LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/3215 **Ward:** Northumberland Park

Date received: 30/10/2015

Last amended date: N/a

Drawing number of plans: Unnumbered projection of development photograph (front & rear); Ground floor flat plan; Technical specification.

Address: 5 Cedar Road N17 8NB

Proposal: Installation of external wall insulation to rear elevation

Applicant: Mr Simon Atkins

Ownership: Private

Site Visit Date: 03/12/2015

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) 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 site is located on the northern side of Cedar Road and contains a mid-terrace dwelling. The front elevation of the building has retained attractive stock brick facade but the rear elevation of the terrace does have some light render finishing. The site is not located within a conservation area.

Relevant Planning and Enforcement history

OLD/1989/0256 GTD 03-07-89 6/3/89 Conversion to form 3x1 bed self-contained flats

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

None required.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 25 letters. 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: 0

The following Councillor representation was received:

- The rear elevation has already been compromised but it would be better to have a colour matching the brick.

5.2 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:

- Massive brightly flashing hoardings are hugely intrusive and do nothing to enhance the conservation area.

6 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. The design impact;
2. The impact on the amenity of adjoining occupiers;

6.1 Design impact

The NPPF, saved UDP Policy UD3, London Plan Policies 7.4 and 7.6, Local Plan Policy SP11 and SP12 and SPG1a 'Design guidance,' emphasise the importance of high quality design in new development. More specifically, policies SP11 and SP12 state that alterations to buildings should be of the highest standard of design that respects its local context and character and historic significance and that the development should not dominate existing features important to the building.

The proposed development is to the rear only. The existing rear elevation has some render at present but this would be increased through the wall insulation. Although a brick finish would be truer to the rear elevation, but the full render finish would not be so out of keeping to warrant refusal. The building is mid-terrace and is not highly visible from the wider area. As such the design is considered 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.

The proposed development would have minimal projection from the rear elevation and is not considered to cause any detriment to the amenity of neighbouring occupants. No local representations have been received following consultation. 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 insulation design and appearance is considered to be acceptable in the terms of the amenity impact. 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/2015/3215

Applicant's drawing No.(s) Unnumbered projection of development photograph (front & rear); Ground floor flat plan; Technical specification.

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 projection of development photograph (front & rear); Ground floor flat plan; Technical specification.

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.