LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/1522 **Ward:** Stroud Green

Date received: 10/05/2016

Drawing number of plans: NEL 10, NEL 11, NEL 20B & NEL 21A

Address: Flat A 37 Nelson Road N8 9RX

Proposal: Demolition of existing extension and construction of new extension

Applicant: Ms Anneka Dalton

Ownership: Private

Officer contact: Sarah Madondo

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
3) Materials to match existing

Informatives:

1) Hours of construction
2) Party Wall Act

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for the demolition of existing extensions and construction of a new extension to provide a bedroom. The extension has been reduced to 4 metres on the boundary with No. 39 Nelson Road.

Site and Surroundings

3.2 The application site is located on Nelson Road. The property has been converted into 3 self converted flats. The works relate to the ground floor flat. The area is residential in character and site is not in a conservation area.

Relevant Planning and Enforcement history

- Planning HGY/1997/0866 GTD 24-06-97 37A Nelson Road London Erection of ground floor rear extension.

- HGY/2016/1522 PENDING 00-00-00 Flat A 37 Nelson Road Hornsey London London Borough of Haringey Demolition of existing extension and construction of new extension

- OLD/1973/0868 GTD 12-06-73 37 Nelson Road Erection of rear extension & conversion into 3 self-contained flats.

- OLD/9999/4072 37 Nelson Road 20/5/97 Erection of ground floor rear extension with formation

4 CONSULTATION RESPONSE

Ward Councillors
Neighbouring properties

4.2 The following were consulted regarding the application:

5 LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 22 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:
Objecting: 0
Supporting: 0

6 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance
2. The impact on the amenity of adjoining occupiers;

Design and appearance

6.1 Local Plan (2013) Policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity which is supported by London Plan (2016) Policies 7.4 and 7.6. Draft DM Policy (2015) DM1 'Delivering High Quality Design' continues this approach and requires development proposals to relate positively to their locality.

6.2 The proposal is for the demolition of existing extensions and construction of side infill and rear extension to provide a bedroom and a living room/diner. The proposed

extensions would largely improve a substandard accommodation into a more spacious flat. Since submission the extension has been reduced at the boundary with No. 39 Nelson to 4 metres and would be protrude 1.2 metres deep than the extension at No. 35. The proposed extensions would be finished in precast concrete coping stones with flat roof.

6.3 The rear of the property has no public vantage points and can only be seen from the rear gardens of the surrounding properties, many of which have rear extensions and outbuildings themselves.

6.4 Overall the proposed extensions would be subordinate in nature to the main building. The scale and proportion of the extensions will be sympathetic to the existing dwelling with the character and appearance of the area.

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 Given that No. 39 has a glass addition approximately 3 metres deeper than the proposed that is extending significantly further than that proposed and also No. 35 has an extension that extends the full width of the property. In addition similar alterations can be seen along the terrace, and it is proposed here that this development would be in line with general patterns of development. Therefore the proposed extensions would have no impact on residential amenity in terms of loss of daylight, or sunlight, privacy and overlooking.

6.7 Conclusions

The proposal will not harm the character or appearance of the building or the surrounding area or on balance result in any undue harm to the residential amenities enjoyed by the occupants of neighbouring properties and is therefore considered acceptable.

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

Registered No. HGY/2016/1522

Applicant’s drawing No.(s) NEL 10, NEL 11, NEL 20B & NEL 21A

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 (NEL 10, NEL 11, NEL 20 Rev B & NEL 21 Rev A). 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.

3. The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy 7.6 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

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: 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.