

# Officer's Report

|                           |                                                                                                                                                |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number</b> | <b>HGY/2022/2712</b>                                                                                                                           |
| <b>Type</b>               | <b>Full planning permission</b>                                                                                                                |
| <b>Location</b>           | 55, Albert Road, London, N22 7AA                                                                                                               |
| <b>Proposal</b>           | Replacement of existing first floor side and rear windows, including the reinstatement of a blocked up window and installation of a rooflight. |
| <b>Case Officer</b>       | Mercy Oruwari                                                                                                                                  |
| <b>Valid Date</b>         | 03/10/2022                                                                                                                                     |
| <b>Applicant</b>          | Dr Sarah Sproson                                                                                                                               |
| <b>Agent</b>              | Miss Ana Alonso Truan                                                                                                                          |

## **RECOMMENDATION**

**Approve with Conditions**

## **REPRESENTATIONS**

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

## **REASONS FOR GRANTING PERMISSION**

The subject site is the first floor flat of a row of terraces with even numbers on the lower floors and odd numbers on the upper floors. The properties have 2 storey bay windows at the front and deep 2 storey outriggers at the rear. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

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

- HGY/2020/0353 - Construction of a rear dormer with front elevation rooflights. Granted
- HGY/1999/1090 - Insertion of three rooflights to facilitate the creation of an additional room to top floor flat. Granted

The proposal is for the installation of a rooflight on the roof of the rear outrigger and for the replacement of new windows on the first floor of the building. The 2x side windows labelled as 2 would both have the sill raised to accommodate the kitchen worktops. The window at the very rear of the outrigger would be widened. The window labelled 3 and the first floor window at the rear of the main building will retain the same openings. The only window that will retain the same opening style will be the rear first floor window of the main building. All the replacement windows located within the outrigger would be replaced with different opening mechanisms to the existing. Part of the internal works would also include the removal of the chimney breast. This along with the replacement of the windows will be acceptable.

There will be no material loss of privacy to neighbouring properties as the windows on the side and rear will be occupying the same openings as the existing. The proposal is acceptable in amenity terms.

The proposed development is in general accordance with Policies DM1 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.

## **GRANT PERMISSION subject to conditions**

### **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.