# James Corden faces neighbour backlash over London mansion modifications and plans for new outbuilding



James Corden, the 47-year-old comedian and TV host, has found himself at the centre of local controversy in north London over changes made to the front garden of his £11.5 million mansion, alongside ongoing disputes regarding noise and planned extensions to the property.

The latest uproar stems from accusations by neighbours and local resident groups that Corden "illegally" paved over a significant portion of his front garden without prior planning permission. The work, which replaced an 11 square metre planting bed with concrete slabs, was carried out before Corden sought retrospective planning permission. According to the application submitted by his team, the changes were described as “minor landscaping works” intended to repair existing paving slabs and create additional hard surface space to store wheelie bins. However, neighbours contest this claim, noting there were no paving slabs originally, only gravel, and question the need for extra bin storage given the sizeable driveway already available.

Critics argue that the replacement of natural planting with impermeable concrete has harmed the local biodiversity, important in the strict conservation area where the mansion is located. Alan Selwyn, a trustee of a local residents' association, emphasised concerns that the reduction in natural habitat diminishes biodiversity and that using industrial materials is inappropriate for the heritage setting. Additional worries were raised about the survival of new trees planted by Corden as compensation, with some residents sceptical that they will thrive due to overcrowding and proximity issues.

These landscaping changes provoked strong responses from local councillors and community leaders. The leader of the opposition on the council, Cllr Tom Simon, publicly called for resisting the planning application, contending there was no valid justification to lose green space. Likewise, David Thomas, chair of the Bloomsbury Conservation Areas Advisory Committee, referenced strict local guidelines that typically prohibit increasing hard surfaces in front gardens within conservation areas. Local residents lamented the impact on the character and appearance of their neighbourhood, describing the transformed front garden as barren and unwelcoming in comparison to the previous natural greenery.

Adding to local disquiet, James Corden has faced a series of complaints from neighbours about loud drumming noises emanating from the mansion, as well as contentious plans to build a substantial outbuilding in the garden. The proposed extension includes features such as a sauna, pool, gym, kitchen, and an office or den, roughly equivalent in size to a large one-bedroom flat. This development plan has attracted over eighteen neighbour complaints citing concerns about noise, proximity to boundaries, environmental impact, and potential intrusion on community green space.

Neighbours have described the proposed structure as “totally unreasonable” and “highly intrusive,” particularly noting it would stand just one metre from property boundaries, potentially overshadowing adjacent homes and harming the local environment. An expert report challenging claims that no trees would be affected by these construction plans has further fuelled residents' objections. The local council is currently assessing the application, with the dispute highlighting tensions between private property development and conservation priorities within this upscale London neighbourhood.

Despite the resistance, Corden has won a planning battle for previous extensions to his home, including a gym and spa, which were approved despite numerous objections about noise and environmental concerns. This ongoing pattern of development and neighbour complaints reflects the challenges faced by high-profile homeowners trying to adapt properties in sensitive conservation areas while balancing community expectations.

Meanwhile, beyond London, Corden’s other property, Templecombe House in Oxfordshire—which he bought in 2023 for around £8 million—has reportedly fallen into disrepair and been subject to vandalism, casting a shadow on another ambitious project by the star.

