LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/1221 **Ward:** Stroud Green

Date received: 27/04/2015

Drawing number of plans: EXT-1504-010, EXT-1504-020, PRO-1504-110-D, PRO-1504-120-D.

Address: Flat B 84 Upper Tollington Park N4 4NB

Proposal: Demolition of existing conservatory and kitchen extension and replacement with proposed extension of same length and eaves height with pitched roof

Applicant: Mr Benji Elimelech

Ownership: Private

Site Visit Date: 16/06/2015

Officer contact: William Story

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) Hours of construction
2) Party Wall Act

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

This is an application for Demolition of existing conservatory and kitchen extension and replacement with proposed extension of same length and eaves height with pitched roof.

3.2 Site and Surroundings

The site contains three storey mid terrace building which has been converted into four flats. The site is located on the eastern side of Upper Tollington Park and is within the Stroud Green Conservation area.

3.3 Relevant Planning and Enforcement history

Planning HGY/2004/2128 GTD 23-11-04 84 Upper Tollington Park London Erection of three storey side extension, single storey rear extension and creation of lightwell to front elevation to create 1 x 1 bed, 1 x 3 bed and 2 x 2 bed self contained flats.

Wizard Reference Number Decision Decision Date Address Notes
Planning OLD/1961/1020 GTD 17-11-61 84 Upper Tollington Park Erection of garage.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Stroud Green CAAC
LBH Conservation
Stroud Green Residents Group

No 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 20 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: 1
Objecting: 0
Supporting: 1

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

6.2.1 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.

6.2.2 SPG1a 'Design guidance' states that extensions or alterations to buildings should be subordinate in scale to the original building and should respect its architectural character. The development should not dominate existing features important to the building.

6.2.3 The proposal is to replace the existing 7m single storey extension to provide a new kitchen/dining area for occupants. It will be the same depth as the existing extension and will have yellow stockbrick to match the existing material of the dwelling. The proposal also includes contemporary glazed bifolding doors with aluminium frames to maximise ventilation and daylight. The site has existing 3.2m high parapets along the party walls on both sides of the house.

6.2.4 The proposal is considered proportionate and has been sensitively designed to the host building and other neighbouring developments within Upper Tollington Park. The proposed matching materials would further harmonise the development. The local character and visual amenity of the conservation area would therefore be preserved in meeting the NPPF, SPG2 'Conservation and archaeology', saved UDP Policies UD3 and CSV5, London Plan Policy 7.8 and Local Plan Policies SP11 and SP12.

6.3 Impact on the amenity of adjoining occupiers

6.3.1 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.

6.3.2 The proposed 7m deep single storey rear extension will replace an existing 7m long extension. The extension adjoins the property boundaries with No 82 and No 86 Upper Tollington Park, which both contain existing 7m deep extensions with accompanying 3.2m high parapet party walls. Therefore the outlook and level of daylight/sunlight will not be adversely affected. There was one submission received from Flat C No 86 in support of the proposal. The positioning of rear extension in this way is also not an unusual relationship between properties in an urban environment of this nature. It will be colour matched to the existing materials to mitigate visual impact. Overall the proposal is considered to be conducive with UDP Policy UD3 and London Plan Policy 7.6.

6.4 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

No increase in internal floor area.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/1221

Applicant's drawing No.(s) EXT-1504-010, EXT-1504-020, PRO-1504-110-D, PRO-1504-120-D.

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: EXT-1504-010, EXT-1504-020, PRO-1504-110-D, PRO-1504-120-D.

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

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.

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.