Officer Report

Application Number:	**HGY/2026/2480**
Application Type:	**Householder planning permission**
Address:	Flat 4, Glace Apartments, 11 Cross Lane, Hornsey, London, N8 7GE
Proposal:	Erection of a small timber framed garden room in the garden of a ground floor flat.
Case Officer:	Mercy Oruwari
Valid Date:	04/09/2026
Applicant:	Mr & Mrs Niki & Simon Cooper
Agent:	Mr IAN NELSON

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is located within the ground floor of the five-storey Block B (Glace Apartments) of the recently completed Cross Lane development. The building contains 32 flats. The host flat, together with four other neighbouring ground-floor flats, benefits from private gardens of varying sizes. These gardens back onto dense vegetation to the rear of the site. There is also vegetation along the northern boundary of the garden serving Flat 4.

The site is not located within a conservation area; however, it is surrounded by the boundaries of the Hornsey Water Works & Filter Beds Conservation Area.

2. THE PROPOSAL

The proposal is for the erection of a single-storey timber-framed garden room (outbuilding) adjacent to the northern boundary of the rear garden serving Flat 4.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

There is no relevant planning history relating specifically to this flat.

4. CONSULTATION RESPONSES

Internal and External Consultees

No representations received in response to the notification and publicity of the application.

5. PLANNING CONSIDERATIONS

Design and Appearance

Policy SP11 of the Strategic Policies and Policy DM1 of the Development Management DPD seek to enhance the built environment through high-quality design that respects local context and

reinforces the positive characteristics of an area. Policy DM1 requires development to relate positively to its locality in terms of height, form, scale, massing, building lines, architectural detailing and design.

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 that respects and complements the form, setting, period, architectural characteristics and detailing of the original building. The policy also requires the use of high-quality matching or complementary materials that respond appropriately to the surrounding context.

The application seeks planning permission for the construction of a flat-roofed garden room positioned at the rear of the garden adjacent to the northern boundary. The proposed structure would measure 3m in width, 2.2m in depth and 2.5m in height. It would be set approximately 0.6m from the shared northern boundary fence and 1.2m from the rear boundary.

The building would comprise a larger principal section incorporating double-glazed doors and a window within the western elevation. A smaller storage section would be positioned adjacent to the rear boundary and would be accessed via a separate single-glazed door. Both entrances would face towards the main garden area.

The footprint of the outbuilding is modest and comparable to many garden structures that can be erected under permitted development rights. The scale of the structure is therefore considered acceptable.

The proposed building would be of lightweight timber-frame construction. The front and left side elevations would be clad in Western Red Cedar, whilst the rear and right side elevations would be finished in slate-grey Cedral weatherboarding. The garden room is considered to represent a high-quality contemporary design, and the proposed materials are appropriate for an outbuilding within a rear garden setting.

The proposal is proportionate and subordinate to the host property and is consistent with the pattern of development in the surrounding area, where a number of outbuildings are present within neighbouring rear gardens. The structure would occupy only a small proportion of the available garden space.

The surrounding vegetation would not be adversely affected by the development. The applicant has advised that the garden room would be installed using either a pegged composite foundation system or screw-pile foundations, thereby minimising ground disturbance.

Impact on Neighbouring Amenity

London Plan Policy D6 requires development proposals to achieve high-quality design standards whilst safeguarding the amenity of neighbouring occupiers. In particular, proposals should provide appropriate levels of daylight and sunlight and seek to minimise overshadowing.

Policy DM1 of the Development Management DPD requires development to secure a high standard of privacy and amenity for both future occupiers and neighbouring residents. Development should provide appropriate daylight, sunlight and outlook, whilst avoiding unacceptable overlooking, loss of privacy or other harmful impacts on residential amenity.

The proposed outbuilding, by virtue of its modest height, scale and siting, would not result in any material loss of light, outlook or increased sense of enclosure to neighbouring occupiers. The structure would be positioned a considerable distance from neighbouring residential units and would project only partially above the existing northern boundary fence. Views of the structure

would be further filtered by existing mature vegetation and shrubs located within the host garden and adjoining gardens. The applicant has confirmed that all vegetation along the northern boundary will be retained.

The proposal is therefore considered acceptable and would not result in any adverse impacts on neighbouring residential amenity.

6. CONCLUSION

The proposed outbuilding is acceptable in terms of its scale, design, appearance and impact on the character of the site and surrounding area. Furthermore, it would not result in any material harm to the residential amenity of neighbouring occupiers. All other relevant planning considerations, including equalities impacts, have been taken into account. Accordingly, planning permission should be granted.

7. RECOMMENDATION

Grant planning permission subject to the conditions set out below.

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:

- 3714-01 Proposed plans, Location Plan and Block plan of the site

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

3 The garden room hereby approved shall be used only for purposes incidental to the enjoyment of the dwelling known as Flat 4, Glace Apartments, 11 Cross Lane, Hornsey, London, N8 7GE, and shall not be used as habitable accommodation, including as a bedroom, separate living accommodation, short-term let accommodation, or for any commercial or business purpose.

Reason: To ensure that the outbuilding remains subordinate and incidental to the residential use of the host dwelling and does not result in the creation of additional living accommodation, in the interests of the character of the area and the amenities of neighbouring occupiers, in accordance with Policy D6 of the London Plan (2021) and Policies SP11 and DM1 of the Haringey Local 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.