

Application Number:	HGY/2026/2168
Application Type:	Full planning permission
Address:	Haringey Council storage site in southern end of Priory Park, London, N8.
Proposal:	Retrospective application for the installation of security gates and fences to the frontage of the storage site of Haringey Council in Priory Park.
Case Officer:	Roland Sheldon
Valid Date:	10/09/2026
	6
Applicant:	Mr Kian Jafari
Agent:	Mr Tyrone Coursaris

RECOMMENDATION

Approve with Conditions

1. Site and Surroundings

The subject site contains a Council parks maintenance area in the southern end of Priory Park, N8. The site has a footprint of approximately 325m², and is occupied by 4 permanent single storey structures and a temporary structure. It is understood to house parks maintenance equipment and vehicle(s) associated with park maintenance.

The site is not located within a conservation or within the setting of a listed building. The site lies just outside the open space designation of the park itself, but is within the historic park designation in association with Local Plan policy SP13.

2. The Proposal

Retrospective application for the installation of security gates and fences to the frontage of the storage site of Haringey Council in Priory Park.

3. Relevant Planning and Enforcement history

The planning history in relation to the site is as follows.

No relevant planning history

No planning enforcement history.

4. CONSULTATION RESPONSE

The following were consulted on the planning application:

- LBH Planning Enforcement: No comments received
- LBH Nature Conservation Officer: No comments received
- LBH Arboricultural Officer: No objections to the proposal raised from an arboricultural perspective. There do not appear any significant tree issues. The installations appears to have been installed by hand.

5. LOCAL REPRESENTATIONS

The application has been publicised by way of letters sent to neighbouring occupants. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objecting: 0
Supporting: 0
Neither: 0

The following comments were received that are considered material to the determination of this planning application:

None

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design and character; and
3. Impact on neighbouring amenity

Principle of development

Local Plan policy SP13 sets out that new development shall protect and improve Haringey's parks and open spaces. Amongst other criteria, the policy sets out that all development shall manage the impact of such new developments in areas adjacent to designated open space and conserve the historic significance of the borough's designated historic parks and gardens.

DM policy DM20 sets out that development that protects and enhances Haringey's open spaces will be supported. The policy also sets out that development adjacent to open space should seek to protect and enhance the value and visual character of the open land.

The site is located on the boundary of the Priory Park Open Space. The proposal seeks retrospective planning consent for the installation of security gates and fences to the frontage of the storage site of Haringey Council in Priory Park. The fencing replaces wooden fencing that was previously in place on the northern elevation of the storage site adjacent to the southern path leading into the park, and a small section of the eastern elevation of the storage site.

The fencing does not have an adverse impact on the historic interest of the open space or the value and visual character of the open space. The fencing/gates also serve to secure the site and assist in the continuing function of the park by protecting the equipment required for its ongoing maintenance.

The principle of development is therefore considered to be acceptable.

Design & Character

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.

The fencing reaches 3 metres in height on the northern elevation and is composed of aluminium solid panel security fences and gates in green colour. Whilst visually prominent given its height, the use of a green shade helps them to blend in with the verdant setting of the park. The fencing is acceptable in design terms and does not result in an unacceptable impact on the character and appearance of the park or wider locality.

The proposal is therefore considered to be 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.

The height and positioning of the fencing is not in a position that results in any adverse impact on light, outlook or visual overbearing impact conditions of neighbouring occupants.

Taking the above into consideration, the proposal would be acceptable with regards to amenity impact considerations.

7. Conclusion

The proposal is acceptable with regards to principle of development, design, character and amenity considerations.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

8. CIL APPLICABLE

The additional floorspace is less than 100 square metres and as such is not liable for CIL.

9. RECOMMENDATION

GRANT PERMISSION subject to conditions:

Conditions:

- 1 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.

E0: Existing site and block plan

E1: Existing ground floor plan

E2: Existing front elevation

E3: Existing side elevation

P0: Proposed site and block plan

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