

Supporting Evidence

105 Russell Avenue, N226QA

The proposal should be considered as an opportunity to enhance the existing property and its contribution to the Noel Park Conservation Area.

The existing outrigger is in a poor state of repair and does not make a positive contribution to the character or appearance of the area. Its removal would allow the existing ground floor to be comprehensively improved through a purpose-designed rear extension.

The proposal has been considered against the character and significance of the Noel Park Conservation Area and seeks to provide a high-quality, subordinate addition which improves the existing situation.

When considered alongside the condition of the existing structure, the proposed design and the identified local planning precedents, it is considered that the removal of the existing outrigger and construction of the proposed rear extension would preserve and, where possible, enhance the character and appearance of the Noel Park Conservation Area.

The planning history within the immediate area is particularly relevant. A review of 16 applications within the Noel Park Conservation Area has identified previous examples where the demolition or removal of existing rear structures/outriggers has been accepted to facilitate rear extensions and improved residential accommodation. These examples demonstrate that the principle of removing existing rear structures is not inherently unacceptable within the conservation area, where the resulting development is appropriately designed.

The relevant applications are summarised in Appendix A below.

Planning permission is therefore respectfully requested.

Appendix A – Local Planning Precedent

The following schedule identifies 16 planning applications within the Noel Park Conservation Area which have been identified as relevant precedents for the proposed removal of an existing rear outrigger/structure and construction of rear extension development.

These examples are considered relevant as they demonstrate that the Council has previously accepted the removal of existing rear structures within the conservation area where this facilitates an appropriately designed form of residential extension.

Application Ref.	Address	Proposal	Decision	Relevance to this proposal
HGY/2022/0337	6 Mannoek Road	Rear extension involving removal/alteration of existing rear structure	Approved	Demonstrates acceptance of rear development and removal of existing rear structure within the conservation area.
HGY/2019/0846	8 Darwin Road	Rear extension involving removal/alteration of existing rear structure	Approved	Demonstrates that similar rear development has been accepted locally.
HGY/2025/0740	21 Hewitt Avenue	Rear extension following removal of existing rear structure	Approved	Relevant precedent for replacing existing rear accommodation with a new extension.
HGY/2025/3437	41 Moselle Avenue	Rear extension involving removal/alteration of existing rear structure	Approved	Demonstrates acceptance of similar rear development within the conservation area.
HGY/2020/3205	57 Russell Avenue	Rear extension involving removal/alteration of existing rear structure	Approved	Relevant local precedent for rear extension development.
HGY/2022/2778	66 Moselle Avenue	Rear extension involving removal/alteration of existing rear structure	Approved	Demonstrates that removal of existing rear structures has previously been accepted.

HGY/2020/1509	67 Russell Avenue	Rear extension involving removal/alteration of existing rear structure	Approved	Relevant precedent within the immediate area.
HGY/2023/3039	91 Russell Avenue	Rear extension involving removal/alteration of existing rear structure	Approved	Demonstrates acceptance of comparable rear development.
HGY/2024/2590	106 Russell Avenue	Rear extension involving removal/alteration of existing rear structure	Approved	Relevant local planning precedent.
HGY/2023/2987	107 Morley Avenue	Rear extension involving removal/alteration of existing rear structure	Approved	Demonstrates acceptance of rear extension development within the conservation area.
HGY/2025/0322	122 Maurice Avenue	Rear extension involving removal/alteration of existing rear structure	Approved	Relevant precedent for the proposed approach.
HGY/2021/1720	125 Russell Avenue	Rear extension involving removal/alteration of existing rear structure	Approved	Demonstrates that similar development has previously been considered acceptable.
HGY/2022/0575	128 Russell Avenue	Rear extension involving removal/alteration of existing rear structure	Approved	Relevant local precedent.
HGY/2021/0052	131 Russell Avenue	Rear extension involving removal/alteration of existing rear structure	Approved	Demonstrates acceptance of comparable rear development.

HGY/2025/0398	137 Maurice Avenue	Rear extension involving removal/alteration of existing rear structure	Approved	Relevant precedent within the Noel Park Conservation Area.
HGY/2024/2475	224 Moselle Avenue	Rear extension involving removal/alteration of existing rear structure	Approved	Demonstrates acceptance of similar rear development within the local area.

Summary of Precedent

Taken collectively, these applications demonstrate that the removal of existing rear structures to facilitate improved rear accommodation has previously been accepted within the Noel Park Conservation Area.

The precedents are not relied upon on the basis that they automatically establish a right to development. Rather, they demonstrate the Council's previous approach to the retention, alteration and removal of rear structures and provide useful context when assessing whether the current proposal would preserve or enhance the character and appearance of the conservation area.

The existing outrigger at the application property is in a particularly poor condition, with visible cracking, deterioration and evidence of water ingress. Its retention would therefore not necessarily represent the most appropriate heritage outcome. The proposed replacement provides an opportunity to create a more coherent, functional and appropriately designed addition to the property.

The above precedents should therefore be considered alongside the condition of the existing structure, the proposed design and the wider objectives of the conservation area guidance when assessing the application.