

Officer's Report

Application Number	HGY/2022/4012
Type	Full planning permission
Location	6, to 20 Crescent Road, London, N22 7RS
Proposal	Replacement entrance doors to upper floor residential flats across properties 6 - 20 Crescent Road, with new glazed entrance doors.
Case Officer	Oskar Gregersen
Valid Date	04/11/2022
Applicant	Mr David Schreiber
Agent	mr David Mansoor

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

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

1.2 The following issues were raised by neighbours, local groups and Councillors:

- No Responses

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a row of 5 residential flats, known as 6 – 20 Crescent Road, located northeast of Alexandra Palace rail station. The site is not located within a conservation area and does not fall within the curtilage of a listed building.

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

2.3 This application seeks planning permission for the replacement of 5 external communal entrance doors, serving the existing residential flats known collectively as 6-20 Crescent Road, with new secure entrance doors with a glazed finish, to enhance their usability and to provide additional light into the communal hallways at ground floor level

2.4 The proposal is considered to be not substantially different from the existing, being replacement of doors, and is in keeping with the pattern of development in the area. Materially the doors would be predominantly glazing with a dark coloured metal frame typical of this type of entranceway. Therefore it is deemed that the local character and visual amenity of the area will be protected.

2.5 The new doors would be glazed; however this would serve mostly to provide additional light into the hallways leading to stairwells of the residential flats. Therefore it is deemed

that there will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

2.6 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.

2.7 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

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 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

