

Officer Report

Application Number:	HGY/2026/1552
Application Type:	Householder planning permission
Address:	35, Avenue Road, London, N6 5DF
Proposal:	Erection of side, rear and basement extensions in place of existing outbuildings and extensions to be demolished. Replacement of non-original first floor side extension. Replacement of existing fenestration and roof coverings of existing building. Widening of existing driveway and associated landscaping.
Case Officer:	Eunice Huang
Valid Date:	09/07/2026
Applicant:	6
Agent:	Mr Clancy Mr Miles Kelsey

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a detached house, located on the southern side of Avenue Road. The site is not located within a conservation area. However, it is located directly opposite Crouch End Conservation Area on the northern side of Avenue Road. The site has been altered and extended with the addition of a detached garage and side and rear extensions.

2. THE PROPOSAL

The proposed is for the erection of side, rear and basement extensions in place of existing outbuildings and extensions to be demolished. Replacement of non-original first floor side extension. Replacement of existing fenestration and roof coverings of existing building. Widening of existing driveway and associated landscaping.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

There is no relevant application history on file for this site.

4. CONSULTATION RESPONSES

Internal & External Consultees

- LBH Conservation: The site contributes to the setting of Crouch End Conservation Area, primarily through its front landscaping and original clinker wall. The loss of front boundary of soft landscaping is regrettable and the clinker wall should be retained.

(Officer comment: The plans have been amended to reduce the extent of the driveway widening, to retain more soft landscaping. The applicant has advised that the clinker wall be retained. A condition will be attached to secure this.)

- LBH Arboricultural: No objection, subject to conditions relating to tree protection.
- LBH Transportation: Additional details required in respect to cycle parking, driveway and crossover dimensions and splays, servicing and delivery activity, CDMP and highway dilapidation.

(Officer comment: The proposal is for extensions to an existing dwelling. The submitted level of information is considered satisfactory and proportionate to the scale of the development).

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: 0

Supporting: 0

Representation: 1

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

- Overlooking side windows should be non-opening
- Construction vehicles should secure parking outside the property and abide by local working time regulations.

5. PLANNING CONSIDERATIONS

Design and appearance

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.

Side and rear extensions

It is proposed to demolish the existing two storey side and rear extension and the garage/store. In its place, two storey side and rear extensions are proposed.

At the ground level, the extension will be constructed to the side boundary, similar to the existing garage, but set behind the main front façade of the dwelling. At the first floor level, the proposed extension will be set in from the side boundary. The rear extension will have a stepped formation, which will not project beyond the rear alignment of the existing rear extension. The extensions will have a pitched, hipped roof and flat sedum roofs. Overall, The proposed volume of the extensions will not be significantly greater than the existing extensions.

The proposed design and arrangement of the side and rear extensions are sensitive to and complement the host building. The size and scale of the extensions will be subservient in relation to the host building as already extended and neighbouring property. The extensions would be set further back from the street and adjoining neighbour than the existing extension and garage. The basement extension and its rooflight will not be visually prominent from the street. As such, the extension will not impact on the adjacent conservation area.

The extensions will be composed of red brickwork, with red zinc roofing. The extensions will be legible as additions to the host building, while complementing it in materiality, scale and design.

Basement extension

The proposal includes a basement extension. There is an existing basement floor and the extended basement area will measure an internal area of 3.5m by 3.3m, with an internal floor to ceiling height of 2.46m. A rooflight to the new basement gym will be located to the front of the dwelling, behind a planter box.

Dormers

The dormers will be rebuilt to match existing to improve their thermal efficiency. As there is no change to the size and appearance of the dormers, this is acceptable.

Other changes

Other changes to the dwelling include the replacement of the front porch and the replacement of the timber framed windows with double glazed windows to match. The principle of replacement double glazing is acceptable on the grounds of sustainability and thermal efficiency. A condition will be attached requiring the design of the windows to be an exact match of the existing.

Landscape works including the widening of the driveway to accommodate two hardstand car spaces, addition of planter boxes to the front of the dwelling, and construction of a patio to the rear of the dwelling.

The overall appearance of the proposed development is considered satisfactory due to the sensitive design and scale of the alterations and extensions, and addition of planter boxes. The proposal is therefore acceptable with regards to design and character considerations.

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.

In comparison to the existing extensions, the scale, height, massing, and positioning of fenestration for the proposed development will not have a material impact on the outlook or natural light conditions of neighbouring properties. The proposed development does not include new window openings on the side elevations. One casement window on the east elevation will be altered to a sash window, but will otherwise maintain a similar privacy relationship to the adjoining property. The proposal is therefore acceptable with regards to amenity impact considerations.

Basement development

Policy SP11 of Haringey's Local Plan requires that new development should ensure that impacts on natural resources, among other things, are minimised by adopting sustainable construction techniques.

