



Officer Report

Application Number: HGY/2026/1338
Application Type: Householder planning permission
Address: 23B Kingsley Place, Hornsey, London, N6 5EA
Proposal: Change to remove garage to form a new principal entrance and door; and associated changes.
Case Officer: Nathan Keyte
Valid Date: 12/05/2026
Applicant: Ms Emma Elizabeth Booty
Agent: Ms Jenny Jones

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

Kingsley Place is a notable post-war private housing development, built on the steeply sloping land. Kingsley Place was built in 1967 to the design of the Architects' Co-Partnership, consisting of a variety of yellow-brick houses of one to three storeys, stepping down the slope and received a Civic Trust Award.

No. 23B is one half of a later addition to the estate built on the land formerly occupied by a substation. The buildings imitate some of the architectural language of the estate which helps them sit comfortably within their context but also differ.

The subject site is a two storey building in use as a dwelling. The site is within the Conservation Area of Highgate, but is not a listed building.

2. PROPOSED DEVELOPMENT

The applicant is proposing to modify the front of the dwelling, to remove the existing garage use and form a new principal entrance and door. Amendments following submission have been received, so that the original footprint with its recesses are largely maintained. The principal entrance will be from the previous garage door. Materials utilised for the new front door will generally match the existing materials, being horizontal timber cladding with black finish.

3. SITE HISTORY

HGY/2026/0031,

Address: 23B Kingsley Place, Hornsey, London, N6 5EA

Proposal: Certificate of Lawfulness for proposed external alterations to form new front entrance and associated internal alterations to reconfigure layout.,

Received Date: 8 January 2026

Valid Date: 8 January 2026

Decision Date: 9 January 2026

Decision: Withdrawn

HGY/2023/0327,

Address: Dyne House, 14 Southwood Lane, Hornsey, London, N6 5EE

Proposal: Works to trees protected by a TPO T1: Ash (10m): Fell due to reduce risk of failure as shown in photo T2: Ash (10m): Fell due to reduce risk of failure as shown in photo,

Received Date: 1 February 2023

Valid Date: 1 February 2023

Decision Date: 29 January 2024

Decision: Approve with Conditions

The original 1969 planning permission for Kingsley Place removed permitted development rights. The consent states that, "except where indicated on the approved drawings, no development shall be undertaken that falls within the Town and Country Planning General Development Order 1963, Schedule 1, Class 1.1."

4. CONSULTATION

Highgate CAAC – supports the objection made by the Highgate Society.

Highgate Neighbourhood Forum – no comment received.

Highgate Society – Objects to design changes, concerns raised regarding potential further intensification of lower ground floor used as a semi-independent suite, concerns raised regarding loss of parking.

[Officer comment: Design changes have since been received, which remove much of the glazing previously proposed for the front garage door. The application does not include permission for the conversion of the existing building into additional units. Matters relating to parking are addressed in the assessment below.]

Haringey Conservation Officer – The proposed recession of the garage door and the poor quality design of the infill for the existing door would diminish the consistency of the architectural language of the estate. It is recommended that any garage conversion keeps the flusher larger bays and maintaining the recessed central bay.

[Officer comment: the application has since been amended to keep the existing flush and recessed areas of the building largely the same].

5. LOCAL REPRESENTATIONS

The application has been publicised by the way of letters and public notices. No responses from members of the public besides those groups mentioned above were received.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and character and appearance of the conservation area; and
2. Impact on neighbouring amenity
3. Parking

Design and character and appearance of the conservation area

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

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, 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. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

Paragraph 12.3.15 of the Highgate Conservation Area Appraisal and Management Plan relates to doors and windows, while 12.3.18 relates to external features. Original features should be retained where possible and external finishes on buildings should also be retained.

Policy DH2 of the Highgate Neighbourhood Plan 2017, states that development proposals including alterations to existing buildings, should preserve or enhance the character and appearance of Highgate's conservation areas.

The proposal as amended is considered to be a subservient change to the building, and where materials to form the new front door will match those of the existing garage in form and colour. It is observed that the adjoining building at no. 23A Kingsley place was granted permission (HGY/2022/1615) for alterations to the front façade, removing the garage use and inserting glazing.

Noting these points, and the overall design and scale of the proposed changes, the proposal is considered to be proportionate and subordinate to the host building and in keeping with the pattern of development within the area. Considering the points above, the local character and visual amenity of the area will be protected.

Policy HE6(1) of the National Planning Policy Framework (2026) states that when considering the potential effect of a proposed development on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Policy HE6(4) of the NPPF states that where a development proposal would harm the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

In coming to the above conclusion, special attention has been given to the desirability of preserving or enhancing the character or appearance of the conservation area in accordance with s72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Amenity Comments

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. 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 proposal, by its scale and nature, will not introduce bulk or changes that would result in material impacts on neighbour amenity.

Parking

It is observed from photos provided with the application that cars park outside the existing garage. While the changes will result in the loss of the existing garage, noting this would currently service one car park, and that the adjoining property has undergone similar change, the proposal is not considered to result in impacts to parking that would warrant refusal of the application.

7. BNG

N/A

8. CIL APPLICABLE

9. 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.

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:

2406_PLH_100_01 Rev 01; 2406_PLH_200_01 Rev 01; 2406_PLH_300_01 Rev 01;
2406_PLH_001-Location Plan.

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

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.

