significant arboricultural contribution. The removal of these trees is therefore acceptable.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

5. RECOMMENDATION

GRANT PLANNING 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 completed in accordance with the approved plans and drawings listed below except where conditions to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Approved Plans & Document List

D3-000 – Location & Site Plans;
D3-001 – Existing Ground & First Floor Plans;
D3-020 – Existing Elevations;
D3-100 – Proposed Ground & First Floor Plans; &
D3-120 – Proposed Elevations.

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 in colour, size, shape and texture those of the existing building unless specified on the approved drawings.

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.

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: 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.