LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/2984 **Ward:** White Hart Lane

Date received: 09/10/2015

Drawing number of plans: OS plan, Silicone Render finish (p.1-25), Insulation outline OS plan and Context Statement.

Address: 192 Devonshire Hill Lane N17 7NR

Proposal: Certificate of lawfulness for installation of external wall insulation to the north, south and west elevations of property

Applicant: E.ON Energy Solutions

Ownership: Homes for Haringey

Officer contact: Nanayaa Ampoma

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION

3. SITE AND SURROUNDINGS

The application site relates to a two storey property that forms part of a row of terraces. The area is predominately residential in character. The properties on the road have a mix of external finishes such as red painted bricks, exposed brick, pebble dash and render.

The application site is not listed, however does fall within the Clyde Circus Conservation Area. There is also no Article 4.

4. RELEVANT PLANNING AND ENFORCEMENT HISTORY

There is no planning history for the site.

5. PROPOSED DEVELOPMENT

The application seeks a Certificate of Lawfulness for the development of an insulated wall to the north, south and west elevations of property. The proposed insulation woudl be 100mm in depth and be finished in a white render.

6. RELEVANT PLANNING LEGISLATION

The application has been made under section 192 of the Town and Country Planning Act 1990 and relevant amendments. This not a planning application but instead the applicant

seeks confirmation that the proposed development is lawful. As such, the impact of the proposed development of the neighbour's amen

7. ANALYSIS/ASSESSMENT OF THE APPLICATION

Class A: Development within the curtilage of a dwellinghouse Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 sets out the requirements for permitted development in respect of the enlargement, improvement or other alteration of a dwelling house. Under Class A insulation works may be undertaken as long as they meet conditions A2 and A3 as detai8led below:

A.2. Conditions	Comment
A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if— (a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;	The property is not in conservation area.
(b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or	N/A
(c) the enlarged part of the dwellinghouse would have more than one storey and extend beyond the rear wall of the original dwellinghouse;	N/A

A.3. Conditions	Comment
A.3 Development is permitted by Class A subject to the following conditions- (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.	Complies: In line with the existing property, the applicant proposes to finish the insulation works with a brick render finish (Cobidge Red Brick Render Colour) in a similar colour at ground floor and a white render finish on the upper walls. This will be similar to the existing property.

8. RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2015/2984

Applicant's drawing No.(s): OS plan, Silicone Render finish (p.1-25), Insulation outline OS plan and Context Statement.

1. In pursuance of their powers under the above Acts and Order the London Borough of Haringey as a Local Planning Authority hereby CERTIFY that the above proposal described by the applicant constitutes PERMITTED DEVELOPMENT and is therefore LAWFUL