

101 ALBERT ROAD, LONDON, N22 7AG
Design & Access Statement
January 2023

INTRODUCTION

The proposal outlined within this application relates to alterations to the rear kitchen window of 101 Albert Road, N22 7AG.

101 Albert Road is the upper flat in a purpose-built Edwardian terraced building. The building is 2 storeys with pitched roof. There is a single flat below (99 Albert Road). The site is not located within any conservation area and does not fall within the curtilage of a listed building. The applicant owns a share of the freehold of the building.

101 Albert Road was recently granted planning permission ([HGY/2022/2543](#)). The permission grants a conversion of the loft and addition of a new spiral staircase to rear.

PROPOSAL

The proposal seeks to replace the rear existing single-glazed timber window with a new fixed aluminium double-glazed window whilst repositioning and enlarging the window opening.

The proposal will improve the insulation and energy efficiency of the home as well as increase daylight into the room.

ACCESS

The proposed work is to the rear on the first floor. Access for materials and craftspeople will be from Albert Road through the private ground floor entrance or through the rear garden, accessible through the shared alleyway on Clyde Road. The work is anticipated to take 1-2 days only.

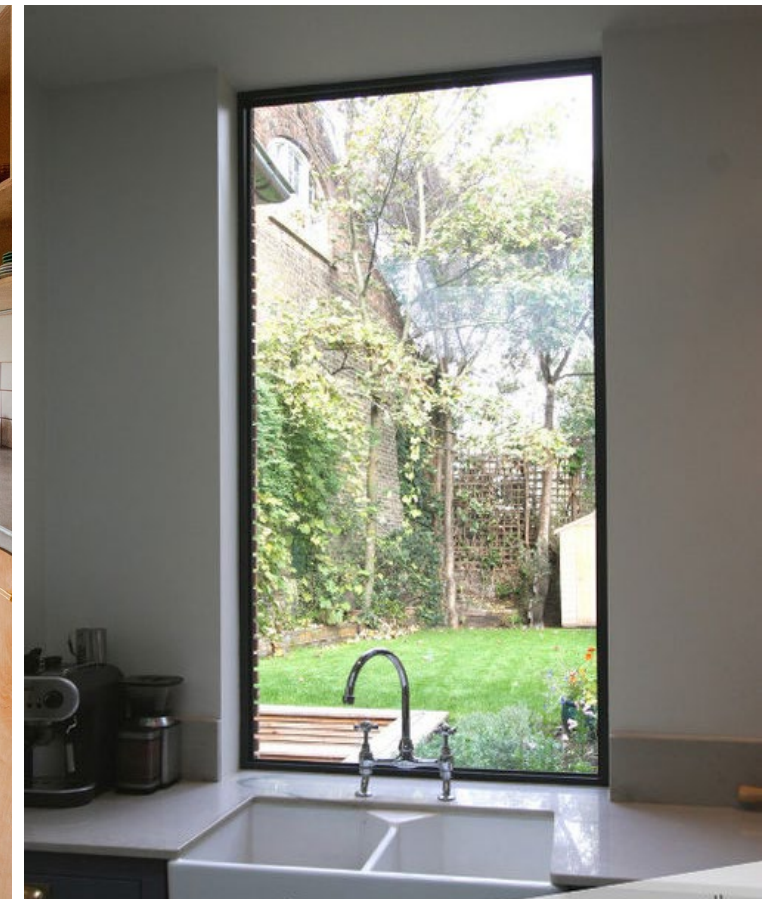
CONTEXT

Numerous examples of similarly repositioned and enlarged rear-facing windows of similar design are to be found at a number of neighbouring properties - including 85 Albert Road ([HGY/2019/2910](#)), 189 Albert Road ([HGY/2020/3232](#)), 55 Albert Road ([HGY/2022/2712](#)) and 61 Albert Road ([HGY/2021/2336](#)).

61 Albert Road is of corresponding terrace position relative to Outram Road as 101 Albert Road is to Clyde Road - being set back one building from the corner position.



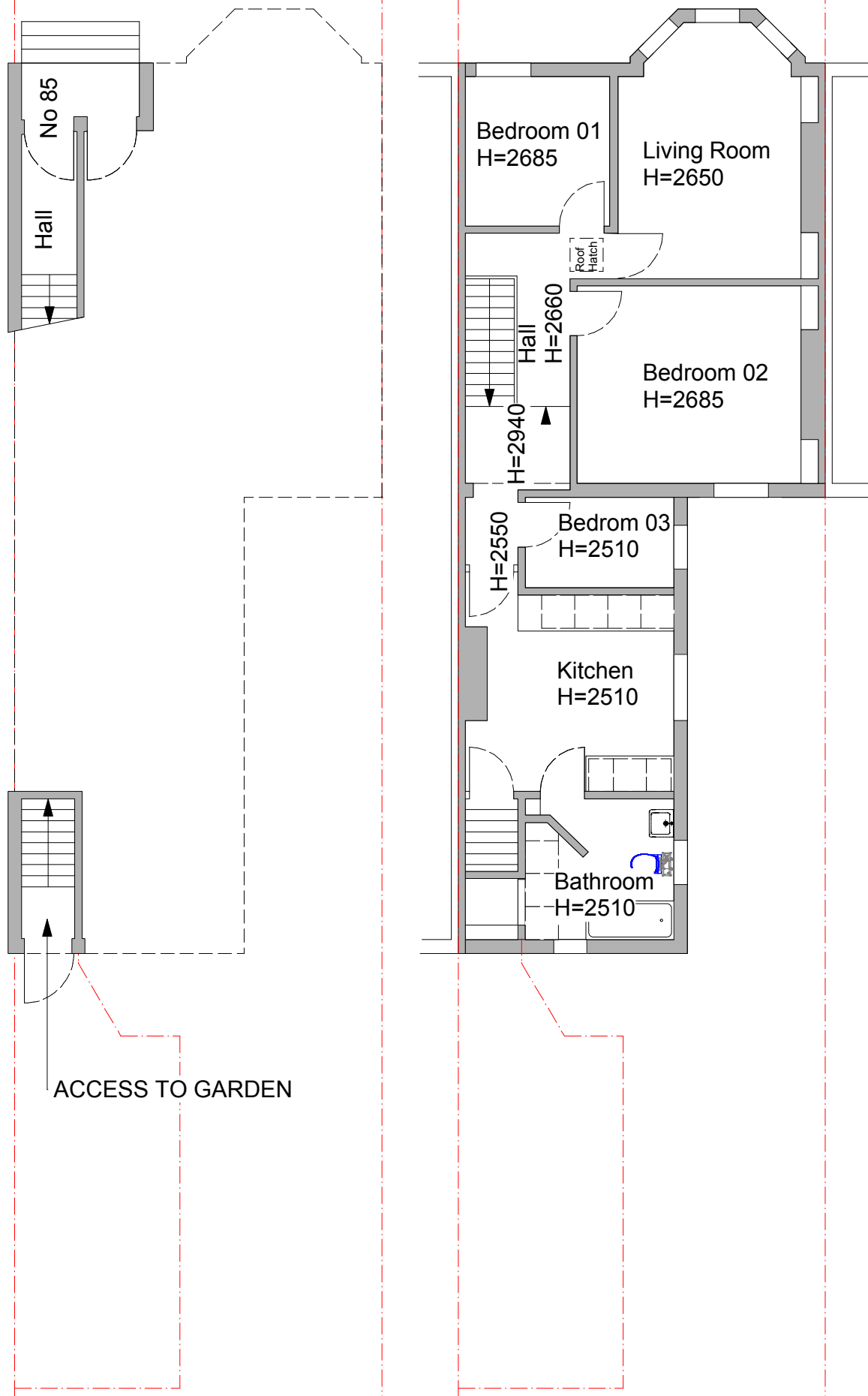
Exterior and interior views of the existing window.



