

Officer's Report

Application Number	HGY/2022/2607
Type	Full planning permission
Location	Flat 3, 7, Nelson Road, London, N8 9RX
Proposal	Construction of rear dormer to facilitate loft conversion and replacement of existing windows
Case Officer	Laina Levassor
Valid Date	14/09/2022
Applicant	Mr Jordan Mizrahi
Agent	Ms Elinoar Haseen

RECOMMENDATION

Approve with Conditions

PLANNING HISTORY

The planning history of the site has been taken into account when coming to this decision.

SITE DESCRIPTION

The subject site is a top floor flat within a three-storey building located on the southwestern side of Nelson Road.

The site is not located within any Conservation Area and does not fall within the curtilage of any listed building.

CONSULTATION RESPONSES

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

REASONS FOR GRANTING PERMISSION

This application proposes the construction of a rear dormer extension with Juliette balcony, proposed rooflights to the front elevation and the replacement of windows at third floor level.

The proposed rear dormer is set between the raised party walls of neighbouring roofs by a minimum of 1m on each side and is set down from the ridge of the roof where it would not be visible from the street and is also set in from the eaves to appear subordinate from the rear elevation. It is not considered that the proposed dormer would give rise to additional outlook or vantage points which would be harmful to neighbouring amenity.

The proposed roof extension is to be constructed in materials similar to those used in constructing the original dwelling. The rendered finish would reflect similar development within the local residential setting. 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 amenities of the area will be protected.

Existing white painted timber frame windows would be replaced with double glazed white painted timber framed windows at front and rear elevations.

This replacement is considered acceptable and would not materially alter or affect the external appearance of the original building.

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.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 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 D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

- **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.