



Officer Report

Application Number:	HGY/2026/0471
Application Type:	Householder planning permission
Address:	Flat C, 1 Avenue Mews, Hornsey, London, N10 3NP
Proposal:	Formation of two new window openings and installation of new windows to the rear elevation serving Flat 1C, together with associated external joinery and terrace-side built-in seating.
Case Officer:	Mercy Oruwari
Valid Date:	20/02/2026
Applicant:	Max Wilson
Agent:	Freddie Armitage

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

Avenue Mews is located to the rear of the properties on Muswell Hill Broadway and runs between Queens Avenue and Princes Avenue. The host building (No. 1) is situated at the Princes Avenue end of the mews, adjacent to No. 2 Princes Avenue, and is accessed via double doors within Avenue Mews.

The property has been converted into three self-contained flats, including Flat C, which is the smallest flat but is the only unit with access to external amenity space. The principal part of the building fronting Princes Avenue is three storeys in height, whilst the rear section of the building is two storeys.

The terrace is located above the roof of the living area serving the first-floor flat. It is accessible only from the rear section of the building where Flat C is located on the second floor. Although not readily visible from Princes Avenue, the side elevation is partially visible from the junction of Muswell Hill Broadway and Princes Avenue, whilst the rear elevation is visible from the western end of Avenue Mews near Muswell Hill Library.

The site is located within the Muswell Hill Conservation Area but does not fall within the curtilage of a listed building.

2. THE PROPOSAL

The scheme, as amended, involves the formation of two new openings within the rear elevation overlooking the existing roof terrace, together with the installation of two new windows serving Flat C. In addition, the proposal includes associated external joinery comprising timber surrounds which incorporate built-in seating and a bar-style surface. The amended design significantly reduces the

extent of the timber elements from that originally proposed and seeks to provide a high-quality and lightweight architectural feature associated with the new openings.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The relevant planning history of the site includes:

- HGY/2010/1455 – (Flat C) Retention of roof terrace with wooden decking and patio furniture. Approved with conditions.
- HGY/2008/2204 – (Flat C) Erection of rear extension at second-floor level. Refused (APP/Y5420/A/09/2099370/NWF – Appeal Dismissed).
- HGY/2008/0308 – (Flat C) Erection of rear extension at second-floor level. Refused.
- HGY/2004/0802 – (Flat B) Installation of new window to rear flank wall at upper-floor level (retrospective planning application). Approved with conditions.
- BWC/2003/00806 – Unauthorised works involving the installation of new windows to the flank wall. Case closed following approval of application HGY/2004/0802.
- HGY/2000/0509 – (Flat C, also known as Flat 3) Erection of an additional floor (pitched roof with two front dormers) to facilitate additional habitable accommodation. Refused.
- HGY/2000/0261 – Change of use from snooker club and conversion into two two-bedroom and one one-bedroom self-contained flats, including parking provision for three cars. Approved with conditions.

4. CONSULTATION RESPONSES

Internal and External Consultees

The Council's Conservation Officer raised concerns regarding the scheme as originally submitted:

- Over-cladding of the original brickwork was not considered an appropriate alteration as it would obscure the materiality and design of the original building. The proposed timber structure/cladding was considered an incongruous and conspicuous addition which would detract from the original design of the building and would therefore not be supported by Conservation.

Officer comment: The scheme was subsequently revised, significantly reducing the extent of timber elements adjacent to the brickwork. The conservation concerns have therefore been addressed.

- There was no objection in principle to the creation of new window openings facing the terrace from a heritage perspective; however, they needed to be appropriately scaled and positioned without the extensive timber surround originally proposed. It was also recommended that the boiler remain internally located.

Officer comment: The revised scheme addresses these concerns and is discussed further below.
Neighbour Notification

Number of individual representations received: 3 (all submitted by the same household).
Objecting: 3

The following concerns were raised:

- Impact on light, noise and dust during the construction phase.