Reference images of style of proposed aluminium window.

RELEVANT LOCAL PLANNING HISTORY

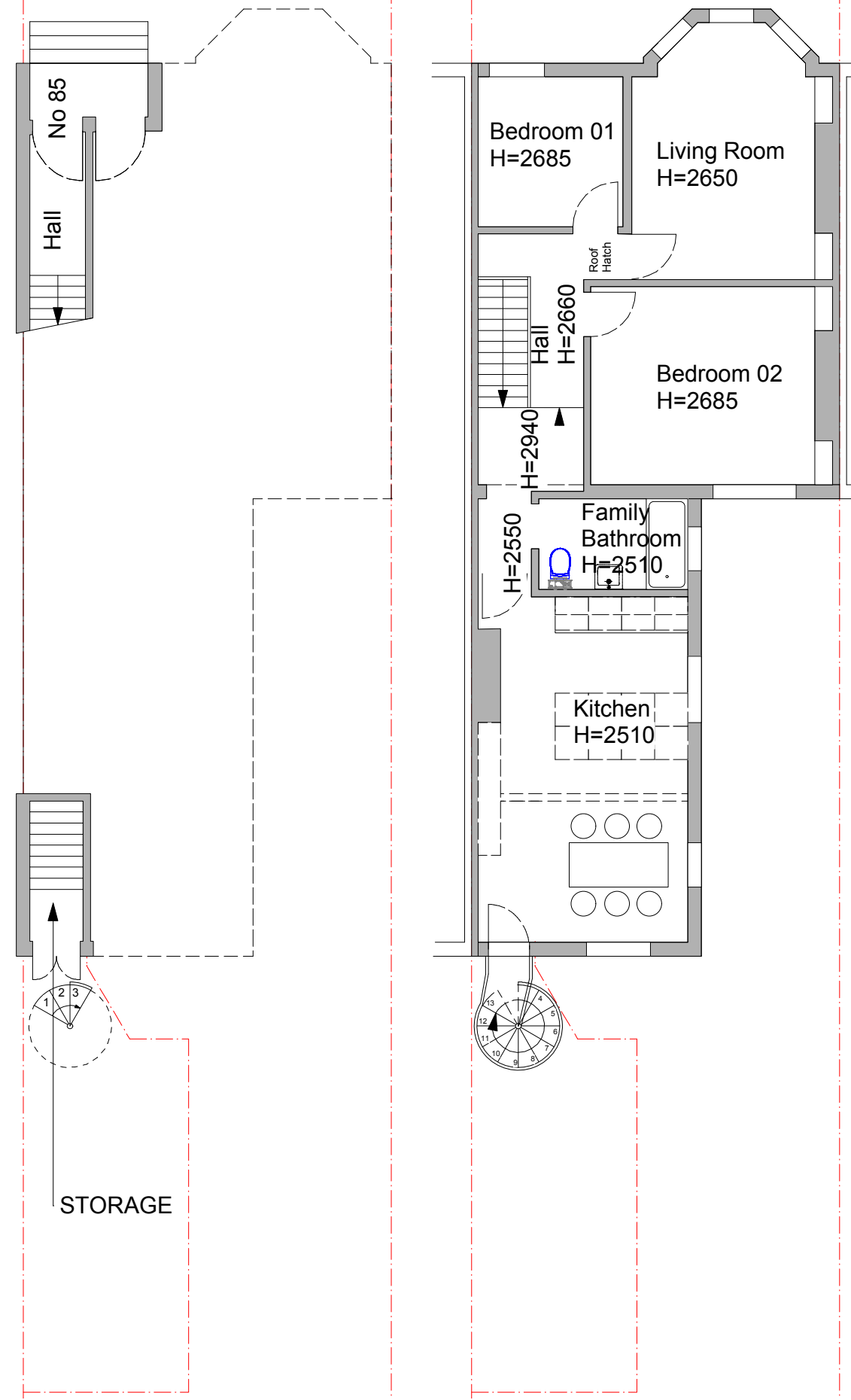
1.	Granted: 09/1/2020	HGY/2019/2910	85 Albert Road, London, N22 7AG	Officer: Tania Skelli	P. 4
2.	Granted: 26/1/2021	HGY/2020/3232	189 Albert Road, London, N22 7AQ	Officer: Samuel Uff	P. 9
3.	Granted: 29/11/2022	HGY/2022/2712	55 Albert Road, London, N22 7AA	Officer: Mercy Oruwari	P. 16
4.	Granted: 06/10/2021	HGY/2021/2336	61 Albert Road, London, N22 7AA	Officer: Fatema Begum	P. 22



