LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 11/05/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/0850 **Ward:** Muswell Hill

Date received: 20/03/2015

Last amended date:

Drawing number of plans: EX-001, EX-002, EX-003, EX-004, EX-100, EX-200, PL-001, PL-002, PL-003, PL-004.

Address: 35 Grand Avenue N10 3BD

Proposal: Replacement side infill extension, new doors and windows at ground floor and loft conversion including extension and roof lights at loft level (householder application)

Applicant: Ms Andrea Ledward

Ownership: Private

Site Visit Date: 07/05/2015

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 replacement side infill extension, new doors and windows at ground floor and loft conversion including extension and roof lights at loft level

3.2 Site and Surroundings

The application site is a two storey end of terrace house located on the eastern side of Grand Avenue with the main entrance fronting Fortismere Avenue. The property is in close proximity to the Muswell Hill Town Centre.

The site is located in the Muswell Hill Conservation area.

3.3 Relevant Planning and Enforcement history

No relevant planning history

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Internal

1) LBH Conservation Officer

No internal responses have been 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 14 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:3
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 party wall will be demolished and replaced with grotesque engineering brick wall that goes completely against the style of the conservation area.
- The existing structure is not an extension

5.4 The following issues raised are not material planning considerations:

- The adjoining property at no. 33 was not consulted (Officer Comment: The property at no. 33 has now been consulted)

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 planning permission for the replacement of the existing side infill extension with a new contemporary extension. The extension is to have a flat roof with new

pitched rooflight and it would be set back slightly from the existing infill to align with the rear building line. The extension is to be constructed using contemporary brick, frameless glass with metal cladding. The existing dwarf wall and fence will remain unchanged and the existing tiles will be replaced with single brick and aluminum coping. A slate clad dormer with led roof and flat rooflight is proposed this would be located on the roof slope of the existing rear projection. A conservation style rooflight is proposed in the rear roofslope snd an additional conservation style rooflight is proposed in the side elevation to match existing. New powder coated sliding doors will replace the existing door and windows on the side and rear elevation and a new timber framed white painted round window behind the existing woodwork is proposed on the front elevation.

The proposed infill extension would appear subordinate to the host building and terrace. It would be wholly to the rear of the site so would not impact on the existing streetscene, it would replace an existing infill extension infilling the space between the side flank wall of the existing rear projection and boundary of no. 33 and would not have a significant impact on the visual amenity of the area. The extension would be faced in material sensitive to the character and appearance of the existing building.

The proposed dormer on the roof slope of the existing rear projection would be of an acceptable size and blend in well with the roofslope. It is important to point out that there are a number of dormer windows in the immediate vicinity of the site, e.g. nos 33, 29 and 27.

The proposed conservation style rooflight to the side and rear, white painted round window and new sliding doors would not cause material harm to the host building or to the wider conservation area.

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

As the proposed infill extension would be of a similar scale to existing there would be no material adverse impact on the adjoining property at no. 33. Further the extension will be set behind the parapet wall.

The dormer proposed in the roofslope of the rear projection will have no side facing windows, therefore there would be no overlooking issues.

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/2015/0850

Applicant's drawing No.(s) EX-001, EX-002, EX-003, EX-004, EX-100, EX-200, PL-001, PL-002, PL-003, PL-004.

Subject to the following condition(s)

1. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:EX-001, EX-002, EX-003, EX-004, EX-100, EX-200, PL-001, PL-002, PL-003, PL-004.

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.

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: 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.