The controversies surrounding James Corden’s London mansion demonstrate the complex issues that arise when high-value properties in conservation areas undergo significant changes, especially when residents feel that those changes negatively impact the character, environment, and quiet enjoyment of their neighbourhood. The final decision by the local council on the ongoing planning disputes will be closely watched by both residents and observers.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.dailymail.co.uk/news/article-15216677/James-Corden-neighbours-garden-London-mansion.html?ns_mchannel=rss&ns_campaign=1490&ito=1490) (Daily Mail), [[2]](https://www.standard.co.uk/showbiz/james-corden-war-neighbours-drum-noise-london-mansion-b1218294.html) (Evening Standard)
* Paragraph 2 – [[1]](https://www.dailymail.co.uk/news/article-15216677/James-Corden-neighbours-garden-London-mansion.html?ns_mchannel=rss&ns_campaign=1490&ito=1490) (Daily Mail), [[2]](https://www.standard.co.uk/showbiz/james-corden-war-neighbours-drum-noise-london-mansion-b1218294.html) (Evening Standard)
* Paragraph 3 – [[1]](https://www.dailymail.co.uk/news/article-15216677/James-Corden-neighbours-garden-London-mansion.html?ns_mchannel=rss&ns_campaign=1490&ito=1490) (Daily Mail)
* Paragraph 4 – [[1]](https://www.dailymail.co.uk/news/article-15216677/James-Corden-neighbours-garden-London-mansion.html?ns_mchannel=rss&ns_campaign=1490&ito=1490) (Daily Mail)
* Paragraph 5 – [[1]](https://www.dailymail.co.uk/news/article-15216677/James-Corden-neighbours-garden-London-mansion.html?ns_mchannel=rss&ns_campaign=1490&ito=1490) (Daily Mail), [[2]](https://www.standard.co.uk/showbiz/james-corden-war-neighbours-drum-noise-london-mansion-b1218294.html) (Evening Standard)
* Paragraph 6 – [[2]](https://www.standard.co.uk/showbiz/james-corden-war-neighbours-drum-noise-london-mansion-b1218294.html) (Evening Standard), [[3]](https://www.lbc.co.uk/news/entertainment/james-corden-drumming-neighbours-row/) (LBC), [[7]](https://www.lbc.co.uk/article/james-corden-drumming-neighbours-row-5Hjd2n2_2/) (LBC)
* Paragraph 7 – [[2]](https://www.standard.co.uk/showbiz/james-corden-war-neighbours-drum-noise-london-mansion-b1218294.html) (Evening Standard), [[3]](https://www.lbc.co.uk/news/entertainment/james-corden-drumming-neighbours-row/) (LBC), [[7]](https://www.lbc.co.uk/article/james-corden-drumming-neighbours-row-5Hjd2n2_2/) (LBC)
* Paragraph 8 – [[6]](https://www.standard.co.uk/showbiz/james-corden-wins-planning-battle-to-build-gym-and-spa-at-london-home-neighbours-complain-b1222767.html) (Evening Standard), [[1]](https://www.dailymail.co.uk/news/article-15216677/James-Corden-neighbours-garden-London-mansion.html?ns_mchannel=rss&ns_campaign=1490&ito=1490) (Daily Mail)
* Paragraph 9 – [[5]](https://www.finance-monthly.com/2025/06/james-cordens-8-million-uk-mansion-left-abandoned-and-vandalized/) (Finance Monthly)
* Paragraph 10 – [[1]](https://www.dailymail.co.uk/news/article-15216677/James-Corden-neighbours-garden-London-mansion.html?ns_mchannel=rss&ns_campaign=1490&ito=1490) (Daily Mail), [[2]](https://www.standard.co.uk/showbiz/james-corden-war-neighbours-drum-noise-london-mansion-b1218294.html) (Evening Standard), [[3]](https://www.lbc.co.uk/news/entertainment/james-corden-drumming-neighbours-row/) (LBC)