ground floor plan

first floor plan

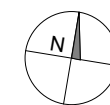
as existing



ground floor plan

first floor plan

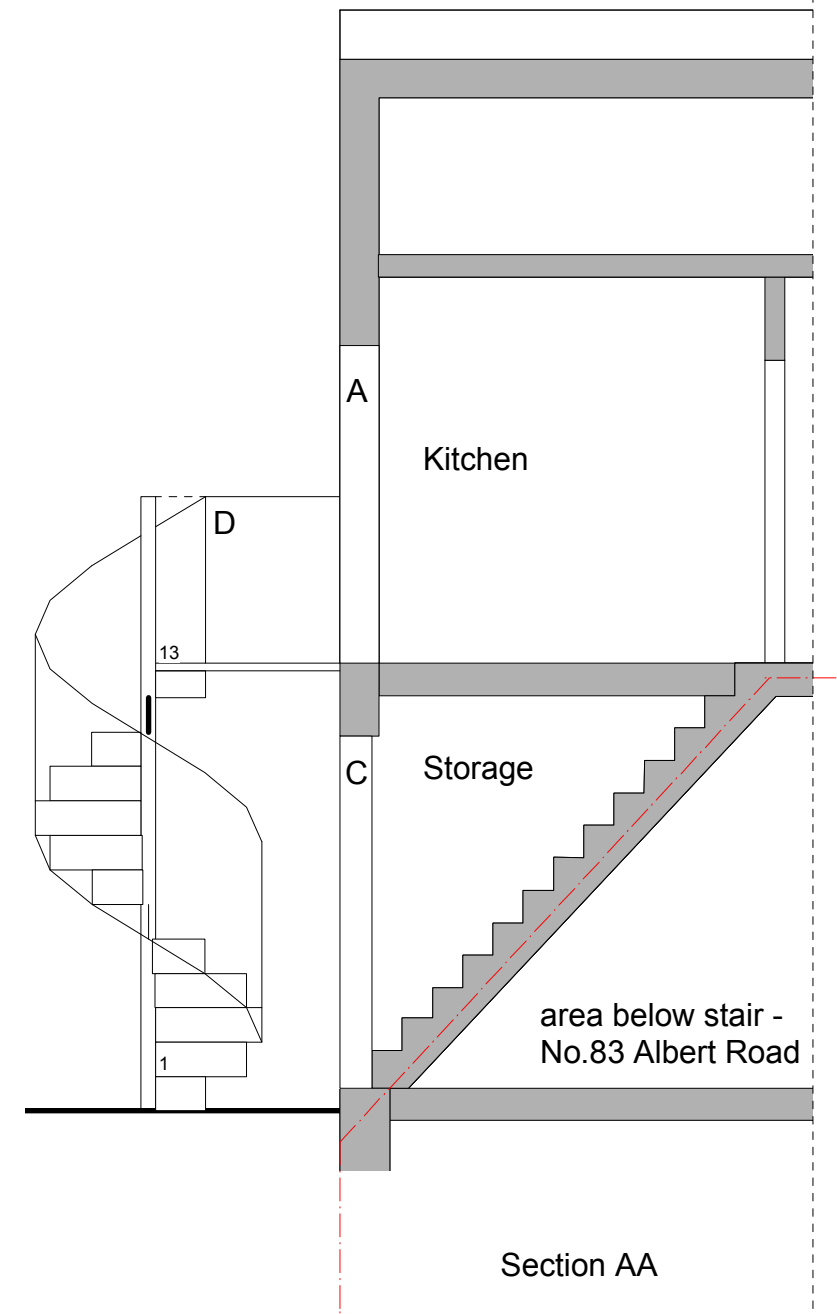
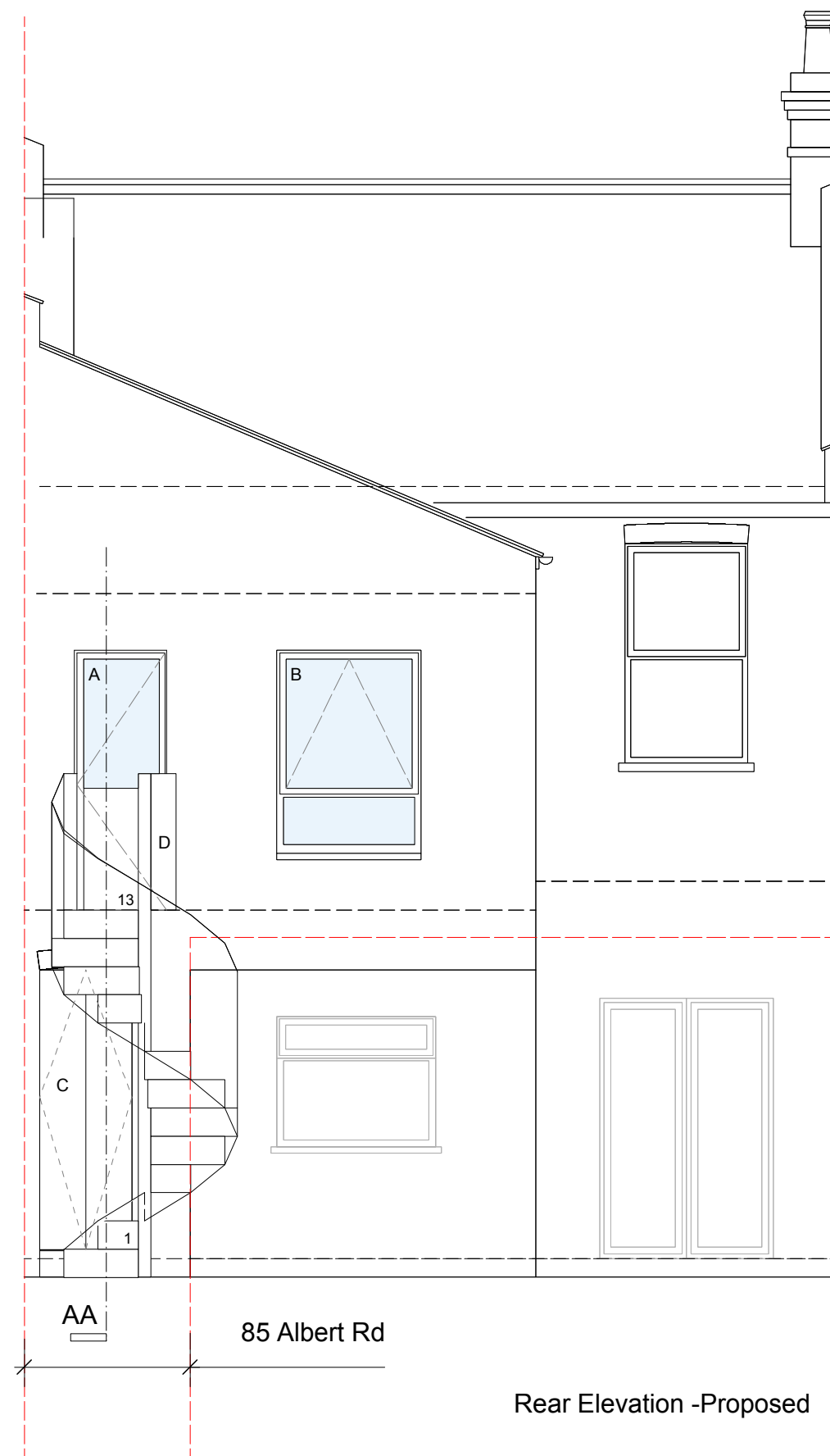
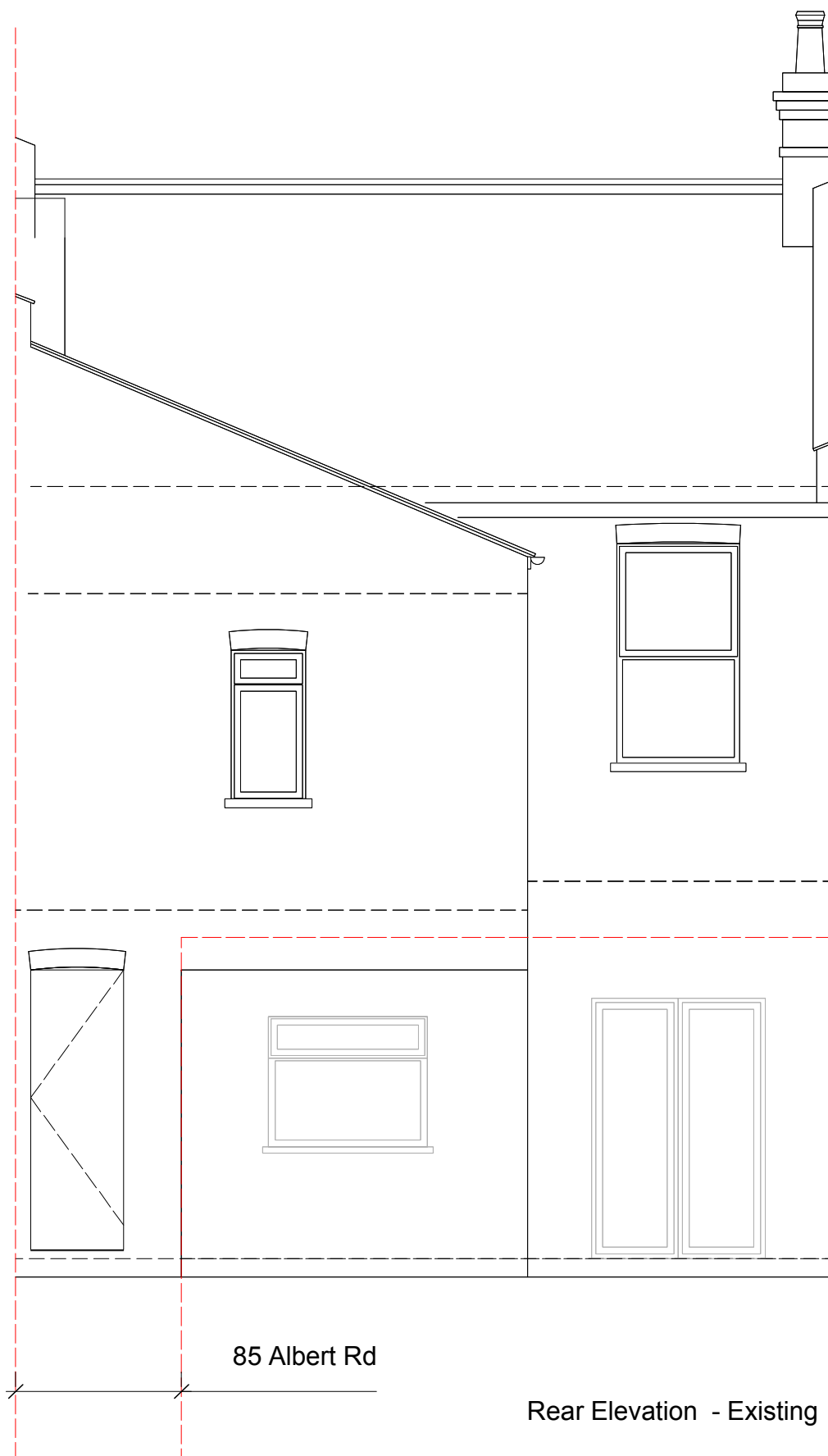
as proposed



