LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 14/12/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/3094 **Ward:** Muswell Hill

Date received: 20/10/2015

Drawing number of plans: OS.01, OS.02, EX.01; EX.02; EX.03; EX.04; PP.01; PP.02; PP.03; PP.04 and Design and Access Statement

Address: Flat 1 54 Church Crescent N10 3NE

Proposal: Erection of a single story rear extension with associated internal alterations

Applicant: Mr Peter Miller

Ownership: Private

Officer contact: Adam Flynn

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
4) No roof terrace/balcony

Informatives
1) Land ownership
2) Hours of construction
3) Party Wall Act

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

This is an application for the erection of a single story rear extension with associated internal alterations.

3.2 Site and Surroundings

The site is a three-storey end-of-terrace dwelling located on the southern side of Church Crescent. The property has been converted into flats. The surrounding area is predominantly residential, and is made up of similar terraced dwellings. The property is within the Muswell Hill Conservation Area.

3.3 Relevant Planning and Enforcement history

No relevant history.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application and the following responses were received :

Internal:
1) LBH Conservation Officer
No comments.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of a site notice displayed in the vicinity of the site and 15 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: 2
Objecting: 2
Supporting: 0

5.3 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Loss of garden space
- Impact on tree
- Out of character
- Balcony out of character
- Overlooking

5.4 The following issues raised are not material planning considerations:

- Incorrect information in Design and Access Statement

6. MATERIAL PLANNING CONSIDERATIONS

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
3. Other matters

6.1 Character and appearance of the conservation area

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.

SPG1a 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.

The proposal is considered to be acceptable for the following reasons:

- The proposal would involve a small single storey extension and would not remove any original features at ground floor level
- The proposed extension would be single storey with a flat and small pitched roof and is considered to be of an appropriate design to ensure it would appear subservient to the existing building
- Materials will be conditioned to match the existing building
- A condition is recommended to ensure that railings are not installed at first floor level as these would not be in keeping with the design of the terrace

Overall, and for the reasons mentioned above, the proposal is considered to be acceptable and consistent with the relevant policies, and would not harm the appearance of the building, or terrace, and would preserve the character of the conservation area.

6.2 Impact on the amenity of adjoining occupiers

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 2006 Policy UD3 and concurrent London Plan 2015 Policy 7.6.

With regards to the western neighbour (no. 56), the proposal is not considered cause material harm with regards to loss of daylight/sunlight, outlook, increased sense of enclosure for the following reasons:

- The proposed extension would extend along the boundary, and at the boundary the height of the extension has been kept to a minimum, limiting the impact on this property.
- The extension would have a depth of 3m, which is in line with the requirements of permitted development, which is considered to be acceptable.
- There are no habitable room windows in the neighbouring property facing the extension.
- The proposal has no fenestration in the flank walls and thus would not harm the privacy of this neighbour.
- Although a roof terrace is shown on the proposal, this not appear to relate to the subject property, so it is recommended that a condition be imposed to ensure the roof of the extension is not used as a terrace, to ensure there are no impacts on privacy of the neighbours.

There would be no material adverse impact regarding loss of daylight/sunlight, outlook, increased sense of enclosure overlooking or a loss of privacy on number 52 to the east.

Overall, the proposal is considered to be acceptable and would not harm the amenity of surrounding neighbours with regards to loss of daylight/sunlight, outlook or increased sense of enclosure and would be in general accordance with saved UDP 2006 Policy UD3 and concurrent London Plan 2015 Policy 7.6.

6.3 Other Matters

The proposal would result in the loss of some garden space, however sufficient amenity space would be retained for a 3-bed flat.

The extension would be well separated from the tree in garden, and would not impact the tree.

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

The increase in internal floor area would not exceed 100sqm and therefore the proposal is not liable for Haringey's CIL charge or the Major's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/3094

Applicant's drawing No.(s) OS.01, OS.02, EX.01; EX.02; EX.03; EX.04; PP.01; PP.02; PP.03; PP.04 and Design and Access Statement

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:

OS.01, OS.02, EX.01; EX.02; EX.03; EX.04; PP.01; PP.02; PP.03; PP.04 and Design and Access Statement

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

3. The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality

consistent with Policy 7.6 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

4. Notwithstanding the details shown on the plans hereby approved, no part of any structure hereby granted shall be used as a roof terrace or balcony, and no railings shall be installed at roof level of the extension.

Reason: In order to protect the amenity of occupants of the adjoining residential properties consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

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.

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.