Officer comment: Impacts arising from construction activities are temporary in nature and are not material planning considerations in the assessment of this application. Any unreasonable levels of noise, dust or disturbance arising during construction can be reported to the Council's Environmental Health Team for investigation.

- Insufficient details provided regarding the pergola structure.

Officer comment: Both the original and revised drawings provide sufficient detail to assess the proposal.

- The pergola would reduce light to a neighbouring bedroom.

Officer comment: The timber feature projects by only 0.5m and, following revisions, is set back from the edge of the terrace.

- Additional noise arising from use of the terrace.

Officer comment: The proposal would not intensify the use of the terrace. Any unreasonable noise disturbance can be reported to the Council's Noise Team.

5. PLANNING CONSIDERATIONS

Design and Heritage

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD seek to enhance the built environment through high-quality design that respects local context and the positive characteristics of the area. Policy DM1 requires development to relate positively to its surroundings in terms of height, form, scale, massing, building lines and architectural detailing.

Policy DM12 (Housing Design and Quality) states that extensions and alterations to residential buildings should be of a high-quality, site-specific and sensitive design and should respect and/or complement the form, setting, period and architectural character of the host building. High-quality matching or complementary materials should be used appropriately and sensitively.

London Plan Policy HC1 seeks to ensure that development affecting heritage assets conserves their significance. This approach is reflected in Local Plan Policy SP12 and Policy DM9, which set out the Council's approach to the conservation and enhancement of the Borough's historic environment.

Policy DM9 states that proposals affecting designated or non-designated heritage assets will be assessed having regard to the significance of the asset and its setting. In relation to extensions and alterations, the policy requires the use of high-quality matching or complementary materials appropriate to the historic context.

The application seeks consent for the creation of two new openings within the rear wall at second-floor level to accommodate two new windows overlooking the roof terrace. Associated joinery features are proposed around the openings to create timber surrounds connecting the existing glazed door and the proposed windows. These timber elements would incorporate a fixed raised bar-style table beneath the kitchen windows and a bench beneath the other window.

The proposed windows would be of differing heights but equal width. The western window would comprise a taller fixed-pane window, beneath which the integrated bench would be located. The eastern opening would incorporate two openable windows serving the kitchen, with a raised timber element below acting as a bar-style surface.

The proposed timber surrounds would not alter the roof form, as they would not connect to the eaves. They would not be built into the wall and are not intended to function as cladding. Rather, they are high-quality joinery elements capable of being removed without substantial intervention to the host building.

The timber elements are directly associated with the proposed openings and do not extend across the full width of the elevation. The surround would project by approximately 0.5m and would be

significantly set in from both sides of the terrace elevation. As an open structure, it would not create an enclosed addition at second-floor level. The dark-stained, walnut-toned hardwood would blend with the existing wall, reducing its visual prominence and allowing the brickwork to remain the dominant material.

Overall, the proposed works are considered acceptable and would not result in harm to the character or appearance of the Muswell Hill Conservation Area. The development would therefore preserve the significance of the designated heritage asset and would accord with Policies SP11, SP12, DM1, DM9 and DM12.

6. CONCLUSION

The proposal, as amended, is considered acceptable in design and heritage terms. The revised scheme has addressed the concerns raised by the Conservation Officer and would preserve the character and appearance of the Muswell Hill Conservation Area.

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

7. RECOMMENDATION

It is recommended that planning permission be **APPROVED**, 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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list:

- 0006-SA-PL-099-Block Plan Proposed
- 0006-SA-PL-101-Second Floor Plan Proposed-REV B
- 0006-SA-PL-200-Proposed North East Elevation-REV B
- 0004-SA-PL-201-Proposed East Elevation
- 0004-SA-PL-202-Proposed West Elevation
- 0004-SA-PL-300-Section AA Proposed
- Location Plan
- Collated images set 3 - Avenue Mews Proposal 2 _ Darker timber

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: 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.