LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 24/08/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/1925 **Ward:** White Hart Lane

Date received: 01/07/2015

Last amended date: DD/MM/YYYY

Drawing number of plans: ML.02P REV C

Address: 13 Shobden Road N17 7PG

Proposal: Proposed loft conversion with three conservation type rooflights. (amended scheme)

Applicant: Ms Mary Milne

Ownership: Private

Site Visit Date:

Officer contact: Sarah Madondo

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
3) Roof lights

Informatives:

1) Hours of construction

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for installation of 2 x conservation type of rooflights to the front and rear to allow the loft to be used a habitable room.

Site and Surroundings

3.2 The site application is two storey terraced house located on Shobden Road. The property has been redeveloped and has single storey rear extension. The property is located in Article 4 Direction and in the Tower Gardens Conservation Area.

Relevant Planning and Enforcement history

- HGY/2015/0462 REF 06-04-15 13 Shobden Road London Formation of rear dormer & insertion of two rooflights to front slope to create a loft conversion

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Ward Councillors
Neighbouring properties

5. LOCAL REPRESENTATIONS

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

No of individual responses:
Objecting: none
Supporting: none

6 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

The main planning consideration in regard to this application is the impact of the extensions and alterations to the property and whether the retention of this development would preserve or enhance the character of Tower Gardens Conservation Area.Tower Gardens Estate is one of three Conservation Areas within the borough which is covered by an Article 4 direction. This Article 4 direction has been in place since 1997 and removes the following permitted development rights:

"1) Enlargements improvements and alterations to the front of a house or any side facing a road. Porches outside any front or side door. A hardstanding for a vehicle in a garden. Gates, walls, or other means of enclosure in front of the building or facing a highway. Painting any exterior brickwork, rendering or pebble dashing at the front or side" (as set in Table 11.2 – Schedule of Article 4 Direction Areas in Haringey".

Design and impact on Conservation Area.

Policy 7.8 of the London Plan (LP) (2011) requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Policy SP12 of the Haringey Local Plan (HLP) (2013) requires the conservation of the historic significance of Haringey's heritage assets. Saved policy CSV5 of the Haringey Unitary Development Plan (UDP) (2006) requires that alterations or extensions preserve or enhance the character of the Conservation Area.

The proposal is for installation of 3 conservation type of rooflights to the front and rear roofslope to allow the loft to be used as bedroom. The proposal has been amended and one rooflight to the front roofslope has been omitted. The proposal is now acceptable as the proposed rooflight is positioned near the chimney, therefore less visible from the streetscene. (amended drawing number ML 02P REV C). The roof lights would be aligned flush with the roof line on both north and south facing roofs. Also the rooflights would not project no more than 150 millimetres from the existing roof plane and would not be higher than the highest part of the roof. Please note that this is common type of development which is normally permitted development. However in this case the property is an Article 4 direction where permitted development rights have been withdrawn. Therefore planning permission is required.

Overall it is considered that the proposal is acceptable as the proposed rooflights are flush to the roof and the rooflights are conservation type of rooflights which are suitable for conservation areas.

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.

The proposal has been amended to allow only one rooflight to the front elevation which is positioned near the chimney to reduce harm to reduce impact on the streetscene. Therefore the proposal would not have a significant impact on any other neighbouring properties. Overall it is considered that the proposal would not harm the amenity of the neighbouring properties in accordance with Saved UDP Policy UD3.

6.1 Conclusions

- Overall the proposal is acceptable as the proposed rooflights are flush to the roof and the rooflights are conservation type of rooflights which are suitable for conservation areas.

- 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

Registered No. HGY/2015/1925

Applicant’s drawing No.(s) ML.02P REV C

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: ML 02P REV C

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

3. Notwithstanding the detail referred to within the application the rooflights proposed shall be conservation rooflights and sit flush with the roof line, and shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

Reason: To safeguard the integrity of the building and the visual amenities of the conservation area.

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.