



Officer Report

Application Number:	HGY/2026/0833
Application Type:	Full planning permission
Address:	Flat 1a, 28 Coolhurst Road, Hornsey, London, N8 8EL
Proposal:	Single storey rear extension
Case Officer:	Eunice Huang
Valid Date:	15/04/2026
Applicant:	Mr V Goodwin
Agent:	Mr Ravindra Patel

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a semi-detached house, located within Crouch End Conservation Area. The property is divided into flats and relates to the ground floor flat, which benefits from a modest rear garden.

2. THE PROPOSAL

The proposed is for a single storey rear extension.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

· HGY/2011/1212

Address: Flat 3, 28, Coolhurst Road, London, N8 8EL

Proposal: Insertion of 5 x rooflights to rear roofslope and 2 x rooflight to side roofslope to facilitate a loft conversion (householder application)

Decision Date: 22 August 2011

Decision: Approve with Conditions

· HGY/2019/1219

Address: 28, Coolhurst Road, London, N8 8EL

Proposal: Construction of single storey rear extensions to flats 1A and 1B.

Decision Date: 26 June 2019

Decision: Approve with Conditions

· HGY/2022/3445

Address: 28, Coolhurst Road, London, N8 8EL

Proposal: Erection of a single storey rear extension.

Decision Date: 17 May 2023

Decision: Approve with Conditions

· HGY/2025/1465

Address: Flat 1b, 28 Coolhurst Road, Hornsey, London, N8 8EL

Proposal: Retrospective Garden Electric Sauna,

Decision Date: 22 August 2025

Decision: Approve with Conditions

4. CONSULTATION RESPONSES

Internal & External Consultees

· LBH Conservation: No objection to ground floor extension which replaces previously approved extension, subject to matching materials condition. There is a concern about the trees which are very prominent on the streetscene and form a very attractive side boundary on Crouch Hall. An updated arboricultural report and tree protection plan is required to the satisfaction of the arboricultural officer, to ensure the protection of trees.

· LBH Arboriculture: No objection to updated tree protection plan, as they are hand digging and piling.

Neighbour Consultation

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

No of individual responses: 1

Objecting: 1

Supporting: 0

Representation:

The following issues were raised in representations that are material to the determination and are addressed in the next section of this report:

· Solar impact and outlook impact on kitchen of Flat 1B, who do not intend to extend property.

5. PLANNING CONSIDERATIONS

Design & heritage

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

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 and 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 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, The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

Ground floor extension

The proposed extension will be 3.86m wide and 3m deep, when measured from the external walls of Flat 1B. The extension will have a flat roof, with a height of 3.1m.

A joint rear extension with Flat 1B was consented under HGY/2022/3445 but has not been implemented. Under this consent, the extension at the application site measured 3.24m wide and 3m deep, when measured from the external walls of Flat 1B.

The size and scale of the proposed extension will be subservient in relation to the host building. The single storey extension is located below street level and the line of the existing fence, due to the site topography. Thus, despite its siting adjacent to Crouch Hall Road, it will not be prominent from the street. As such, the extension will not impact on the conservation area.

The ground floor extension will be composed of brickwork to match existing, with dark grey aluminium power coated window frames and a green roof. A condition will be attached to secure further details of the proposed materials to ensure that it will complement the host building and the conservation area.

Impact on neighbouring amenity

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.

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 the amenity of neighbouring residents.

By virtue of its single storey height and siting, the proposed front extension will have an acceptable impact on the outlook and daylight and sunlight access of the adjoining Flat 1B. The proposed extension is located to the north of the windows of Flat 1B; thus there would not be any direct overshadowing on the adjoining property. It is noted that the adjoining kitchen has south-facing windows which would not be impacted by the proposed development. Further to this, there is a separate living area at the front of Flat 1B, which would retain its outlook and solar access.

Trees

London Plan Policy G7 requires existing trees of value to be retained, and any removal to be compensated by adequate replacement. This policy further sets out that planting of new trees, especially those with large canopies, should be included within development proposals.

DPD Policy DM1 requires proposals demonstrate how landscaping and planting are integrated into a development as a whole, responding to trees on and close to the site.

All trees within and immediately adjacent to the site fall within Crouch End Conservation Area. The site is also surrounded by trees protected by Tree Preservation Orders. The proposal seeks to retain all trees on the property.

An Arboricultural Report by RW Tree & Land has been submitted as part of this application, dated July 2026. No trees of special amenity value will be removed as part of the proposed development. The tree protection methodology will include hand excavation prior to the construction of pile and beam foundations within the root protection area. These works will be supervised by an arborist to advise upon root treatment where necessary. A condition is attached to ensure that the works are carried out under the supervision of an Arboricultural Specialist. Overall, subject to conditions, the proposed development would not result in the loss or harm of any trees of special amenity value.

6. CONCLUSION

The proposed development is in accordance with Policies DM1, DM9 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposal is also consistent with Policies DH2, DH4 and DH5 of the Highgate Neighbourhood Plan 2017, and accords with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered acceptable in respect of the bulk and design of the extension and appearance Crouch End Conservation Area. The development will not result in material harm to the residential amenity of neighbour or trees. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. CIL APPLICABLE

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

8. RECOMMENDATION

GRANT PERMISSION

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:

PL/28CR/01

PL/28CR/02-B
PL/28CR/03-C
PL/28CR/04-B
PL/28CR/05-B
PL/28CR/06

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 A detail scheme of the "vegetated" or "green" roof must be submitted to and approved by the Local Planning Authority prior to the first occupation of the proposed development. The vegetated or green roof shall be implemented as approved and retained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Reason: To ensure a sustainable development consistent with Policy G1 of the London Plan 2021 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2017.

- 5 All those trees to be retained, as indicated on the approved drawings, must be protected in accordance to the Arboricultural Update Statement for Tree Report Implications Assessment & Method Statement , dated 03.07.2026 (Reference: aiams1/28cool/110419 – Southern Beeches Ltd. 11th April 2019).

Reason: To protect the amenity value of the trees consistent with Policy DM1 of The Development Management DPD 2017.

- 6 All works should be undertaken by qualified and experienced tree work contractors and be in accordance with BS 3998:2010 Recommendations for Tree Work.

Reason: To protect the amenity value of the trees consistent with Policy DM1 of the Development Management Plan.

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.

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.