0 1 2 3 4M

P3 - EXTERNAL STAIRCASE REVISED
STAIR ACCESS DOOR REVISED

Client:	Dermont Gilroy & Leila Achouri		
Project:	85 Albert Road N22		
	19003-2- 3 - 110		
Drawing Title:	Floor Plans - as existing and proposed		
Scale:	1:100		@ A3
Date:			P3



P3 - EXTERNAL STAIRCASE REVISED
STAIR ACCESS DOOR REVISED



Elevation Key

- A aluminium door with glass panel
- B aluminium frame window centered on window below
- C timber solid door to storage
- D metal spiral stair

Client: Dermont Gilroy & Leila Achouri

Project: 85 Albert Road N22

19003-2- 3-120

Drawing Title:

REAR Elevation - existing and proposed

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2019/2910

Ward: Alexandra

Date received: 05/11/2019

Officer contact: Tania Skelli

Drawing number of plans: 19003-2-3-010/ P1, 19003-2-3-901/P1, 19003-2-3-110/P3, 19003-2-3-120/P3

Plans last amended: 8/1/2020

Address: 85 Albert Road N22 7AG

Proposal: Installation of first floor level external platform with metal spiral staircase leading to rear garden. Insertion of door to rear elevation first floor. Relocation of window and replacement with larger opening at rear first floor level. Use of existing ground floor stair areas for storage purposes in association with existing first floor flat (Class use C3)

Applicant: Mr & Mrs Deromt and Leila Gilroy and Achouri

Site Visit Date: 13/11/2019

2. REPRESENTATIONS

2.1 One representation was received in response to notification and publicity of the application.

2.2 Concerns were raised by the occupier at no. 83 Albert Road that the area below the stairs is not within the demise of the subject site and has not been shown as such (Officers' comments: This is not a planning consideration and would be resolved under civil law between parties, however, a section has been submitted to show the clear demise of each property). Further concerns were raised over the proposed stairs being out of character with the area and resulting in a visual impact on other gardens (Officers' comments: see assessment below in section 3.2.4).

3. REASONS FOR GRANTING PERMISSION

3.1 The subject site is a two-storey mid terrace residential building purpose built as 2 flats. The subject site relates to the top flat. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

3.2.1 The planning history of the site has been taken into account when coming to this decision. A similar proposal was approved in 2008 at no. 127.

3.2.2 Permission is sought for the installation of an external platform with metal staircase at rear first floor level leading to rear garden. The proposal includes the insertion of a door to the rear elevation first floor to facilitate access to the platform, relocation of a window and replacement with larger opening at rear first floor level and use of the existing ground floor stair area for storage purposes.

3.2.3 The proposed staircase was revised to a spiral staircase which results in a structure that is closer to the building and thereby resulting in a less dominant structure. The alterations to the windows and insertion of new door are considered acceptable and in keeping with the style of the building and local architecture. The proposed materials of aluminium, glass and timber to ground floor door are considered acceptable. The metal staircase is recommended to be painted black.

