LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/3173 **Ward:** Tottenham Green

Date received: 26/10/2015

Last amended date: n/a

Drawing number of plans: unnumbered floor plan & illustrative photography

Address: 97 Roslyn Road N15 5JB

Proposal: Installation of external wall insulation to rear elevation

Applicant: Mr Elishewa Flohr Jacktel Limited

Ownership: Private

Site Visit Date:

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
3) Materials to match existing

Informatives:

1) Land ownership
2) Hours of construction

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This application seeks permission for the installation of external wall insulation on the side and rear elevation of the building. No development is proposed for the front and rear elevations. The insulation comprises layers – adhesive, insulating material and top coat render. The resulting appearance would be a rendered surface across the entire elevation.

Site and Surroundings

3.2 The application site is located on the northern side of Roslyn Road and contains a dwelling that has been subdivided to flats. The site is not within a conservation area.

Relevant Planning and Enforcement history

None required.

4. CONSULTATION RESPONSE

4.1 None required.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 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. Design impact;
2. The impact on the amenity of adjoining occupiers;

6.1 Design impact

Local Plan Policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity which is supported by London Plan Policies 7.4 and 7.6.

The proposed wall insulation would be to the rear only. This would not project significantly beyond the rear elevation and the rendered finish would not be uncharacteristic of painted brick and rendered rear elevations throughout the terrace. As such this is considered to be acceptable.

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.

All development proposals are expected to maintain and respect the living conditions currently enjoyed occupants of adjacent residential properties as set out within saved UDP Policy UD3 and concurrent London Plan Policy 7.6.

No local representations have been received following consultation.

The proposed development is not considered to cause any detriment to the amenity of neighbouring occupants. As such, it is considered that the light, outlook and privacy of neighbouring residents would be adequately projected in accordance with adopted policy.

6.3 Conclusions

The proposed works would not have a significant impact on the appearance of the dwelling or on the level of amenity serving the neighbours. As such it is recommended that planning permission be granted.

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/2015/3173

Applicant's drawing No.(s) unnumbered floor plan & illustrative photography

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:

unnumbered floor plan & illustrative photography

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: Land Ownership
The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.