



Officer Report

Application Number:	HGY/2026/1698
Application Type:	Householder planning permission
Address:	40 Coolhurst Road, Hornsey, London, N8 8EU
Proposal:	Replacement of timber boundary fence with brick wall, alterations and resurfacing of existing raised deck, pathways, and stairs, removal of central stairs for soft landscaping, and installation of planters and BBQ area in the rear garden.
Case Officer:	Mark Chan
Valid Date:	15/06/2026
Applicant:	Mr Nicolas Bonnefoy
Agent:	

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the replacement of the existing timber boundary fence with a brick wall, alterations and resurfacing of existing raised deck, pathways, and stairs, removal of central stairs for soft landscaping, and installation of planters and BBQ area in the rear garden.

Site and Surroundings

The application site is a three storey, semi-detached dwellinghouse located on the eastern side of Coolhurst Road. The property has a two-storey rear outrigger and single storey rear and side extensions. The site is within the Crouch End Conservation Area (CA) but is not a listed building.

Relevant Planning and Enforcement History

HGY/2005/1779 – Retrospective planning application for the creation of decking area in rear garden. Approved 15/11/2005.

HGY/2005/0988 – Installation of decking over existing concrete patio in rear garden (Certificate of Lawfulness). Permitted development 07/07/2005.

HGY/2004/1078 – Erection of single storey side and rear extension, two dormer windows to rear and rooflights to front elevation. Approved 23/06/2004.

HGY/2004/0512 – Erection of single storey side and rear extensions and dormer windows to front and rear elevations. Refused 07/04/2004.

HGY/1998/1232 – Rebuilding of existing w.c and relocated existing garden door. Approved 10/11/1998.

2. CONSULTATION RESPONSE

LBH Conservation Officer – If the landscaping works are only to the rear, then the main impact will be through increased height in built form, and any impact on the trees which are located on the boundary, including those in the adjacent gardens. Any proposed works, such as the enlarged foundations for the proposed boundary wall would need to ensure the longevity of these trees to not cause harm to the character and appearance of the conservation area and would not have a negative impact on the existing trees.

3. LOCAL REPRESENTATIONS

The application has been publicised by way of letters, site notice and press advert. No objection in response to notification and publicity of the application was received. One supporting comment was received.

4. PLANNING ASSESSMENT

The main planning considerations raised by the proposed development are:

1. Design and heritage
2. Impact on amenity
3. Impact on trees

Policy Considerations

This application is being considered against Local Plan Policy SP11 'Design' and DPD Policy DM1 'Delivering High Quality Design' which requires buildings/ structures to be of a high, site specific, and sensitive design quality and to safeguard neighbouring amenity. Equally and more specifically it is being considered against DPD Policy DM12 'Housing Design and Quality' which 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. Furthermore, DPD Policy DM9 which requires development proposal to preserve or enhance the character and appearance of the conservation area.

In terms of amenity London Plan Policy D6 and DPD Policy DM1 both emphasise the importance of protecting amenity of surrounding housing. Policy D6 highlights the need to consider daylight, sunlight, and overshadowing effects on neighbouring properties, ensuring they receive sufficient light appropriate for their context while minimising overshadowing. Similarly, DPD Policy DM1 stresses the requirement for high-quality design to guarantee privacy and amenity for both the development's users and neighbouring residents. This includes providing adequate sunlight, daylight, and aspects to adjacent buildings and land, while also ensuring an appropriate level of privacy to prevent overlooking and maintain the amenity of neighbouring properties.

Design & Heritage

Following comments from the Officers, the applicant has submitted high resolution drawings with clear annotations and accurate labelling for the proposed works and clear site photographs. The applicant has also confirmed that all works would be located within the rear garden of the property, and no works are proposed in the front.

The proposed alterations involve the replacement of the existing timber 17m long boundary fencing with a 19m long brick wall. The height of the first 17m of the proposed wall would be the same as the existing timber fence at 2m above the raised deck level and 3m above the ground level. The additional and final 2m of the wall would have an effective height of 3m when viewed from the host property and the neighbouring property, No. 38 Coolhurst Road. The wall would be constructed using solid facing bricks designed to match the existing boundary walls on Coolhurst Road and the existing host dwelling.

The existing raised rear deck would be extended in length from 4.5m to 6m, whilst retaining its full width of approximately 9m and a height of 1m above ground level. The existing timber decking would be upgraded to non-slip outdoor natural limestone tiles. As part of the reconfiguration of the rear garden access, the central staircase would be removed to accommodate a new soft landscaping area, whilst the existing staircases on the left and right sides would be renewed and resurfaced with limestone tiles to match the main deck. The existing left- and right-side pathways would also be resurfaced in matching limestone. Furthermore, 2no. 6m long continuous planter boxes would be installed on either side of the right-side staircase, and a 4.5m x 0.9m built-in brick BBQ area would be integrated into the main usable deck space.

Whilst the deck area would be modestly increased in size, the alterations maintain the existing structural height and fundamental function of the terrace. Given the minor scale of the works, their confinement to the rear garden, and the absence of any alterations to the street-facing elevation, the proposal would cause no disruption to the spatial pattern of plots. The introduction of a traditional and durable brick wall, alongside high-quality natural limestone tiling and new structured landscaping, provides minor enhancements to the garden's character. Consequently, the proposed works would be in keeping with the existing development pattern and would be proportionate and subordinate to the host property, ensuring they do not adversely affect the character and appearance of the street scene and the wider Crouch End Conservation Area.

Overall, the proposed development is considered acceptable in design and heritage terms.

Impact on Amenity

The only increase in height, depth and massing along the site boundary would be the installation of 2m of additional boundary wall to the rear of the existing 17m long boundary fencing. Given the location and scale of the works, the proposed development would not appear overbearing when viewed from neighbouring properties nor result in any material increase in overshadowing or loss of privacy and daylight/sunlight to the occupiers of neighbouring properties. The proposal is acceptable in terms of impact on amenities.

Impact on Impact on Trees

DPD Policy DM1 states that development proposals shall demonstrate how the landscaping and planting are integrated into the development as a whole. The Council will expect development proposals to respond to trees on and close to the site as well as landscaped boundary and treatments.

Following comments from Officers, the applicant has clarified that there are no trees within the site's rear garden or near the boundary that require consideration. There is an existing hedge which the applicant would be moving further down the garden to enhance privacy. The submitted

site plan and elevation drawings also show the boundary conditions and confirm the absence of trees. As such, the impact on trees arising from the proposal is considered acceptable.

Conclusion

The proposed development is in general accordance with Policies DM1, DM9 and DM12 of the Development Management DPD 2017, and Policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

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

5. CIL APPLICABLE

N/A – Under 100sqm no new unit.

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 listed below, other than where those details are altered pursuant to the conditions of this planning permission or where alternative details have been subsequently approved following an application for a non-material amendment:

- Location Plan and Block Plan
- 1412-P11 A Propose Plan, 1412-P11 Propose rear elevation, 1412-P11 Propose side elevation
- Materials Schedule

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.

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: 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.