3.2.4 The storage to the newly created void would be ancillary to the first floor flat and confined to the area above the stairs only as shown in the provided section.

3.2.5 The revised platform is an improvement to that originally submitted as it does not obstruct the outlook to the ground floor rear window. The height and depth of the platform and windows/ door alterations would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the adjoining and neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

3.2.6 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.

3.2.7 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

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 only be built in accordance with the following approved plans:

19003-2-3-010/ P1, 19003-2-3-901/P1, 19003-2-3-110/P3, 19003-2-3-120/P3

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

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 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

4. The hereby approved stairacse shall be painted black and maintained and retained as such.

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 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

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: 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.

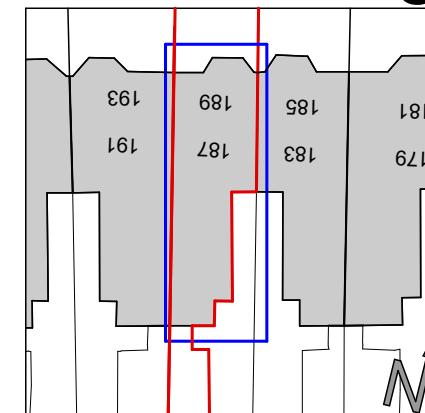
INFORMATIVE: Hours of Construction Work

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.	

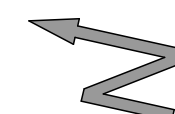
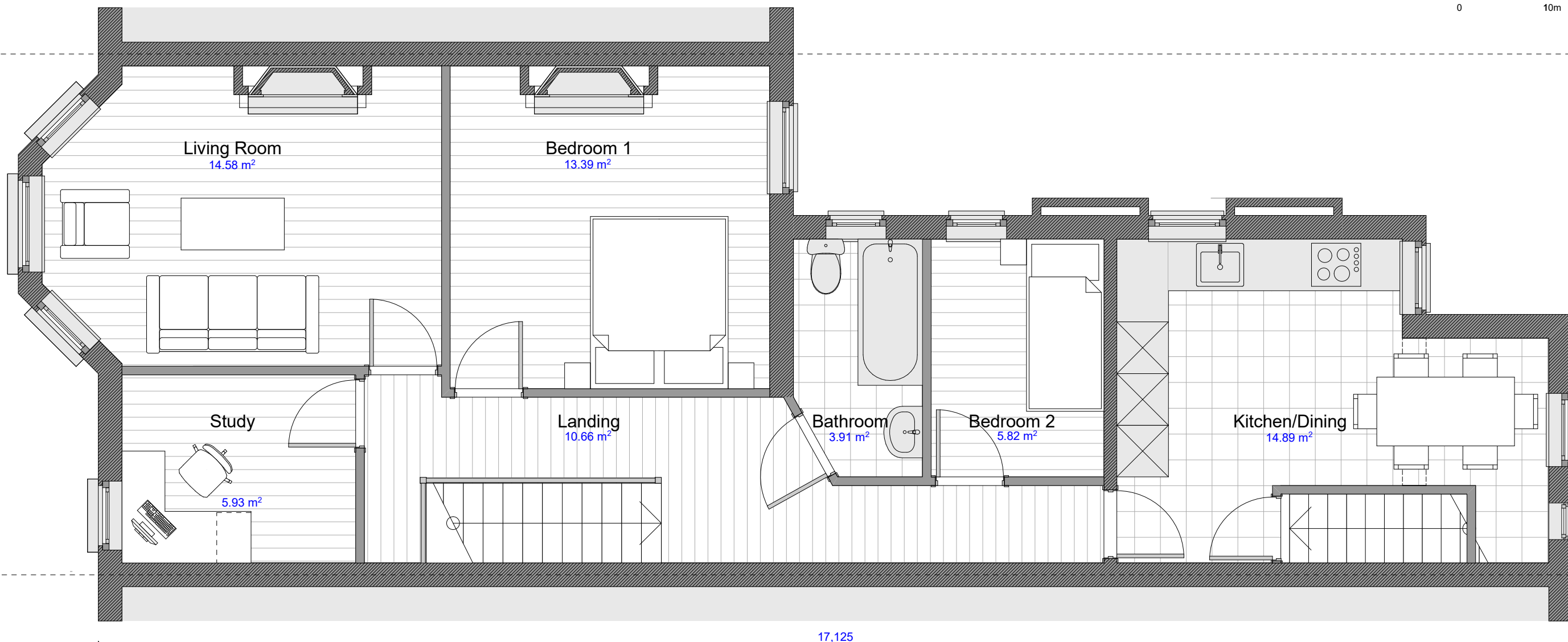
NOTES:
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Planning



