Officer Report

Application Number:	**HGY/2026/2152**
Application Type:	**Full planning permission**
Address:	Flat 2, 62 Coniston Road, Hornsey, London, N10 2BN
Proposal:	The amalgamation of the existing ground floor and lower ground floor self-contained flats into a single three-bedroom maisonette, together with associated external alterations to fenestrations including the replacement of single glazed windows with double glazed windows and the erection of a rear garden outbuilding (Amended description),
Case Officer:	Ben Coffie
Valid Date:	29/07/2026
Applicant:	MR DAN DIANA
Agent:	Mr Dan Diana

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site comprises the ground floor and lower ground floor flats of 62 Coniston Road, a three-storey semi-detached Edwardian property located on the east side of Coniston Road. The building is subdivided into four self-contained flats: a flat at lower ground floor level, a flat at raised ground floor level, and separate flats at first and second floor levels.

The lower ground floor flat is served by a front lightwell below street level, and the ground floor flat has access to the rear garden. The building is not listed but is located within the Muswell Hill Conservation Area.

2. THE PROPOSAL

The proposal is for the amalgamation of the existing ground floor and lower ground floor self-contained flats into a single three-bedroom maisonette, together with associated external alterations and the erection of a rear garden outbuilding.
Externally, the proposal comprises:

- the enlargement of the side windows to the lower ground floor front bay and the replacement of the lower ground floor front door, all within the front lightwell below street level;
- the replacement of the existing rear ground floor patio doors with Crittall-style glazed doors within the existing arched opening; and
- the erection of a single-storey outbuilding at the end of the rear garden, measuring approximately 6m wide by 2.67m to 3m deep (approximately 17 sq.m GEA), with a maximum height of 2.5m.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2002/0153,
Address: 62, Coniston Road, London, N10 2BN, London
Proposal: Conversion to form 1studio, 1 x 1 bed, 2 x 2 bed self contained flats and the creation of a roof terrace at rear.,
Decision Date: 2 April 2002
Decision: Refuse

HGY/2016/0944,
Address: Ground Floor Flat, 62, Coniston Road, London, N10 2BN
Proposal: Single storey rear side extension to the ground floor flat and conversion from 2bed/4person into 3bed/4person flat,
Decision Date: 19 May 2016
Decision: Approve with Conditions

4. CONSULTATION RESPONSES

Internal Consultation
N/A

Neighbour Consultation
The application was publicised by letters to neighbouring occupiers / site notice / press notice (conservation area). The number of representations received from neighbours in response to notification and publicity of the application are as follows:

No of individual responses: 2
Objecting: 2
Supporting: 0

As summary of concerns raised in objections received are detailed below:
· Concern that the proposed rear garden outbuilding would result in overlooking, loss of privacy and reduced enjoyment of the objector's home and garden.
· Concern that the cumulative impact of the existing extensions and proposed outbuilding would create an overbearing sense of enclosure and an unacceptable outlook.
· Concern that the proposal constitutes overdevelopment of the site, resulting in excessive loss of garden space, greenery and permeable surfaces.
· Concern that the development would increase noise, disturbance and odour impacts, harming neighbouring residential amenity.
· Concern that the future use of the outbuilding could intensify activity within the garden and further affect neighbouring occupiers.
· Request that the Council refuse the application due to its perceived adverse impact on privacy, outlook, residential amenity and the character of the site.

Officer response:

1. Consultation period: The application was publicised by letters to neighbouring occupiers and by a site notice displayed on 21 August 2026, as required for development in a conservation area. The statutory consultation period of 21 days from the display of the site notice ran until 11 September 2026, and no decision was made before its expiry. There is no provision to extend the statutory period because it falls within the holiday season. However, all comments received before the application is determined have been, and will be, taken into account. The supporting statement advises that the applicants notified the other owners of the building of the proposal, and obtained their written agreement, on 6 and 27 June 2026 before the application was submitted.

2. Existing side extension, noise and cooking smells: The existing side extension was granted planning permission under reference HGY/2016/0944 and does not form part of this application; therefore, its impacts cannot be re-assessed under this current application. The outbuilding would not contain a kitchen or sanitary facilities, and a condition would restrict its use to purposes incidental to the maisonette. It would therefore not generate cooking smells, and any noise would be typical of normal domestic garden use. Any statutory noise nuisance would be a matter for the Council's Environmental Health service.
3. Privacy, outlook, light, cumulative impact and enclosure: These matters are assessed in detail in the 'Impact on neighbouring amenity' section below.
4. Construction noise and disturbance: Concerns regarding construction noise and disturbance are noted. However, planning legislation cannot control construction hours or working methods directly, as temporary disruption is an inevitable consequence of development and is governed separately. Standard construction working hours and noise control will apply under the Control of Pollution Act, secured via an informative added to the decision. Given the limited scale of the proposal, any construction impacts are expected to be short-term and would not result in undue harm to neighbouring residential amenity.

5. PLANNING CONSIDERATIONS

1. Principle of development;
2. Design & heritage;
3. Standard and quality of residential accommodation;
4. Impact on neighbouring amenity.
5. Impact on trees.

