LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/3063 **Ward:** Highgate

Date received: 16/10/2015

Last amended date: NA

Drawing number of plans: 826/10

Address: 2A Hillside Gardens N6 5ST

Proposal: New rear external access stairs from rear ground floor lounge to rear garden and raising part of side boundary brick wall for privacy

Applicant: Mr & Mrs Michael Spyrou

Ownership: Private

Officer contact: Robbie McNaugher

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

1) Development begun no later than three years from date of decision
2) In accordance with approved plans

Informatives:

1) Land ownership
2) Hours of construction
3) Party Wall Act

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for new rear external access stairs from rear ground floor lounge to rear garden and raising part of side boundary brick wall for privacy

Site and Surroundings

3.2 The application site is a lower ground floor flat in a terraced dwelling in the Highgate Conservation Area.

Relevant Planning and Enforcement history

- HGY/2015/0073 GTD 23-02-15 2A Hillside Gardens London Internal alterations, rear extension and excavation to form 2 level extension and 2 new windows on flank wall

- HGY/2015/2958 GTD 02-11-15 Flat A 2 Hillside Gardens London Non-material amendment following a grant of planning permission HGY/2015/0073 to change the extension roof to flat roof and raise the rear elevation eaves / parapet

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- Highgate CAAC
- The Highgate Society Secretary
- LBH Conservation Officer

The following responses were received:

Internal:

1) LBH Conservation Officer:

   No comments

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 67 letters. 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:
Neither: 1

5.2 The following local groups/societies made representations:

- Highgate CAAC

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:

- Noise and other impacts from construction

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

Plan Policy SP11 'Design' states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity. With regard to development within Conservation Areas, The London Plan 2011 Policy 7.8 'Heritage Assets and Archaeology' states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. Similarly Local Plan Policy SP12 seeks to ensure the conservation of heritage assets, their setting, and the wider historic environment. Furthermore Saved UDP Policy CSV5 'alterations and extension in conservation areas' states that the Council will require that alterations or extensions to building in Conservation Areas preserve or enhance the character of the Conservation Area.

The proposal would introduce an external staircase to the previously approved rear extension and raise the boundary wall for screening. These are minor alteration which would preserve the character and appearance of the conservation area.

6.3 Impact on the amenity of adjoining occupiers

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, aspect noise, pollution and of fume and smell nuisance.

The proposed stair case would have a small platform and steep stair into the garden, it would be set away from the side boundary with the adjoining property so would not result in a material loss of privacy. To the other boundary the wall would be raised to provide screening, the neighbouring properties back onto this boundary so there would be no significant impact on the amenity of these properties.

Concerns has been raised in relation to the impact of the construction works. This is a temporary impact and largely covered by other legislation and an informative has been added to advise the applicant of their obligations under this legislation. Therefore the construction works would not have a significant impact neighbouring amenity.

6.4 Conclusions

- Insert approval summary/refusal reasons The proposed development, would preserve the character and appearance of the conservation area and would cause no significant harm to amenity in compliance with Policies 7.8 of the London Plan and Haringey Local Plan Policies SP11 'Design' and SP12 'Conservation' and Saved UDP Policies CSV5 and UD3 'General Principles'.
- 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 Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/3063

Applicant's drawing No.(s) 826/10

Subject to the following condition(s)

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 authorised shall be carried out in accordance with the following approved plans and specifications:
826/10

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

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.

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.