



Officer Report

Application Number:	HGY/2026/1561
Application Type:	Householder planning permission
Address:	28 Coniston Road, Hornsey, London, N10 2BP
Proposal:	New window to the front bay at basement light well level, new bin store, demolition of existing garden wall, new stair down to basement and new store room.
Case Officer:	Eunice Huang
Valid Date:	06/07/2026
Applicant:	Mr Ahmed Mohamed
Agent:	

RECOMMENDATION

Approve with Conditions

1. CONSULTATION

Local Representations - No representations were received in response to the notification and publicity of the application.

LBH Conservation - Raised concerns regarding the loss of the front boundary wall and the introduction of a street-facing bin store, which were considered harmful to the character and appearance of the Muswell Hill Conservation Area. Following amendments, the front boundary wall is retained, the proposed opening has been removed, and the refuse storage is located behind the wall with planting.

2. PLANNING ASSESSMENT

The application site comprises a two-storey Edwardian terraced dwelling located within the Muswell Hill Conservation Area. The property forms part of a consistent terrace which contributes positively to the character and appearance of the conservation area.

The application seeks retrospective planning permission for alterations associated with an existing front lightwell, including the installation of a basement bay window, alterations to the lightwell access arrangement and the provision of refuse storage. The proposal has been assessed against Policies DM1 (Delivering High Quality Design), DM4 (Provision and Design of Waste Management Facilities), DM9 (Management of the Historic Environment), DM12(E) (Residential Extensions and Alterations) and DM18 (Residential Basement Development and Light Wells) of the Haringey Development Management DPD.

Design and Heritage

The site is situated within the Muswell Hill Conservation Area, a designated heritage asset characterised by attractive Edwardian buildings, consistent frontages and traditional boundary treatments. Policy DM9 requires proposals within conservation areas to preserve or enhance their

significance, whilst Policy DM12(E) requires alterations to respect the form, architectural character and detailing of the host property.

A substantial front lightwell already exists at the property and forms part of the established appearance of the frontage. The proposal includes the installation of a timber sash double-glazed basement window within the existing lightwell. Given the presence of the existing lightwell, the proposed window would not appear incongruous or result in a significant change to the appearance of the host dwelling or surrounding streetscene. The proposal is therefore considered acceptable and consistent with Policy DM18, which seeks to ensure that lightwell development does not harm the architectural character of the building or the character and appearance of the surrounding area.

The application was amended during the course of its assessment to address concerns regarding the frontage. The revised plans retain the existing brick front boundary wall, although reduced in height, which continues to reflect the appearance and character of neighbouring properties along Coniston Road. The previously proposed opening within the wall has been removed, thereby maintaining the established sense of enclosure and continuity of front boundaries within the terrace. The proposal also includes black metal railings and brick planter/retaining walls which are considered sympathetic to the character of the host property and wider streetscene.

The refuse storage area is located behind the retained front boundary wall and is screened from public view. A timber bin store with a sedum roof is proposed together with evergreen planting immediately behind the wall. These elements maintain the appearance of a traditional front garden and soften views from the street. The proposal therefore complies with Policy DM4, which requires waste storage facilities to be appropriately located and screened to avoid adverse visual impacts.

Overall, the amended proposal, by virtue of its design, materials and retention of the existing boundary treatment, preserves the architectural character of the host building and the character and appearance of the Muswell Hill Conservation Area.

Residential Amenity

The works are modest in scale and largely confined to the existing front lightwell area. The proposal would not result in any material loss of daylight, sunlight, outlook or privacy to neighbouring occupiers. Accordingly, the proposal is considered acceptable in terms of residential amenity.

Conclusion

The existing front lightwell is an established feature of the property and the proposed bay window within it is considered acceptable. The amended scheme has overcome previous concerns by retaining the front boundary wall, removing the proposed opening onto the street and locating the refuse storage behind the wall with additional planting. The proposal would preserve the character and appearance of the Muswell Hill Conservation Area, provide appropriately screened refuse storage and would not adversely affect neighbouring amenity.

Overall, the proposed development is considered acceptable in terms of design, heritage and amenity considerations, in accordance with the policies outlined above, with all other relevant policies and considerations, including equalities, have been taken into account.

4. CIL

N/A as no new floorspace created.

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 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.

Ex OS 1.1250.pdf – Site Location Plan

Ex location plan 1.500.pdf – Existing Block Plan

Pro location plan 1.500.pdf – Proposed Block Plan

28 Coniston rev -B copy – Existing and Proposed Plans, Elevations and Sections

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.