

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2022/2492

Ward: Stroud Green

Date received: 26/09/2022

Officer contact: Neil McClellan

Last amended date: N/A

Drawing number of plans: SE 1665 - 01/P1; SE 1665 - 02/P1; SE 1665 - 03/P1; SE 1665 - 04/P1; SE 1665 - 05/P1.

Address: 17 Upper Tollington Park N4 3EJ

Proposal: Erection of a new single storey rear infill extension and alterations to the existing extension's roof, replacing it with a higher flat roof.

Applicant: Vitruvi Ltd

Site Visit Date: 29/09/2022

2. REPRESENTATIONS

- 2.1 One representation was received in response to notification and publicity of the application.
- 2.2 The following comments were raised in the representation received:
- Properties in Upper Tollington Park have in the past suffered from subsidence and thus should be taken into account when constructing the proposed extension.
 - Will require representation by an independent party wall surveyor.
- 2.3 Officer comment: Comments noted. A standard informative advising the applicants responsibilities under the Party Wall Act will be attached to the decision.

3. REASONS FOR GRANTING PERMISSION

- 3.1 The subject site is a three storey mid-terraced house, with the uppermost storey located within the attic space. The site is located within the Stroud Green conservation are. It does not fall within the curtilage of a listed building.
- 3.2 The planning history of the site has been taken into account when coming to this decision.
- 3.3 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.

- 3.4 Stroud Green conservation area has no current adopted appraisal. Given the modest size of the proposed extension, its relatively discreet siting to the rear of the property and given the number of single storey extension of various sizes located to the rear of other purities in the same terrace, 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.
- 3.5 The height and depth of the extension 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.
- 3.6 The proposed development is in general accordance with Policies DM1, DM9, 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.
- 3.7 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: SE 1665 - 01/P1; SE 1665 - 02/P1; SE 1665 - 03/P1; SE 1665 - 04/P1; SE 1665 - 05/P1. 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. No part of any structure hereby granted shall be used as a roof terrace or balcony.

Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable consistent with Policy DM1 of The Development Management DPD 2017.

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.