LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 16/03/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/0167 **Ward:** Crouch End

Date received: 19/01/2015

Drawing number of plans: 314-2014.00, 314-2014.01 & 314-2014.02

Address: 67 Weston Park N8 9TA

Proposal: Fitting of timber bi-fold doors to the rear elevation, removal of internal bathroom wall to create family dining room with direct access to the garden (retrospective application)

Applicant: Sam & Rachel Jones

Ownership: Private

Site Visit Date:

Officer contact: Malachy McGovern

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

The application seeks retrospective planning permission for installation of timber bi-fold doors to the rear elevation, removal of internal bathroom wall to create family dining room with direct access to the garden

3.2 Site and Surroundings

The application site comprises a three storey, mid-terrace property located on the southern side of Weston Road.

The property is not a Listed Building however is located within the Hornsey Conservation Area

3.3 Relevant Planning and Enforcement history

Planning HGY/2001/0550 REF 12-06-01 61 Weston Park London Erection of a single storey side rear conservatory extension at ground floor level.

Planning HGY/2015/0167 PENDING 00-00-00 67 Weston Park London Fitting of timber bi-fold doors to the rear elevation, removal of internal bathroom wall to create family dining room with direct access to the garden (retrospective application)

Planning OLD/1956/0186 GTD 08-06-56 19 Finsbury Road Continuation of use of premises for Lithograph printing.

Planning OLD/1986/1776 GTD 17-06-86 67 Weston Park London 20/3/86 Conversion into three self-contained flats.

Planning Complaints UCU/2005/00516 CLOSED 00-00-00 67C Weston Park London

Planning Complaints UCU/2011/00289 CLOSED 00-00-00 67C Weston Park London

Planning Complaints UNW/2014/00758 00-00-00 67 Weston Park London

4. CONSULTATION RESPONSE

18 Neighbour Letters
1 x Site Notice Displayed

Hornsey CAAC
LBH Conservation Officer

5 responses including 3 letters of support and 1 objection were received.

The objection was made on the following grounds:

- Loss of privacy
- Increase noise nuisance

5 MATERIAL PLANNING CONSIDERATIONS

The main planning issues are considered to be:

- Principle of development;
- Design and impact on the Conservation Area;
- Impact on residential amenity

Principle of development;

The principle of extending or altering a residential property to improve the existing residential accommodation is generally supported by policy and acceptable in principle subject to satisfying other policy objectives of the development plan.

Design & Impact on Conservation Area

Policy 7.8 of the London Plan (LP) (2011) requires that development affecting heritage assets and their settings should conserve their significance by being sympathetic to their form, scale and architectural detail. Policy SP12 of the Haringey Local Plan (HLP) (2013) requires the conservation of the historic significance of Haringey's heritage assets. Saved

policy CSV5 of the Haringey Unitary Development Plan (UDP) (2006) requires that alterations or extensions preserve or enhance the character of the Conservation Area.

The new timber bi-fold doors have already been installed and positioned on the rear facing elevation on the existing side return. The doors would be of a suitable scale and form and would be in keeping with the residential character of the property.

The proposal is considered to preserve the character and appearance of both the host building and wider conservation area and is acceptable in design terms.

Impact on Residential Amenity

The London Plan 2011 Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking and aspect.

It is noted that the doorways would provide immediate access to the garden and as such would support a more sustainable use of the property. Whilst some concern has been raised in relation to additional noise and overlooking it is not considered that the access doors would cause any material loss of privacy to neighbours over and above the existing situation and it is considered that the garden should be enjoyed as outdoor amenity space in any event.

The proposal is acceptable in amenity terms.

6.1 Conclusions

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

7. CIL APPLICABLE

N/a

8. RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2015/0167

Applicant's drawing No.(s) 314-2014.00, 314-2014.01 & 314-2014.02