

Officer Report

Application Number:	HGY/2026/1544
Application Type:	Full planning permission
Address:	33 Coolhurst Road, Hornsey, London, N8 8ET
Proposal:	Conversion of building from four self-contained flats to a dwelling house; erection of single-storey rear extension with alterations to rear elevation (Resubmission of time lapsed application HGY/2021/2112)
Case Officer:	Oskar Gregersen
Valid Date:	02/06/2026
Applicant:	Ms Sarah Thomas
Agent:	Mr Chris Jones

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site relates to a large two-storey detached dwellinghouse on the west side of Coolhurst Road. The site is currently divided into 4no. self-contained flats and falls within the Crouch End conservation area.

The area is residential in nature and is characterised by a relatively uniform architectural character, due to the area being built out across a short period by a limited number of builders and architects.

2. THE PROPOSAL

The proposed is for the deconversion of the site from 4no. self-contained flats to a large single dwellinghouse, with the erection of a ground floor rear extension. It is noted that this proposal is a resubmission of two previously lapsed planning applications, being HGY/2018/1887, and subsequently HGY/2021/2112. The drawings submitted with this application are dated 2018 apart from the proposed ground floor plan, where the proposed paved terrace has been reduced in size.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY **PLANNING CASES (4)**

1 - HGY/2021/2112

Proposal: Conversion of building from four self-contained flats to a dwelling house; erection of single-storey rear extension with alterations to rear elevation. (Re-submission of time-limit expired planning permission reference HGY/2018/1887)

Decision Date: 6 September 2021

Decision: Approve with Conditions

2 - HGY/2018/1887

Proposal: Conversion of building from four self-contained flats to a dwelling house; erection of single-storey rear extension with alterations to rear elevation.

Decision Date: 3 August 2018

Decision: Approve with Conditions

3 - OLD/1983/0232

Address: 33, Coolhurst Road, N8

Proposal: 28/9/82 Conversion into 4 self-contained flats.

Decision Date: 12 January 1983

Decision: Approve with Conditions

4 - OLD/1983/0985

Proposal: 28/9/82 Conversion into 4 self-contained flats including side dormer window.

Decision Date: 2 March 1983

Decision: Refuse

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

- LBH Conservation Officer: It is noted that this a resubmission of a previously approved application, with the only difference being a reduction in the scale of the terrace/landscaping, which is considered to be acceptable. Due to the years passed and verdancy of the area an Arboricultural report should be submitted, but notwithstanding this there are no objections
- LBH Tree Officer: No objection subject to the proposed conditions

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses: 0

5. REASONS FOR GRANTING PERMISSION

This current application is in effect a renewal of the previous 2018 and 2021 consents (refs: HGY/2018/1887 and HGY/2021/2112). The assessment of the planning issues carried out as per the delegated report prepared for planning reference: HGY/2018/1887 remain unchanged.

While national planning policy has been further updated by way of the National Planning Policy Framework 2026 and the London Plan has been replaced by a new plan (2021), since this previous application has been approved, there are no overriding changes in the policy position or no new material considerations to take account in terms of determining this application. The proposal remains acceptable and in accordance with Haringey's Local Plan and Haringey Development Management Plan policies.

While the loss of flats from within this site is not ideal, the development would reintroduce a single-family unit into the borough's housing stock that would serve an identified need. The loss of the existing accommodation in terms of its layout and arrangement of use does not represent a significant loss of accommodation.

The reinstatement of a single dwelling typology will help to reinforce the overall family residential character of this street and protect the character and appearance of the conservation area.

For the reasons set out above and in the 2018 Officer's report the conversion of the current floorspace within this property back into a single-family dwelling would not cause conflict with policy and is acceptable in planning terms, mindful in specific of the planning merits of the case here.

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

The application is recommended for approval subject to the following 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.

Approved drawings list: GA.01/PL; GA.02/PL; GA.03/PL/A; GA.04/PL; GA.05/PL; GA.06/PL; GA.07/PL

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

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

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.

- 4 The development hereby approved shall be constructed in accordance with the Arboricultural Report, prepared by Marcus Foster Arboricultural Design & Consultancy, dated August 2026.

Reason: In order to ensure the safety and wellbeing of the trees close to the development during constructional works that are to remain after works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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: 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: 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.