LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/3598 **Ward:** Alexandra

Date received: 04/12/2015

Drawing number of plans: A100, A101, A102, A103, A104RevA and A105

Address: Flat 2 140 Colney Hatch Lane N10 1ER

Proposal: Formation of loft conversion with a rear roof dormer extension, four roof lights to front roof slope and three roof lights to the outrigger roof slope. Replacement of existing uPVC windows and door to the rear and side return elevations with new aluminium windows and door.
Applicant: Mr & Mrs Daniel & Meirav Rauchwerger

Ownership: Private

Site Visit Date: 11/12/2015

Officer contact: Wendy Robinson

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

2.1 This is an application for a rear roof dormer extension with roof lights and replacement of existing uPVC windows and door with aluminium windows and door.

Site and surroundings

2.2 The subject site is a first floor flat located in a two storey mid-terrace building on the eastern side of the highway.

2.3 The site is located within the Muswell Hill Conservation Area.

Relevant Planning and Enforcement history

2.4 HGY/2007/1961 GTD 13/11/07 Enlargement of existing door opening at rear of building

3. LOCAL REPRESENTATIONS

3.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 26 letters. No representations were received.

4. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations 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.

Character and appearance of the conservation area

4.1 SPG1a 'Design guidance' in accordance with the expectations of the NPPF, saved UDP Policy UD3, London Plan Policies 7.4 and 7.6, Local Plan Policy SP11, states that extensions or alterations to buildings should be subordinate in scale to the original building, should respect its architectural character and should not dominate existing features important to the building. 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.

4.2 The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the character and appearance of the conservation area will be preserved in accordance with the above policies.

Impact on the amenity of adjoining occupiers

4.3 The London Plan 2015 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.

4.4 There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms in accordance with the above policies.

4.5 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.

5. CIL APPLICABLE

5.1 The increase in internal floor area would not exceed 100m^2 and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

6. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/3598

Applicant's drawing No.(s) A100, A101, A102, A103, A104RevA and A105

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:

A100, A101, A102, A103, A104RevA and A105

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.

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.