Principle of development

The London Plan 2021 supports the essential need for more homes and currently has a 10-year target set for the delivery of 15,920 new dwellings in Haringey, of which 2,600 should be from small sites. Haringey Local Plan policy SP2 outlines that the Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing.

London Plan Policy H1 'Increasing Housing Supply' seeks to increase housing supply across London, and Policy H8 'Loss of existing housing and estate redevelopment' states that the loss of existing housing should be replaced by new housing at existing or higher densities with at least the equivalent level of overall floorspace.

DM policy DM10 sets out that the Council will resist the loss of all existing housing, including affordable housing and specialist forms of accommodation, unless the housing is replaced with at least equivalent new residential floorspace.

The proposal would amalgamate the ground floor and lower ground floor flats of 62 Coniston Road into a single maisonette. Whilst this would result in the net loss of one residential (C3) unit, it would not result in the loss of any residential floorspace, and the building would continue to provide three self-contained units. The proposal is therefore in compliance with this aspect of policy DM10.

The borough would gain a three-bedroom family-sized unit with direct access to a private rear garden. Family-sized housing is a recognised need in the borough, and the proposal would add to the range of housing choice available. The loss of a single unit would have a negligible effect on the Council's ability to meet its housing targets and is outweighed by the provision of good-quality family accommodation. Therefore, the principle of the amalgamation is acceptable.

The principle of an outbuilding ancillary to the residential use is also acceptable, subject to its design, impact on the conservation area and neighbouring amenity, and its use remaining ancillary to the maisonette, as assessed below.

Design & heritage

Policy SP11 of the Strategic Policies 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 SP12 and DPD Policy DM9 'Management of the Historic Environment' require development within conservation areas to preserve or enhance their character and appearance.

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings 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.

Lower ground floor front windows and door

The enlargement of the side windows to the lower ground floor front bay and the replacement of the front door would be confined to the front lightwell, below the level of the street. The alterations would be seen only in limited, oblique views from the public highway and would not affect the principal raised ground and upper floor elevations of the building.

The applicant has submitted additional drawings detailing the proposed front windows and door, including elevations and section details. The submitted information demonstrates that the proposed materials, detailing and glazing bar profiles would be sympathetic to the Edwardian character of the host building. As such, the alterations would preserve the character and appearance of the host building and the conservation area and are considered acceptable in design and heritage terms.

Rear patio doors

The replacement Crittall-style doors would be installed within the existing arched opening in the rear elevation, which would be retained. Slim-framed metal glazing of this type is a common feature of rear alterations in the locality, and the doors would not be visible from the public realm. The proposal is considered acceptable in design terms.

Garden outbuilding

The outbuilding would be located at the end of the rear garden and would be single storey with a modest maximum height of 2.5m. Its footprint of approximately 17 sq.m would be subordinate to the host building and the garden, and a meaningful area of garden (approximately 52 sq.m at the rear) would be retained. The sedum roof would soften its appearance in views from the upper floors of surrounding properties. Timber-effect composite cladding with Crittall-style doors is an acceptable, contemporary palette for a garden building. The structure would not be visible from Coniston Road, and outbuildings of a similar scale are characteristic of rear gardens in the area.

Overall, the proposed works as outlined above are considered most and acceptable changes which will not harm the character and appearance to this part of Muswell Hill Conservation Area, as such leaving it preserved.

Standard and quality of residential accommodation

London Plan Policy D6 requires housing developments to be of high-quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight, maximising the provision of dual aspect units and providing adequate and easily accessible storage space as well as outdoor amenity space. Table 3.1 sets out the internal minimum space standards for new developments, while Table 3.2 of the London Plan provides qualitative design aspects that should be addressed in housing developments. The criteria set out within parts c-g of part A of DMP policy DM16 largely echo some of the design aspects covered within policy D6 of the London Plan.

The merged unit would provide a three-bedroom maisonette over two floors, with a total gross internal area of approximately 103 sq.m, which exceeds the minimum requirement of 84 sq.m for a 3b4p two-storey dwelling in Table 3.1 of the London Plan. The unit would be dual aspect, with a front living room, two bedrooms, a bathroom and a kitchen/dining room at ground floor level. The master bedroom and ensuite at lower ground floor level would be served by the front lightwell, and the enlarged windows would improve the natural light to this room. The unit would have direct access to a private rear garden of approximately 69 sq.m, which comfortably exceeds the minimum private amenity space standards.

The outbuilding is proposed for garden storage and home working/hobby use. To ensure it is not used as separate living accommodation, a condition is recommended restricting its use to purposes incidental to the enjoyment of the maisonette.

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.

Window and door alterations

The front lightwell windows and door and the rear patio doors would replace existing openings or enlarge them within the lightwell. They would not give rise to any material overlooking or loss of privacy to neighbouring occupiers, including the occupiers of the upper flats.

Garden outbuilding

The outbuilding would have a maximum height of 2.5m and would be located at the end of the garden, adjacent to the rear and side boundaries. An objection has been received from the occupier of Flat 3, 60 Coniston Road, on the grounds of loss of privacy, outlook, light and green views, and cumulative enclosure. Flat 3 is understood to be located at first floor level, with all of its windows facing the rear gardens.

