

Officer's Report

Application Number	HGY/2022/2713
Type	Full planning permission
Location	4, Mount Pleasant Road, London, N17 6TS
Proposal	Replacement of the existing roof tiles on the property's main pitched roof and front bay, the re-roofing of the outriggers flat roof, and the installation of two new roof lights on the rear slope of the main roof.
Case Officer	Sarah Madondo
Valid Date	28/09/2022
Applicant	Mr Jun Takagi
Agent	Mr Jun Takagi

RECOMMENDATION

Approve with Conditions

Site Description

The subject site is a Victorian purpose build flat. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

Design and Appearance

The proposal includes the installation of two roof windows on a pitched roof to the rear elevation. The proposed roof windows would be flush and mounted on slate roofing. The insertion of rooflights is acceptable as they will lie flush with the roof and will not materially alter the shape of the dwellinghouse. The proposal also includes the replacement of existing pitched slate roofing with similar to match existing which is acceptable. 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.

Given that the proposed roof windows are flush 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.

The replacement of the outriggers existing flat roof and the re-tiling of the main roof and bay with matching slate or 'slate effect' tiles will not have a significant impact on the appearance of the property or on the character and appearance of the street scene or area.

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2016 and the NPPF.

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.

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.