



Officer Report

Application Number:	HGY/2026/2134
Application Type:	Householder planning permission
Address:	35 Collingwood Avenue, Hornsey, London, N10 3EH
Proposal:	Erection of a bike store in the front garden
Case Officer:	Ben Coffie
Valid Date:	27/07/202
	6
Applicant:	George Knott
Agent:	- KNOTT

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site contains a two to three storey, end of terrace dwelling of Edwardian character, forming part of a terrace which includes Nos. 33 and 37. The property lies within the Muswell Hill Conservation Area and is not listed.

The dwelling has a front garden of approximately 35 sqm and a larger rear garden of approximately 110 sqm.

The Muswell Hill Conservation Area comprises a largely Edwardian suburb, developed around a once rural village settlement over a period of less than 20 years, and was designated in 1974 in order to protect the area's generally unspoilt and consistent character. While the appearance of the principal frontages along Collingwood Avenue is consistent, the front garden areas exhibit considerable variation in landscaping and treatment, including the presence of numerous existing bike and bin stores, as demonstrated by the photographic street survey submitted with the application.

2. PROPOSED DEVELOPMENT

The proposal is for the erection of a bike store in the front garden

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2025/2998,
Address: 35 Collingwood Avenue, Hornsey, London, N10 3EH
Proposal: Enlargement of rear single storey extension, side infill extension, new rear french doors and replacement timber sash windows, and front doors.,
Decision Date: 24 December 2025

Decision: Approve with Conditions

HGY/2026/0025,

Address: 35 Collingwood Avenue, Hornsey, London, N10 3EH

Proposal: Approval of details pursuant to Conditions 4 (material details) of planning permission ref: HGY/2025/2998 dated 24/12/2025 for enlargement of rear single storey extension, side infill extension, new rear french doors and replacement timber sash windows, and front doors.,

Received Date: 7 January 2026

Decision Date: 27 February 2026

Decision: Approve

4. CONSULTATION RESPONSES

The application was advertised by way of letters sent to neighbouring properties, a notice placed in the local press, and a site notice placed outside the premises. No representations were received in response to the notification and publicity of this application.

5. REASONS FOR GRANTING PERMISSION

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, character and historic significance; this is equally supported by London Plan (2021) Policy D6, which seeks high quality, well-designed development. DPD Policy DM35 requires that cycle storage structures be of high quality materials that are sensitive to the character of the area, taking into account the level of screening, and the size and scale of the storage proposed.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings conserve their significance, and applies to both 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, and require proposals affecting a designated heritage asset, including its setting, to be assessed against the significance of that asset and the impact of the proposals upon it.

The proposed cycle store would be modest in scale, measuring 2 sqm in footprint and no more than 1.4m in height at its highest point, within a front garden of 35 sqm. It would be finished in seasoned timber with a green roof, materials considered sympathetic to, and consistent with, the character of the host dwelling and the wider streetscene, in which numerous comparable timber bike and bin stores are already an established feature of front gardens along Collingwood Avenue. The store would be sited to one side of the garden, fully screened from the neighbouring property at No.33 by an existing hedge, and partially screened from the street by a low wall and planting, which would be encouraged to develop further as a landscape screen. By virtue of this siting, modest scale and use of sympathetic, high quality materials, the proposed cycle store is considered sensitive to the character and appearance of the host dwelling and streetscene, and is compliant with Policy DM35.

The property is a positive contributor to the Muswell Hill Conservation Area. However, the front garden areas along Collingwood Avenue already demonstrate a wide variation in landscaping and the presence of ancillary bike and bin storage, such that the introduction of a further, modestly scaled and well-screened cycle store of this kind would not harm the character or appearance of the host dwelling or the wider conservation area. The proposal is considered to preserve the significance of the designated heritage asset and its setting, in accordance with Policies DM9, SP12 and HC1.

London Plan Policy D4 requires that development should not be detrimental to the amenity of surrounding housing, including in respect of daylight, sunlight and overshadowing, while DPD Policy DM1 requires an appropriate standard of privacy and amenity to be provided to neighbouring occupiers. Given the modest footprint and height of the proposed structure, its siting within the front garden away from habitable room windows, and the degree of screening provided by existing and proposed boundary treatment, the proposal would not result in any material loss of light, outlook or privacy to neighbouring occupiers, and is considered acceptable in amenity terms.

The proposed development is in general accordance with Policies DM1, DM9 and DM35 of the Development Management, Development Plan Document 2017, and Policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposal also accords with the relevant policies of the London Plan 2021 and the National Planning Policy Framework, and would preserve the character and appearance of the Muswell Hill Conservation Area, in accordance with Policy DM9.

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

6. 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.

507.000: Location plan
Design, Access & Heritage Statement by Knott Architects – July 2026
507.PLG.014: Existing/proposed plans
507.PLG.015: Existing/proposed front elevations
507.PLG.016: Existing/proposed side elevations

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

- 3 The proposed development hereby approved shall be finished in accordance with material detailed in drawing No. 507_PLG_014_260721, 507_PLG_015_260721, 507_PLG_016_260721 unless otherwise agreed in writing by the Local Planning Authority.

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: 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: 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.