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.dailymail.co.uk/news/article-15216677/James-Corden-neighbours-garden-London-mansion.html?ns_mchannel=rss&ns_campaign=1490&ito=1490> - Please view link - unable to able to access data
2. <https://www.standard.co.uk/showbiz/james-corden-war-neighbours-drum-noise-london-mansion-b1218294.html> - James Corden has faced complaints from neighbours over loud drumming sounds emanating from his £11.5 million north-west London mansion. The actor and TV host, who moved into the property last Christmas with his wife and three children, is seeking permission to build an outhouse at the bottom of his garden. Neighbours have lodged more than 18 complaints, expressing concerns about the noise and the potential impact of the proposed 'den' on the peaceful environment. One neighbour noted that the Corden family creates enough noise even without the planned garden room, which would be the size of a roomy one-bedroom flat. The proposed extension includes a sauna, pool, gym, kitchen, and den, but neighbours argue that it is too close to the boundary line of adjacent properties and could be intrusive. The plans have been described as 'totally unreasonable' by some residents, who fear the new structure would constitute an eyesore and intrude on the green space. Neighbours have also raised concerns about the impact on existing trees, with an expert report challenging Corden's claim that no trees would be affected. The planning application is currently under consideration by the local council, with residents voicing their objections to the proposed development.
3. <https://www.lbc.co.uk/news/entertainment/james-corden-drumming-neighbours-row/> - James Corden is embroiled in a planning dispute with his neighbours over loud drumming sounds and plans to build a sauna, pool, kitchen, and 'office/den' complex in the garden of his north-west London home. Neighbours have objected, describing the plans as 'totally unreasonable' and expressing concerns about the proximity of the new structure to property boundaries. One neighbour stated that the new structure threatens to intrude on the peaceful green space and could constitute an eyesore. Another neighbour described it as highly intrusive, standing one metre from neighbours' boundaries. The proposed extension includes a sauna, pool, gym, kitchen, and den, but neighbours argue that it is too close to the boundary line of adjacent properties and could be intrusive. The plans have been described as 'totally unreasonable' by some residents, who fear the new structure would constitute an eyesore and intrude on the green space. Neighbours have also raised concerns about the impact on existing trees, with an expert report challenging Corden's claim that no trees would be affected. The planning application is currently under consideration by the local council, with residents voicing their objections to the proposed development.
4. <https://www.thedailybeast.com/james-cordens-loud-drumming-is-driving-his-london-neighbors-mad/> - James Corden's neighbours in London have filed at least 18 complaints about noise emanating from his home, particularly concerning loud drumming sounds. The actor and TV host, who returned to the UK last year after hosting The Late Late Show in the U.S., is seeking permission to build a structure on his property that would be roughly the size of a large one-bedroom apartment. Neighbours are worried that this new addition could worsen the existing noise levels. The proposed structure includes a sauna, pool, gym, kitchen, den, and a covered terrace area. Residents have expressed concerns about the potential for increased noise pollution and the impact on the peaceful environment. The planning application is currently under consideration by the local council, with residents voicing their objections to the proposed development.
5. <https://www.finance-monthly.com/2025/06/james-cordens-8-million-uk-mansion-left-abandoned-and-vandalized/> - James Corden's £8 million Oxfordshire mansion, Templecombe House, has been left abandoned and vandalized, with recent images revealing shattered windows, overgrown grounds, and debris-strewn floors. The property, which Corden purchased in 2023, was intended to be transformed into a state-of-the-art six-bedroom home with a swimming pool and spa. However, by mid-2025, the estate has fallen into disrepair, with locals voicing their discontent over what they see as neglect. The mansion has become a symbol of grand plans gone awry, with the once luxurious property now in ruins. The situation has raised questions about the feasibility of such ambitious projects and the impact on the local community.
6. <https://www.standard.co.uk/showbiz/james-corden-wins-planning-battle-to-build-gym-and-spa-at-london-home-neighbours-complain-b1222767.html> - James Corden has reportedly won a planning battle to build an extension at his £11.5 million London home, despite objections from neighbours. The proposed extension includes a gym, office, den, spa, and shower room. Neighbours had raised concerns about noise and the impact of the development on the local environment. The planning application was initially met with 18 letters of objection from residents, but it has now been approved. The extension is part of Corden's plans to enhance his property, which he purchased after returning to the UK from the U.S. The development has been described as a victory for Corden, despite the opposition from local residents.
7. <https://www.lbc.co.uk/article/james-corden-drumming-neighbours-row-5Hjd2n2_2/> - James Corden is embroiled in a planning dispute with his neighbours over loud drumming sounds and plans to build a sauna, pool, kitchen, and 'office/den' complex in the garden of his north-west London home. Neighbours have objected, describing the plans as 'totally unreasonable' and expressing concerns about the proximity of the new structure to property boundaries. One neighbour stated that the new structure threatens to intrude on the peaceful green space and could constitute an eyesore. Another neighbour described it as highly intrusive, standing one metre from neighbours' boundaries. The proposed extension includes a sauna, pool, gym, kitchen, and den, but neighbours argue that it is too close to the boundary line of adjacent properties and could be intrusive. The plans have been described as 'totally unreasonable' by some residents, who fear the new structure would constitute an eyesore and intrude on the green space. Neighbours have also raised concerns about the impact on existing trees, with an expert report challenging Corden's claim that no trees would be affected. The planning application is currently under consideration by the local council, with residents voicing their objections to the proposed development.