LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 01/06/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/1017 **Ward:** Crouch End

Date received: 09/04/2015

Drawing number of plans: DPL.01 to DPL.11 inclusive

Address: 20 Fairfield Road N8 9HG

Proposal: Erection of first floor extension to enlarge Unit 5, involving removal of existing parapet wall

Applicant: Mr S Gluck Tufnell Park Ltd

Ownership: Private

Site Visit Date: 01/05/2015

Officer contact: Aaron Lau

1. 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
3) Materials to match existing

Informatives:

1) The NPPF
2) Hours of construction

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

2.1 Proposed development

- This is an application for Erection of first floor extension to enlarge Unit 5, involving removal of existing parapet wall

2.2 Site and Surroundings

- The application site is a mid-terraced two storey maisonette on the northern side of Fairfield Road and is located with the Crouch End Conservation Area.

- The site is currently a HMO with 8 bedsits, including one communal kitchen.

- The surrounding properties are predominantly residential flats and single dwelling houses.

2.3 Relevant Planning and Enforcement history

- HGY/2004/2050 - Demolition of existing rear extension and erection of new and change of use of house from multiple occupancy to 4 self contained flats. – refused 18/11/2004

- HGY/2004/1226 -Change of use of house from multiple occupancy (8 bedsits) to 5 self contained flats. Erection of a single storey and two storey rear extension with balustrade to french windows at first floor. – refused 15/07/2004

3. CONSULTATION RESPONSE

3.1 The following were consulted regarding the application:

- Hornsey CAAC
- LBH Arb

- No responses were received.

4. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 25 letters

5.1 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: 0
Objecting: 0
Supporting: 0

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

6.1 Character and appearance of the conservation area

6.1.1 The site concerns a two-storey, semi-detached dwelling house which falls within Crouch End Conservation Area. Saved UDP Policy CV5 requires alterations and extensions to preserve and maintain the character of conservation areas and also respect characteristic features such as doors, windows or materials of buildings. This view should be considered alongside Chapter 12 of the NPPF, SPG2

'Conservation and archaeology', saved UDP Policies UD3 and CSV5, London Plan Policy 7.8 and Local Plan Policies SP11 and SP12.

6.1.2 The rear of the property to where the extension is to be located has no public vantage points but is visible from the surrounding rear gardens and upper floor windows of the properties within Fairfield Road.

6.1.3 There are a number properties which have been previously extended at first floor level within the street. This 3.5m deep first floor outrigger with a flat roof design will therefore be in keeping with the prevailing pattern of neighbourly development. It will be built to match the existing brickwork and features heritage sash windows with arched brick soldier course and cills to ensure a homogenous and balanced appearance along the rear streetscape of this part of Fairfield Road. The visual amenity and character of the conservation area would therefore be preserved in meeting the above policies.

6.2 Impact on the amenity of adjoining occupiers

6.2.1 Saved UDP Policy UD3 states that development proposals are required to demonstrate that there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking. Similarly London Plan Policy 7.6 requires buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy.

6.2.2 No local representations have been received following consultation.

6.2.3 The proposed extension by reason of its acceptable siting relative to the neighbouring properties at Nos. 18 and 22 Fairfield Road would not cause any new material loss of residential amenity in terms of daylight/sunlight, overshadowing and outlook to these residential units in meeting saved UDP Policy UD3 and London Plan Policy 7.6.

6.3 Conclusions

6.3.1 The proposed development is acceptable in principle as it would not adversely affect the residential amenity in terms of daylight/sunlight and outlook of neighbouring properties and has been sensitively designed to maintain the character and visual amenity of the conservation area.

6.3.2 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/2015/1017

Applicant's drawing No.(s) DPL.01 to DPL.11 inclusive

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:

DPL.01 to DPL.11 inclusive

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

3. The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy 7.6 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

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.