

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2022/2509

Ward: Crouch End

Date received: 28/09/2022

Officer contact: Tania Skelli

Drawing number of plans: 2203-MAN-GA-SITE-00, BLOCK-00/B, EX-EL-01/A, EX-EL-02/A, EL-03/A, PL-01-A, PL-02/A, PR-EL-01/B, 02/B, 03/B, PR-SEC-AA/B, SEC-BB/B, SEC-CC/B, SEC-DD/B, PR-PL-01/B, 02/B, Design and Access Statement by Twinning Design dated April 2022, Heritage Statement by Twinning Design dated April 2022.

Address: 1 Olivers Row N8 9BF

Proposal: Erection of an outbuilding structure for a purpose incidental to the enjoyment of the dwellinghouse

Applicant: Mr & Mrs Kekulthotuwa

Site Visit Date: NA

2. REPRESENTATIONS

- 2.1 No representations were received in response to notification and publicity of the application.

3. REASONS FOR GRANTING PERMISSION

- 3.1 This is an application for an outbuilding within the site area of no. 1 Oliver's Row, to the rear of 27-29 Gladwell Road.
- 3.2 The application site is a backland area with a long narrow vehicular and pedestrian access via Gladwell Road. The site is a long, narrow rectangle surrounded on all sides by the rear gardens of the neighbouring residential properties. The site slopes down from the SW to the NE corner. The site is located within the Crouch End conservation area and the site area. The surrounding area is generally residential comprising of mainly 2-storey Victorian/Edwardian terraces. The site is approximately 400 metres from Crouch End Broadway shopping centre and public transport routes.
- 3.3 Following planning permission in 2010 two houses were built to the length of the site with associated landscaping and car parking
- 3.4 The planning history of the site has been taken into account when coming to this decision and is as follows:-

HGY/2022/1811 Erection of an outbuilding structure for a purpose incidental to the enjoyment of the dwellinghouse – permission refused 2022 – on grounds of size and location.

- 3.5 The current application seeks permission for a 3.2m x 5m x 2.8m H outbuilding. The outbuilding would serve as a gym with associated bathroom and WC facilities. It would be constructed of brick to match the existing house, with a flat single ply membrane roof and a solid painted wood door, aluminum framed steel glass panels and a single rooflight. A green roof is proposed.
- 3.6 This would amount to a 16sqm size outdoor building. The building would be set some distance away from adjoining boundaries and retain the existing garden. Accordingly, 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 local character and visual amenity of the area will be protected.
- 3.7 The proposed design, materials, size and location of the outbuilding is not considered to adversely impact the character and appearance of the Crouch End Conservation Area.
- 3.8 The outbuildings' full-height glazed areas face towards the host building. Due to its size and distance from adjoining properties, the outbuilding is not considered to result in adverse impact on neighbouring properties. The height and depth of the outbuilding would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.
- 3.9 The proposed development is in general accordance with Policies DM1, DM7 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.
- 3.10 The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.
- 3.11 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

GRANT PERMISSION subject to 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 2203-MAN-GA-SITE-00, BLOCK-00/B, EX-EL-01/A, EX-EL-02/A, EL-03/A, PL-01-A, PL-02/A, PR-EL-01/B, 02/B, 03/B, PR-SEC-AA/B, SEC-BB/B, SEC-CC/B, SEC-DD/B, PR-PL-01/B, 02/B. 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.