LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/1913 **Ward:** Noel Park

Date received: 07/06/2016

Drawing number of plans: 01-06, 07B-09B, 10, and 10B

Address: 134 Russell Avenue N22 6PS

Proposal: Insertion of three rooflights to the rear roofslope and bi-fold door to existing rear extension elevation

Applicant: Mr Mark Bartlett

Ownership: Private

Site Visit Date: 08/10/2015

Officer contact: Wendy Robinson

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for the installation of three rooflights to the rear elevation and amendment of opening to existing extension.

Site and surroundings

3.2 The subject site is a two storey mid-terrace dwellinghouse located on the south eastern of the highway. The property backs onto Russell Avenue recreational ground.

3.3 The site is located within the Noel Park Conservation Area but does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement history

3.4 HGY/2015/2803 WDN 19/11/15 Formation of loft conversion with rear dormer and front rooflights (householder application)

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 3 letters. No representations were received.

5. 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

5.1 SPG1a 'Design guidance' in accordance with the expectations of the NPPF, saved UDP Policy UD3, emerging Policy DM1 of the Development Management, Development Plan Document (January 2016 pre-submission version), London Plan Policies 7.4, 7.6 and 7.8, 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 and emerging DM, DPD Policy DM9 requires alterations and extensions to preserve and maintain the character of conservation areas without appearing overbearing or intrusive and also complement the architectural style, scale, proportions, materials and details.

5.2 The proposal is considered proportionate and subordinate to the existing building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the conservation area will be preserved and enhanced in accordance with the above policies and the Noel Park character appraisal and management plan.

Impact on the amenity of adjoining occupiers

5.3 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 and emerging Policy DM1 of the Development Management, Development Plan Document (January 2016 pre-submission version) 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.

5.4 The installation of roof lights to the rear roofslope would not result in any material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms in accordance with the above policies.

Conclusions

5.5 The proposal is considered likely to protect and enhance the character and appearance of the conservation area and would not have an adverse impact on the amenity of neighbouring properties.

5.6 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.

6. CIL APPLICABLE

6.1 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.

7. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2016/1913

Applicant's drawing No.(s) 01-06, 07B-09B, 10, and 10B

Conditions:

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 01-06, 07B-09B, 10, and 10B. 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: 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.

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of

the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

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.