Given the single-storey height of the outbuilding, its position at the far end of the garden and its separation distance from the rear windows of No.60, it would not affect the daylight or sunlight to the windows of Flat 3 or other neighbouring properties. Equally such a structure would not lead to overshadowing given it modest height.

From windows at first floor level, occupiers would look over and beyond the outbuilding. The flat sedum roof would present a green surface in views from above, which would largely maintain the

green character of the outlook. The outbuilding at 58 Coniston Road has been noted. However, the two structures would be in separate gardens, both would be single storey, and substantial areas of open garden would remain between them and the rear of the houses. On this basis, the cumulative effect is not considered to create an unacceptable sense of enclosure or to materially erode the open, verdant character of the rear gardens.

The only glazed openings in the outbuilding would be the patio doors facing back towards the host building, together with a rooflight in the flat roof. There would be no windows in the flank or rear elevations facing neighbouring gardens.

Concern has been raised regarding the potential for overlooking from the proposed garden building towards first-floor windows serving No. 60C. It is acknowledged that the rear gardens of these properties are relatively modest in depth and, as a result, the separation distance between the garden building and the neighbouring first-floor windows would also be relatively modest.

However, any opportunities for views towards these windows would be at an oblique angle rather than directly facing them, with the shared boundary treatment also serving, in part, to intercept views. It is further noted that, within a typical residential setting, there are often mutual opportunities for overlooking between neighbouring rear gardens and towards upper-floor windows. The proposed garden building would not materially alter this existing relationship and, having regard to the angled relationship between the properties, the approximate 10-metre separation distance and the intervening boundary fence, any overlooking would be limited and would not result in a significant loss of privacy.

Overall, the proposal is considered acceptable in respect of its impact on neighbouring amenity.

Impact on 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.

Policy G6 of the London Plan states that in relation to ‘requires new developments to make a positive contribution to the protection, enhancement, creation and management of biodiversity wherever possible. Impacts on existing biodiversity or green space, as a result of minor housing developments, are required to be minimised and mitigated through measures such as returning hard standing to green space, the installation of green roofs and green walls, or the provision of landscaping that facilitates sustainable urban drainage in order to achieve the principle of no net loss of overall green cover’, which is also advocated in local plan policy: DM Policy (2017) DM19.

The proposed outbuilding would not result in the removal of any trees of special amenity value on or adjacent to the site. Whilst the presence of trees is noted at adjacent sites within proximity to the site boundary where the outbuilding will be constructed, it would not be constructed with the crown area of the trees. Moreover, as per the submitted foundation details the construction will adopt a ground screw foundation and no intensive ground works are proposed.

As such it is not envisaged that there will be any potential impacts on existing trees in the garden.

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

6. CONCLUSION

The proposal is considered acceptable in respect of its principle, character and appearance, and its impact on the site. The objection received has been carefully considered, but for the reasons set out above, it does not warrant refusal of the application. The proposal would preserve the character and appearance of the Muswell Hill Conservation Area and would not result in material harm to the residential amenity of neighbours.

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 proposal would not create a new dwelling, and the increase in internal floor area (the outbuilding, approximately 17 sq.m) would not exceed 100 sq.m. Therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

The application is recommended for approval subject to conditions.

Conditions:

1 The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 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 in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Approved Plans List: A-P-020 Rev A; A-P-100 EX Rev A; A-P-100 PR Rev A; A-P-100.01 PR Rev B; A-P-100.02 PR Rev A; A-P-200 EXPR Rev B; A-P-300 EXPR Rev A.

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

3 The external materials used for the development shall match those shown in the approved application plans, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory appearance and safeguard the visual amenities 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.

4 The outbuilding hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the dwelling known as Flat 2, 62 Coniston

Road, Hornsey, London, N10 2BN. For the avoidance of doubt the structure shall not be utilised for any purposes which one would expect to be accommodated within the main dwelling such as sleeping or short-term let accommodation.

Reason: To ensure that the development does not prejudice the character of the locality and the amenities of occupiers of adjoining residential properties.

5 The development hereby permitted shall be carried out in full accordance with the approved plans and supporting document titled A-P-100.02 PR, including the use of a low-impact foundation system comprising ground screws and/or helical piles as detailed therein. No traditional trench, strip, raft or pad foundations shall be installed unless otherwise agreed in writing by the Local Planning Authority. The development shall thereafter be retained and maintained in accordance with the approved details.

Reason: In order to safeguard the root systems of adjacent trees which are to remain after the building works are completed and in the interests of visual amenity.

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 their ownership.

INFORMATIVE: Outbuildings and Building Regulations
Your attention is drawn to the need to comply with the relevant provisions of Building Regulations which can apply in relation to certain outbuildings in terms of size, use and proximity to a boundary. Please refer to the following for further advice.
https://www.planningportal.co.uk/info/200130/common_projects/43/outbuildings/
https://www.haringey.gov.uk/planning-and-building-control/building-control

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