**LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS** 06/07/2016

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

## 1. APPLICATION DETAILS

**Reference No:** HGY/2016/1845 **Ward:** Bounds Green

**Date received:** 15/06/2016

**Last amended date:** NA

**Drawing number of plans:** Drg P1, ksd/16/28/01, 02, 03A, 04A, 05A

**Address:** 32 Thorold Road N22 8YE

**Proposal:** Amendment to application HGY/2015/3424 approved on 13/01/2016 for loft conversion with rear facing dormer

**Applicant**: Ms Judith Krichefski

**Ownership:** Private

**Officer contact:** Robbie McNaugher

## 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) Party Wall Act

## 3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

### Proposed development

3.1 This is an application for an amendment to application HGY/2015/3424 approved on 13/01/2016 for loft conversion with rear facing dormer. The dormer would be increased in height to be set 0.3 metres from the ridge line.

### Site and Surroundings

3.2 The application site is situated on the southern side of Thorold Road and comprises a two storey mid terrace dwelling. The property lies within Bowes Park Conservation Area.

## Relevant Planning and Enforcement history

- HGY/2010/0811 PERM REQ 22-06-10 Demolition of existing extension and erection of single storey rear extension.

- HGY/2010/1248 PERM DEV 06-09-10 Demolition of existing extension and erection of single storey rear extension

- HGY/2015/3424 GTD 13/01/2016 Loft conversion with rear dormer

## 4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- None

## 5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 5 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

## 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;

### 6.1 Character and appearance of the conservation area

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.

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'.

The increase in the height of the dormer would significantly alter the appearance of the extension or the building so is considered to preserve the character and appearance of the conservation area.

### 6.2 Impact on the amenity of adjoining occupiers

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.

The increase in the height of the dormer would not impact on neighbouring amenity.

### 6.3 Conclusions

The proposed design would appear subordinate within the roof slope and generally sympathetic to the character and appearance of the conservation area. There are amenity concerns, no overlooking or loss of privacy.

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/2016/1845

Applicant's drawing No.(s) Drg P1, ksd/16/28/01, 02, 03A, 04A, 05A

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 approved plans comprise drawing nos Drg P1, ksd/16/28/01, 02, 03A, 04A, 05A. 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.

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.

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.