LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/0643 **Ward:** Highgate

Date received: 03/03/2016

Drawing number of plans: EX01; EX02; PP01; PP02; OS; Design and Access Statement

Address: Rear Ground Floor Flat 69 Hornsey Lane Gardens N6 5PA

Proposal: Reinstatement of existing front lightwell and installation of new rooflight to existing front lightwell

Applicant: Mr Ruairi Fitzpatrick

Ownership: Private

Site Visit Date: 26/04/2016

Officer contact: Valerie Okeiyi

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for reinstatement of existing front lightwell and installation of new rooflight to existing front lightwell

Site and Surroundings

3.1.1 The site is a ground floor flat located on the north side of Horsey Lane Gardens within the Highgate Conservation Area. The property adjoins No 67 and 71 Hornsey lane Gardens. The rear garden extends to and adjoins the flank of No. 63 Hornsey Lane Gardens. The property comprises of two studio flats on the ground floor and this application relates to the rear ground floor flat.

Relevant Planning and Enforcement history

3.1.2 There is no relevant planning history

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Internal

1) LBH Conservation Officer
2) LBH Transportation Team

The following responses were received:

Internal:

1) LBH Transportation Team: No objection

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 17 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
Objecting: 0
Supporting: 0

6 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

6.1 London Plan Policy 7.8 requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Haringey Local Plan Policy SP12 requires the conservation of the historic significance of Haringey's heritage assets. Emerging policy DM9 of the Development Management, Development Plan Document (2015) continues this approach.

6.2 Saved UDP (2006) 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 should be considered alongside Chapter 12 of the NPPF, SPG2 'Conservation and archaeology'.

6.3 The proposal seeks planning permission for the reinstatement of the existing front lightwell by removing the concrete slab and disused staircase to the basement and enclosing the lightwell with a new black painted metal railings and new painted timber balustrade to match no. 67 and 71 and inserting a new white painted timber double glazed patio door. The metal grate covering the lightwell would also be replaced with a new glazed rooflight to match no. 67.

6.4 It is considered that given the small nature of the changes here the proposed alterations to the lightwell to the front elevation of this property will not unduly affect the architectural integrity of this property, the symmetry and proportion of the

terrace as whole. The proposed alterations would also be partly obscured by the front boundary wall. It is important to point out that the proposed alterations would be almost identical to the neighbours lightwell at no. 67 and 71. As such the proposal is in accordance with policies 7.4 'Local Character' and 7.6 'Architecture' and 7.8 'Heritage Assets' of the London Plan 2015, Policy SP11 'Design', SP12 'Conservation' of the Local Plan 2013, saved policy UD3 'General Principles' and CSV5 'Alterations and Extensions in Conservation Areas' of the UDP (2006). Policy DM9 'Management of the Historic Environment' of the emerging Local Plan Policy Development Management DPD.

Impact on the amenity of adjoining occupiers

6.5 The London Plan (2016) Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. UDP (2006) 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. Draft DM Policy (2015) DM1 'Delivering High Quality Design' continues this approach and requires developments to ensure a high standard of privacy and amenity for its users and neighbours.

6.6 The proposal would have no material adverse impact on the neighbouring properties, as such the proposal is considered to be in accordance with London Plan policy 7.6 and saved UDP policy UD3.

Conclusions

The proposed development would preserve the character and appearance of this part of the conservation area. The proposed development would also not adversely affect the residential amenities of the neighbouring occupiers.

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

N/A.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2016/0643

Applicant's drawing No.(s) EX01; EX02; PP01; PP02; OS; Design and Access Statement

Subject to the following condition(s)

1. The approved plans comprise drawing nos (EX01, EX02, PP01, PP02, OS, Design and Access Statement). The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

2. 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.

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.