LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 23/03/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/0316 **Ward:** Fortis Green

Date received: 30/01/2015

Last amended date:

Drawing number of plans: PL-001-P1, 002P1, 002P1 ,003P1, 013P1, 014P1, 030P1, 113P1, 114P1, 130P2 A30-001-A

Address: 15 Collingwood Avenue N10 3EH

Proposal: Formation of new enlarged loft extension (house holder application)

Applicant: Mrs Chloe Murgatroyd

Ownership: Private

Officer contact: Valerie Okeiyi

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

This is an application for formation of new enlarged loft extension

3.2 Site and Surroundings

The application site is a two storey mid terrace house located on the eastern side of Collingwood Avenue close to the junction with Fortis Green.

The site is located within the Muswell Hill Conservation area.

3.3 Relevant Planning and Enforcement history

No relevant planning and enforcement history

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Internal

1) LBH Conservation Officer

There have been no internal responses received.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the site and letters

5.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses:2
Objecting:1
Supporting:1

5.3 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- The dormer will be visually intrusive when viewed from the bedroom dormer window of no. 13
- The dormer will detract from the architectural feature of the house
- The examples referred to are not acceptable, the dormer should be the same scale as no. 13

5.4 The following issues raised are not material planning considerations:

- Impact on property values (Officer Comment: This is not a material planning consideration)
- If the planning application is approved, the time limit to the building works shall be restricted for no work before 8am or after 4pm Monday to Friday and no work at all on weekends or bank Holiday.

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the proposed development are:

1. The impact of the proposed development on the character and appearance of the conservation area
2. The impact on the amenity of adjoining occupiers

6.2 Character and appearance of the conservation area

London Plan Policies 7.4 and 7.6 require development proposals to be of the highest design quality and have appropriate regard to local context. Local Plan Policy SP11 and Saved UDP Policy UD3 reinforce this strategic approach. The proposal must be assessed against Saved UDP Policy CSV5 and Local Plan Policy SP12 and London Plan policy 7.8 which seeks to ensure that extensions and alterations to existing buildings in conservation area do not cause harm to the character and appearance of the conservation area.

The proposal seeks to remove the existing dormer and rebuild and extend it to 20cm from the existing eaves and alight it to the height of the existing dormer at no. 17. The dormer is to be constructed in grey zinc cladding to match the existing ground floor rear extension with a glazed balustrade.

The proposed dormer which replaces the existing dormer whilst it is a larger feature than the existing, the dormer is at the same time pulled in from the ridge and has a reasonable degree of glazing including a glazed balustrade to break up its solid appearance. The dormer will also have glazing of an acceptable size to reflect the rear elevation of the property. It is important to point out that there are a number of dormer windows in the immediate vicinity of the site some of which are of a similar scale, in particular nos. 17 and 19.

The proposal is therefore considered to preserve the character and appearance of the Conservation Area and is considered acceptable in this instance in accordance with policies 7.4 'Local Character' and 7.6 'Architecture' and 7.8 'Heritage Assets' of the London Plan 2011, Policy SP11 'Design', SP12 'Conservation' of the Local Plan 2013, saved policy UD3 'General Principles' and CSV5 'Alterations and Extensions in Conservation Areas' of the UDP (2006).

6.3 Impact on the amenity of adjoining occupiers

London Policy 7.6 says that new development should be of the highest architectural quality, whilst also being of an appropriate proportion and scale so as not to cause unacceptable harm to the amenity of surrounding land and buildings, especially where these are in residential use. This is also reflected in Saved UDP Policy UD3.

It is considered that the degree of overlooking created by the dormer is not sufficient enough to issue a refusal given the current extent of overlooking from first floor windows and dormers within the vicinity.

Overall the proposed development would have no material adverse impact on the amenity of the adjoining neighbours as such the proposal is considered to be in accordance with London Plan policy 7.6 and saved UDP policy UD3.

6.4 Conclusions

The proposed development would appear subordinate to the original building and would preserve the character and appearance of this part of the conservation area. The proposed development would also not adversely affect the residential amenities of the neighbouring occupiers. 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

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Major or Haringey's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/0316

Applicant's drawing No.(s) PL-001-P1,002P1,002P1,003P1,013P1,014P1, 030P1,113P1, 114P1, 130P2
A30-001-A

Subject to the following condition(s)

1. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications: PL-001-P1,002P1,002P1,003P1,013P1,014P1, 030P1,113P1, 114P1, 130P2
A30-001-A

Reason: In order to avoid doubt and in the interests of good planning.

2. 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.

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: 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.