LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/1924 **Ward:** Noel Park

Date received: 01/07/2015

Last amended date: 28/10/2015

Drawing number of plans: 15/P3/B

Address: 12 Hewitt Avenue N22 6QD

Proposal: Installation of velux roof window to rear roof slope

Applicant: Ms Jaia Lloyd

Ownership: Private

Site Visit Date: 23/09/2015

Officer contact: Samuel Uff

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

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for a rear rooflight only. The application has been considerably reduced from the original submission, by virtue of the removal of the ground and first floor rear extensions.

Site and Surroundings

3.2 The application site is located the southern side of Hewitt Avenue and contains a two storey mid-terrace dwelling. The site is close to the junction with Russell

Avenue, so the rear elevation is visible from that public highway. The roofline is relatively unaltered, other than a few rooflights. The site is located within Noel Park Conservation Area.

Relevant Planning and Enforcement history

HGY/2015/1921 PERM DEV 21-08-15 Certificate of lawfulness for the erection of a single storey rear extension

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- LBH Conservation.

The following responses were received:

Internal:

1) LBH Conservation Officer: Extensions would be too big.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of a site notice displayed in the vicinity of the site and 4 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

None received.

6 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations 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

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that special attention should be paid to the desirability of preserving or enhancing the character or appearance of conservation areas. The importance of properly discharging the duty conferred by these provisions and the need to pay particular attention to potential harm was recently underlined by the decision of the courts in the Barnwell Manor case.

Paragraph 129 of the National Planning Policy Framework 2012 states that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal. Policy 7.8 of the London Plan 2015 seeks to ensure 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 2013 SP12 seeks to ensure the conservation of heritage assets, their setting and the wider historic environment.

The rooflight would be partially visible from the Russell Avenue but this is not considered to have a significant impact on the building or terrace as a whole. It is considered that this would preserve the character and appearance of the conservation area.

6.2 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.

This would be set well within the roofslope and would not project significantly beyond the roofslope.

6.3 Conclusions

The proposed development would preserve the character and appearance of the conservation area and would not have a significant impact on amenity.

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/2015/1924

Applicant's drawing No.(s) 15/P3/B

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. Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following approved plans:

15/P3/B

Reason: 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.