



Officer Report

Application Number:	HGY/2026/1865
Application Type:	Householder planning permission
Address:	13 The Avenue, Hornsey, London, N10 2QE
Proposal:	Proposed bin store
Case Officer:	Josh Parker
Valid Date:	02/07/2026
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Applicant:	MR ALEX THOMPSON
Agent:	

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The subject site comprises a two-storey terraced Victorian style dwelling in use as a family dwelling.

The proposal is eastern side of The Avenue sits within the Muswell Hill Conservation Area (CA) however is not within the curtilage of a listed building.

PROPOSED DEVELOPMENT

The applicant is proposing the following works to the dwelling:
Addition of a bin storage within the front boundary.

SITE HISTORY AND ENFORCEMENT

All existing planning applications have been considered for this application.
HGY/2025/2827 - Installation of bin store. Approved

CONSULTATION

LBH conservation: No objection

LOCAL REPRESENTATIONS

The application has been publicised by the way of site/press notice and letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objections:0

Support:0

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and Heritage

Design and heritage:

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.

The site is a part of a large Victorian terrace (No. 1-45) with attractive front gardens facing the Alexandra Park Playground and Lake. The permission seeks to add a bin storage to the front garden. The garden has an attractive low clinker wall with a hedge elevating vertically above accessed by a small timber gate. The bin storage would be a mono pitch lightweight timber structure approximately 1.5 m long, 1.2m wide and 1.3m high.

The storage position has been marginally adjusted from the previously approved scheme (ref. HGY/2025/2827). The unit has been moved further back toward the boundary with No. 11, reflecting the Conservation Officer's earlier advice to minimise visibility of the bin from the public realm. This slight relocation is therefore considered an improvement in townscape terms. The front garden currently presents a trimmed hedge along the clinker wall, with the area behind laid entirely in decorative garden stones; as such, the revised siting would result in a neutral impact on the character and appearance of the frontage and would not materially alter the established garden presentation, consistent with established conservation area principles.

It is noted that these enclosures are small kit sets and have limited dimensions to suit 240L bins comfortably with minimal excess. The bins are lightweight to be constructed in timber and are viewed to be easily removed if desired. Although, this would add some clutter to the front garden they would also hide the bins in a tidy fashion whilst retaining the front hedge and majority of the front garden. As such the works would be subordinate to the host dwelling and would not appear bulky or incongruous with its surroundings.

The storage would have a neutral impact on the surrounding streets, would be subordinate to the host building and sympathetic on the CA and therefore is considered to be of acceptable design, and would preserve the Conservation Area

Conclusion

Subject to conditions the proposal is considered acceptable and would preserve the conservation area. 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.

CIL

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list:

LP 02
LP 03
P 06

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.