Site Plan
Scale 1:500@A3

0 10m 20m



KS

4 Dover Close
Clacton on Sea



5

PROJECT: 189 Albert Road
London N22 7AQ

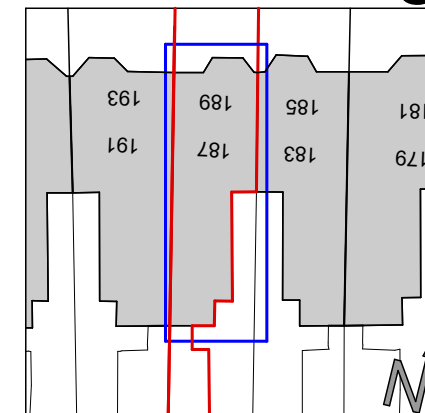
CLIENT:
DATE: November 2020

SCALE: 1:50 @ A3
DRAWN: KS

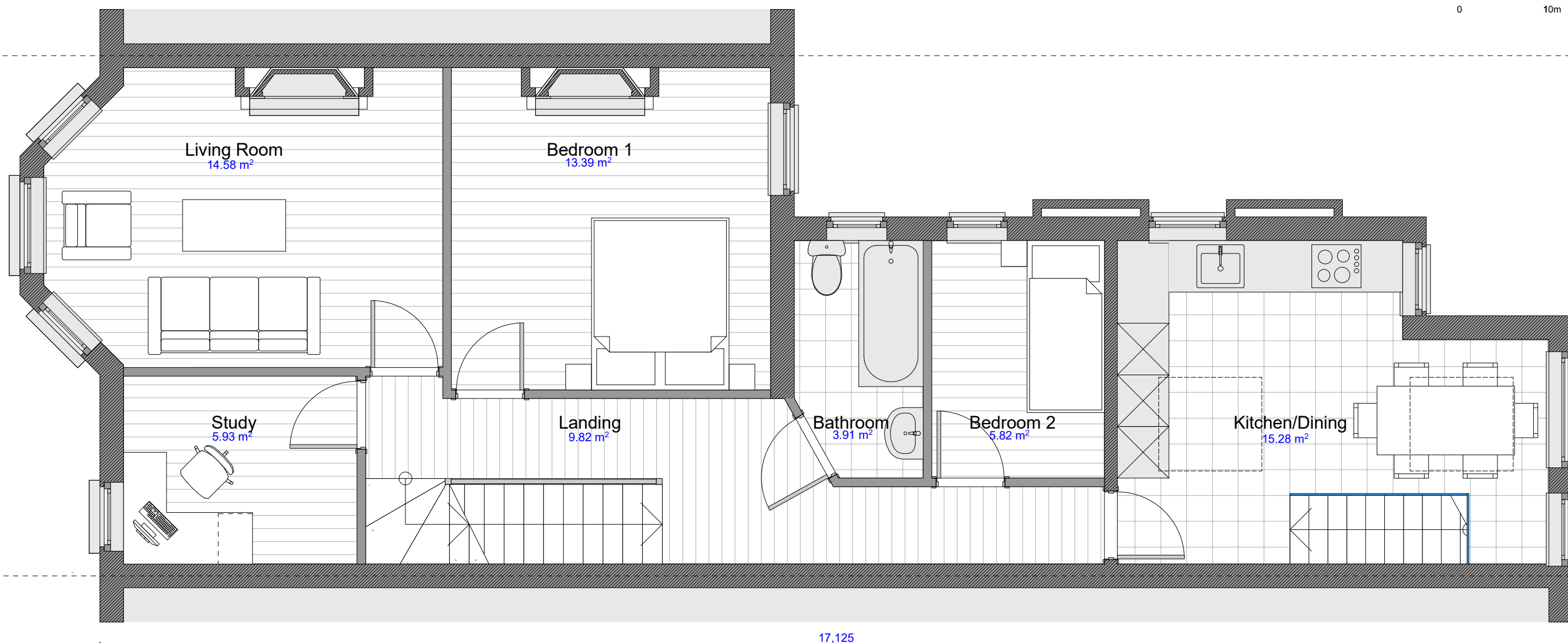
EXISTING

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Planning



Site Plan
Scale 1:500@A3



17,125



4 Dover Close
Clacton on Sea



5

189 ALBERT ROAD // HGY/2020/3232 // 26/1/2021

PROJECT: 189 Albert Road
London N22 7AQ

CLIENT:
DATE: November 2020

SCALE: 1:50 @ A3
DRAWN: KS

PROPOSED

DESIGN & ACCESS STATEMENT// 11/1/23 // PAGE 10 OF 30

NOTES:
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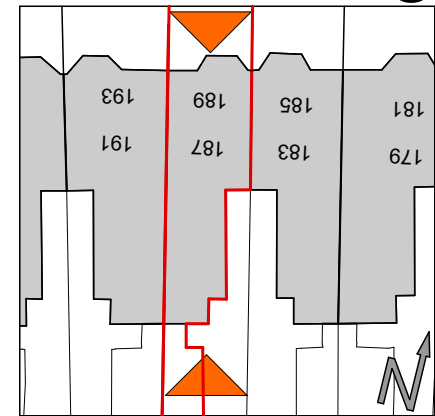


Front Elevation

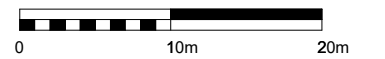


Rear Elevation

Planning



Site Plan
Scale 1:500@A3



4 Dover Close
Clarton on Sea

189 ALBERT ROAD // HGY/2020/3232 // 26/1/2021

PROJECT: 189 Albert Road
London N22 7AQ

CLIENT:
DATE: July 2020

SCALE: 1:50 @ A3
DRAWN: KS

EXISTING

DESIGN & ACCESS STATEMENT// 11/1/23 // PAGE 11 OF 30

NOTES:
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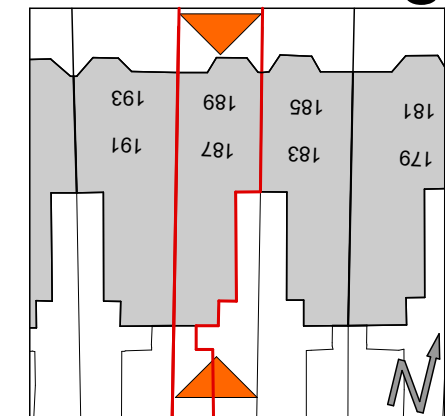


Front Elevation



Rear Elevation

Planning



Site Plan
Scale 1:500@A3

0 10m 20m

KS

4 Dover Close
Clarton on Sea



5

189 ALBERT ROAD // HGY/2020/3232 // 26/1/2021

PROJECT: 189 Albert Road
London N22 7AQ

CLIENT:
DATE: November 2020

SCALE:
DRAWN: 1:50 @ A3
KS

PROPOSED

DESIGN & ACCESS STATEMENT// 11/1/23 // PAGE 12 OF 30

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2020/3232

Ward: Alexandra

Date received: 03/12/2020

Officer contact: Samuel Uff

Drawing number of plans: 287.02/005; 293.20/001; 010; 011; 012; 013; 014; 015; 020; 021; 030; 031

Address: 189 Albert Road N22 7AQ

Proposal: Erection of rear dormer, 2 x rooflights to front roof slope and 2 x rooflights to rear/side roof slope and enlargement of 2 x windows at rear

Applicant: Mr Andrew Barr

Site Visit Date: N/A

2. REPRESENTATIONS

2.1 2 representations were received in response to notification and publicity of the application.

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

- Increased size of windows will cause overlooking (Officer Comment: These would be rear windows in the outrigger and dormer and although bigger than a conventional window will not create significant overlooking beyond that reasonably expected in a close residential setting).
- Commercial project to build the roof extension (Officer Comment: It is unclear what this refers to, but nothing in the plans suggest that this would be anything other than use for the existing flat).
- Want clarification that this will be up not out (Officer Comment: Not a material consideration as there would be no extension into the outrigger. The void referred to is extra headroom in the kitchen below).
- Noise and disturbance in construction – especially problematic given current pandemic (Officer Comment: It is accepted that there will be some noise and disturbance from construction but even in these extraordinary times is not a planning consideration. A standard informative will advise on hours of construction).

3. REASONS FOR GRANTING PERMISSION

3.1 The subject site is within a mid-terrace building used as purpose built flats. The site is not located within any conservation area and 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 This would be a rear roof extension to the main roof only, which would be similar in appearance to other such developments in the area. There would be an increase in rear window size but these would not create significant additional overlooking. The rooflights would be modest and well sited within the roof.