DPD policy DM18 ('Residential Basement Development and Light Wells') requires householder extensions for basement development to demonstrate that a proposal will not adversely affect the structural stability of the application building and neighbouring buildings; does not increase flood risk to the property and nearby properties; avoids harm to the established character of the surrounding area and not to adversely impact the amenity of adjoining properties or the local natural and historic environment. Policy DM24 reiterates the requirement of new development to manage and reduce surface water runoff.

The proposed development involves a small extension to the existing basement level, measuring an internal area of 3.5m by 3.3m. The basement extension will be located to the side of the dwelling, near the front, under the existing garage to be demolished. It will be located 1.32m from the western side boundary.

A Basement Impact Assessment (BIA) was submitted with the application. The BIA provides desktop information on geology and hydrogeology conditions. The BIA outlines the methodology for basement works to ensure continued structural stability throughout the construction process, without adversely affecting the existing structure and the neighbouring properties. The BIA concludes that there should be no risk to the stability of the existing or the adjacent building during or as a result of these works. It is considered that the risk of any potential damage would be within Category 1 of the Burland Scale.

Overall, the level of information provided at the planning application stage is considered acceptable. A condition is to be imposed to ensure that the structural side of the basement/excavation works are overseen by a suitably qualified chartered engineer. The submission of a construction management plan (CMP) is also required prior to the commencement of works on site. This will provide further information on the broader programme of works associated with the construction of this new dwelling.

Other areas of legislations, the Party Wall Act and Building Regulations etc., also provide further safeguards to identify and control the nature and magnitude of the effect on neighbouring

properties. The necessary party-wall agreements with adjoining owners would need to be in place prior to commencement of works on site.

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.

An Arboricultural Constraints Plan has been submitted for the application, demonstrating that the proposed development is sufficiently offset from the root protection area of nearby trees. A condition will be attached in respect to tree protection.

6. CONCLUSION

The proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposal also 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 of the site and the adjacent 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.

The development hereby permitted shall be carried out in complete accordance with the

- 2 approved plans listed below in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Approved plans list:

- 300-Proposed Site Plan-P2
- 301-Proposed Basement-P1
- 302-Proposed Ground Floor Plan-P1
- 303-Proposed First Floor Plan-P1
- 304-Proposed Second Floor Plan-P1
- 305-Proposed Roof Plan-P1
- 306-Proposed Driveway Plan-P2
- 310-Proposed East Elevation-P1
- 311-Proposed South Elevation-P1
- 312-Proposed West Elevation-P1
- 313-Proposed North Elevation-P2
- Tree Constraints Plan - May 2026
- Basement Impact Assessment Report by Axiom Structures 25525.RP02 P1

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

- 3 Prior to commencement of the development hereby approved, a schedule of all the proposed external finishes and materials, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a schedule of the exact product references or other satisfactory details for: brickwork, roof cladding, dormers, stonework, balustrades and window frames.

The schedule of external finishes and materials should include photos of the existing development to demonstrate how the proposed finishes/materials are a good match or complement the host building.

Thereafter, the works shall be implemented in accordance with the approved materials and details.

Reason: In order to ensure a satisfactory appearance for the proposed development, consistent with Policy SP11 of the Haringey Local Plan (2017) and Policies DM1 & DM12 of The Development Management DPD (2017).

- 4 Notwithstanding the plans hereby approved, the replacement sash windows shall match the existing in terms of colour, design detail, number of panes, positioning, proportions and articulation of panes/glazing bars.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity and the appearance of the locality consistent with Policy D6 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017

- 5 The clinker wall on the front boundary of the site shall be retained as part of the development and shall be maintained as such for the lifespan of the development.

Reason: In order to ensure a satisfactory appearance for the proposed development and to preserve the character of the adjacent Crouch End Conservation Area, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 & DM12 of The Development Management DPD (2017).

- 6 The proposed rooflight(s) hereby approved shall be 'Conservation style', flush with the roof plane in which they are installed, and shall be maintained as such for the lifespan of the development.

Reason: In order to ensure a satisfactory appearance for the proposed development and to preserve the character of the host building, consistent with Policies SP11 of the Haringey Local Plan (2017) and Policies DM1 & DM12 of The Development Management DPD (2017).

- 7 The basement works hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith and retained for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy.

- 8 No development shall start until all those trees to be retained, as indicated on the approved drawings and the Tree Constraints Plan prepared by GHA Trees have been protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 3998:2010 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after building 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.

- 9 No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:

- a) parking and management of vehicles of site personnel, operatives and visitors
- b) loading and unloading of plant and materials
- c) storage of plant and materials
- d) programme of works (including measures for traffic management)
- e) provision of boundary hoarding behind any visibility zones
- f) wheel washing facilities:

have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

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.