Officer Report

Application Number:	**HGY/2026/2593**
Application Type:	**Householder planning permission**
Address:	17 Gladwell Road, Hornsey, London, N8 9AA
Proposal:	Erection of garden studio outbuilding at the rear of the garden.
Case Officer:	Mercy Oruwari
Valid Date:	16/09/2026
Applicant:	Mr Dawinder Gidda
Agent:	

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site comprises a semi-detached property that was converted into two self-contained flats in 1982. The application relates to the ground floor flat, which benefits from ownership and use of the rear garden.

The front elevation of the building presents as a two-storey property but due to the sloping topography of the site and surrounding area, the rear outrigger appears as a three-storey structure when viewed from the rear, with a lower ground floor level visible.

The site is located within the Crouch End Conservation Area but is not a listed building and does not lie within the curtilage of a listed building.

2. THE PROPOSAL

This application seeks planning permission for the erection of a garden room (outbuilding) within the rear garden associated with the ground floor flat. The proposed outbuilding would be positioned towards the rear of the garden close to, but set away from, the boundary with No. 19.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The relevant planning history for the site includes:

• OLD/1983/0398 - Conversion into two self-contained flats. Approved 30/11/1982 subject to conditions.

4. CONSULTATION RESPONSES

Internal and External Consultees

No comments were received.

5. PLANNING CONSIDERATIONS

Design & Heritage

Policy SP11 of the Strategic Policies and Policy DM1 of the Development Management DPD seek to secure high-quality design that responds positively to local context and enhances the built environment. Policy DM12 'Housing Design and Quality' requires extensions and alterations to be of a high-quality, site-specific and sensitive design that respects the character and appearance of the host property and its surroundings.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings conserve their significance. Policy SP12 and Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

The application seeks consent for the construction of a flat-roofed garden room positioned towards the rear of the garden. The proposed outbuilding would measure approximately 2.1m in width and 2.1m in depth. The roof would slope from approximately 2.4m in height at the front to 2.3m at the rear. The structure would be positioned close to, but approximately 0.5m away from, the shared boundary with No. 19 and would also be set in from the rear boundary.

The footprint of the proposed outbuilding is modest and comparable to many garden structures that can typically be constructed under permitted development rights for dwellinghouses, although such rights do not apply in the same way to flats. Nevertheless, this provides a useful benchmark when considering the reasonableness of the proposal's scale and siting.

The proposed building would comprise a lightweight galvanised steel structure finished in slate grey. The front elevation would incorporate black-framed double-glazed uPVC sliding doors and the roof flashing would be finished in black. 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 would remain proportionate and subordinate within the garden and would be in keeping with the pattern of development in the surrounding area, where a number of outbuildings are evident within neighbouring rear gardens. The structure would occupy only a small proportion of the available garden area.

The site is located within the Crouch End Conservation Area. Given the modest size, lightweight appearance and rear garden location of the proposed outbuilding, together with its limited visibility from the public realm, the proposal would not harm the character or appearance of the Conservation Area. The significance of the designated heritage asset would therefore be preserved.

Accordingly, the proposal is considered acceptable in design and heritage terms and complies with policies outlined above.

Impact on Neighbouring Amenity

London Plan Policy D6 requires development proposals to safeguard the amenity of surrounding occupiers, including ensuring adequate levels of daylight and sunlight and avoiding undue overlooking, enclosure and loss of privacy.

Policy DM1 of the Development Management DPD requires development proposals to provide a high standard of amenity for neighbouring occupiers in relation to privacy, outlook, daylight and sunlight.

The proposed outbuilding, by virtue of its modest footprint, low height and rear garden location, would not result in any material loss of daylight, sunlight, outlook or increased sense of enclosure to neighbouring occupiers. The structure would be positioned a considerable distance from neighbouring residential accommodation and would project only partially above the existing boundary treatment.

Given the low height of the building, the separation distances involved and the presence of existing boundary fencing, mature planting and vegetation within both the application site and adjoining gardens, views of the structure would be limited. The outbuilding would not appear unduly dominant, overbearing or visually intrusive when viewed from neighbouring properties.

The proposed garden room would not contain side-facing windows and would not give rise to overlooking or any material loss of privacy.

The submitted floor plans indicate that the structure would be used for purposes incidental to the residential occupation of the ground floor flat, such as a home office, study, hobby room or domestic storage. To ensure that the structure remains ancillary to the host residential use and does not become a separate planning unit or self-contained accommodation, a planning condition will be imposed restricting its use to purposes incidental to the residential occupation of the ground floor flat.

The proposal would not result in any unacceptable impact on the amenities currently enjoyed by neighbouring occupiers and is therefore considered acceptable.

Trees and Landscaping

Policy DM1 requires development proposals to respond positively to existing trees and landscaping both within and adjoining a site.

The proposed outbuilding is modest in scale and would be located within an area of garden where no trees would be removed. The submitted details indicate that the structure would be installed on a solid base comprising a concrete slab and/or paving slabs laid on a compacted sub-base, requiring only limited excavation. Given the modest footprint of the development, current site conditions and being pulled from the boundary is does not present risks in terms of harm to trees, specifically

6. CONCLUSION

The development is considered acceptable in terms of its design, scale and appearance. It would preserve the character and appearance of the Crouch End Conservation Area, would not adversely affect trees or landscaping and would not result in material harm to the amenities of neighbouring occupiers.

All other relevant material considerations, including the Council's duties under the Equality Act 2010, have been taken into account. Planning permission should therefore be granted for the reasons set out above.

7. RECOMMENDATION

GRANT PLANNING PERMISSION subject to conditions, including a condition

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:

- Floor plan, elevations, section and roof plan
- studio02 plan and elevations_solid base
- gladwell site proposed
- os_mastermap_a4_colour_pdf_site-block_plan_1_500
- os_mastermap_a4_colour_pdf_location_plan_1_1_250

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

3 The outbuilding hereby approved shall only be used for purposes incidental to the residential use of the ground floor flat at 17 Gladwell Road, Hornsey, London, N8 9AA. For the avoidance of doubt, the outbuilding shall not be used as a separate unit of accommodation, for sleeping accommodation, short-term let accommodation, or for any purpose that would ordinarily be expected to be accommodated within the main dwelling.

Reason: To ensure that the development remains ancillary to the residential use of the property and to safeguard the character of the area and the amenities of neighbouring occupiers.

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.