3.4 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.

3.5 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 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.

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 293.20/001; 010; 012; 013; 015; 021; 031. 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. 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 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2013 and 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: 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:-

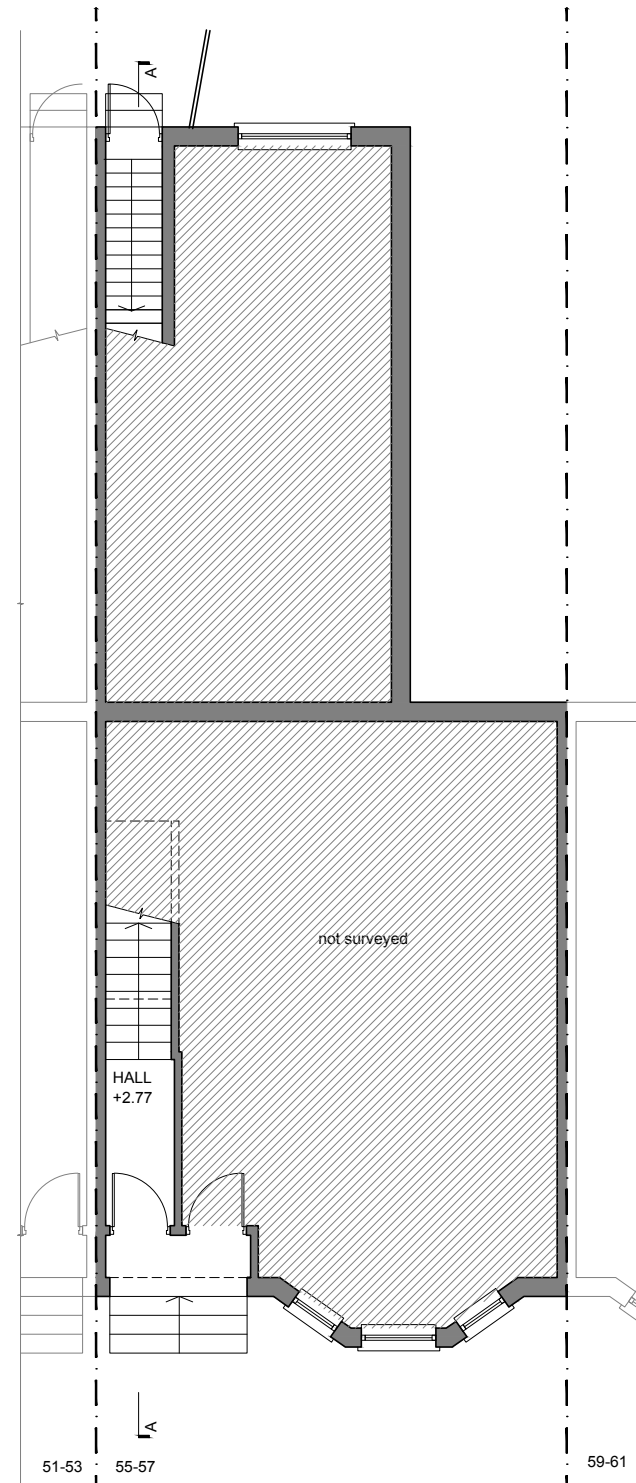
8.00am - 6.00pm	Monday to Friday
8.00am - 1.00pm	Saturday
and not at all on Sundays and Bank Holidays.	

INFORMATIVE: Party Wall Act

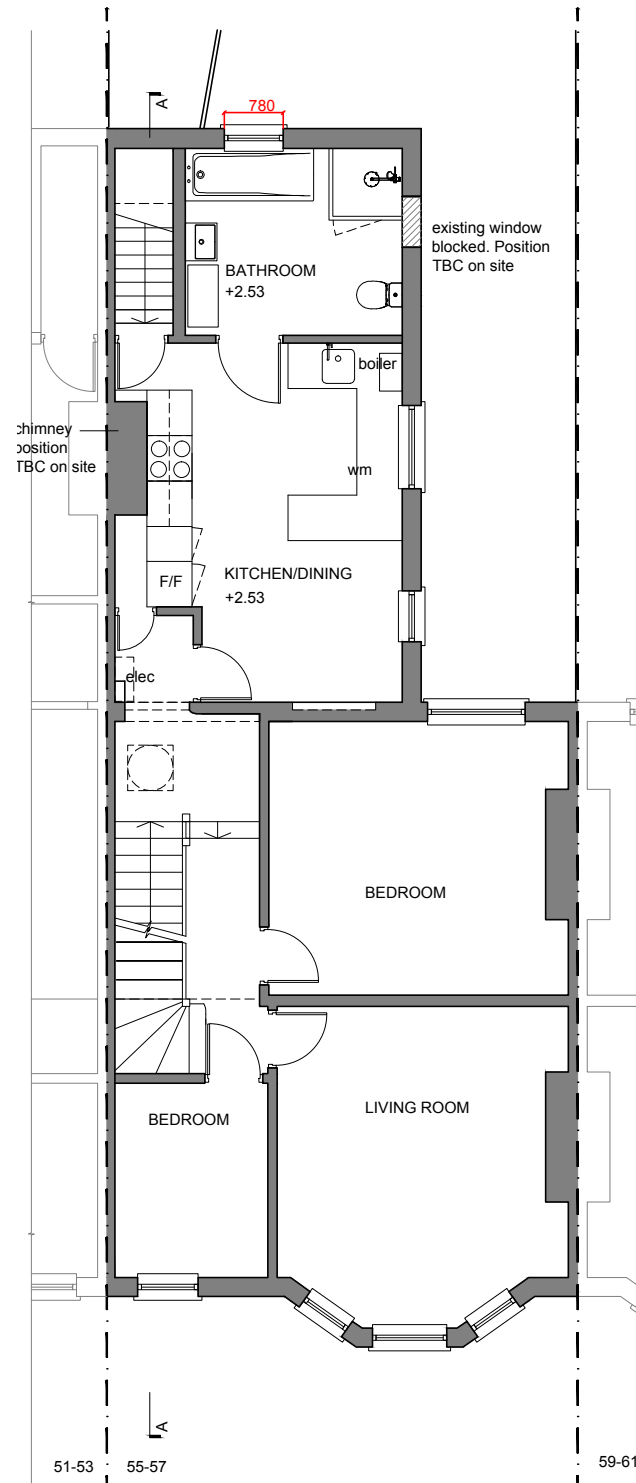
The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE: The consent hereby approved is given in relation to the use of this property as a single-family dwelling. The subdivision of this property into self-contained flats or use as a House in Multiple Occupation (Use Class C4) would require planning permission as permitted development rights have been withdrawn through an Article 4 Direction (30th November 2013). Please refer to the link below for further information:

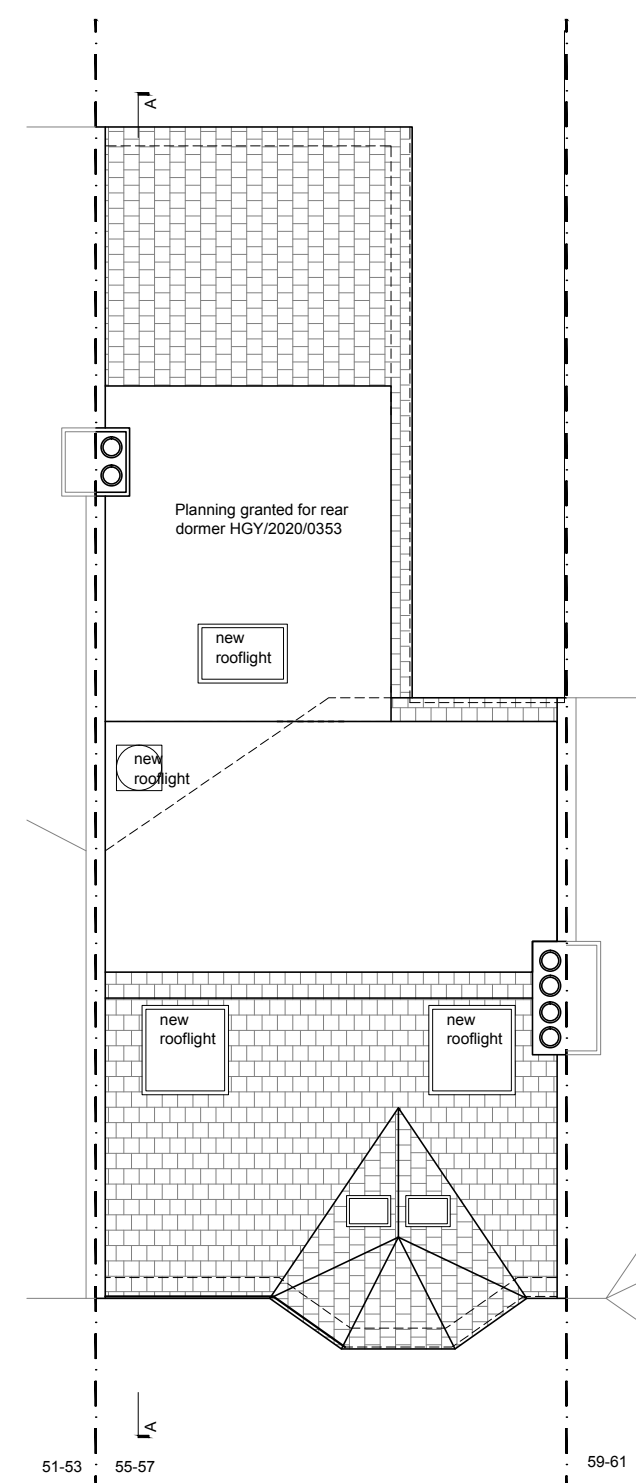
http://www.haringey.gov.uk/index/housing_and_planning/planning-mainpage/policy_and_projects/article_4_direction.htm



GROUND FLOOR PLAN



FIRST FLOOR PLAN



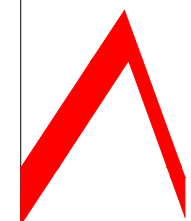
ROOF FLOOR PLAN

revision	date
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FOR PLANNING

55 Albert Road

As existing



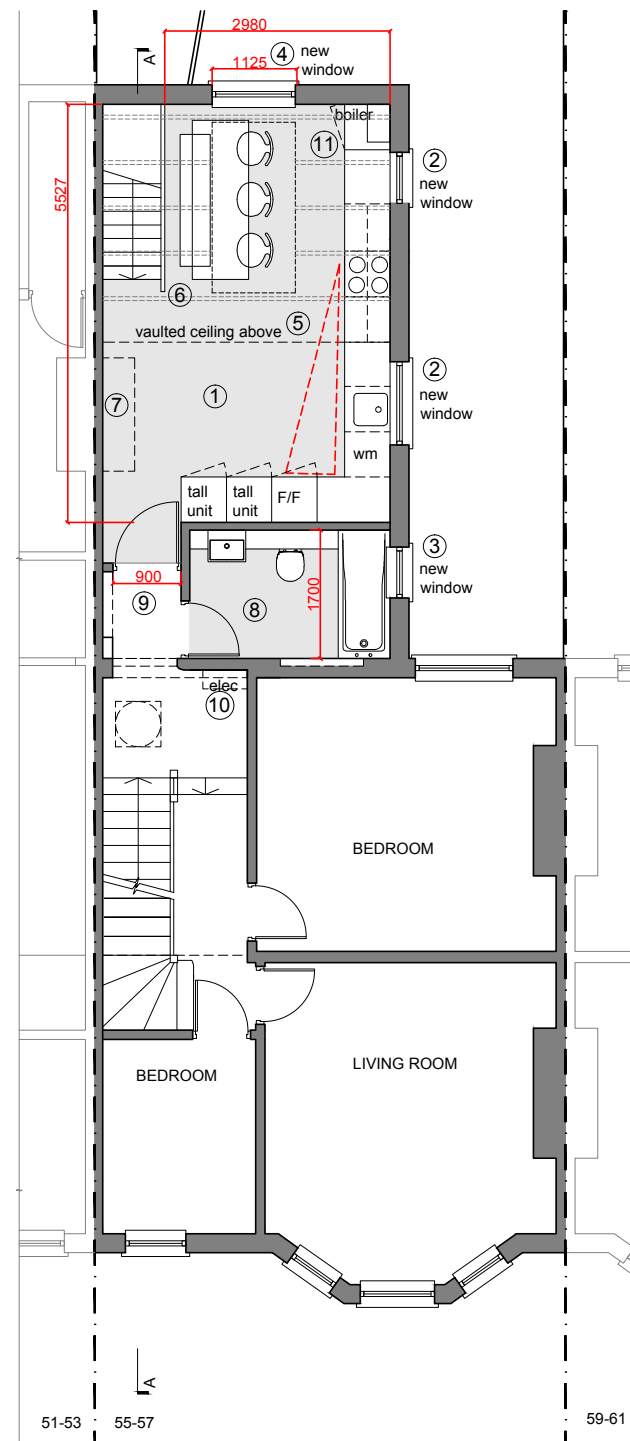
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 E | anatron@yahoo.com
 facebook.com/ana.alonso.architect

ana alonso architect | muswell hill

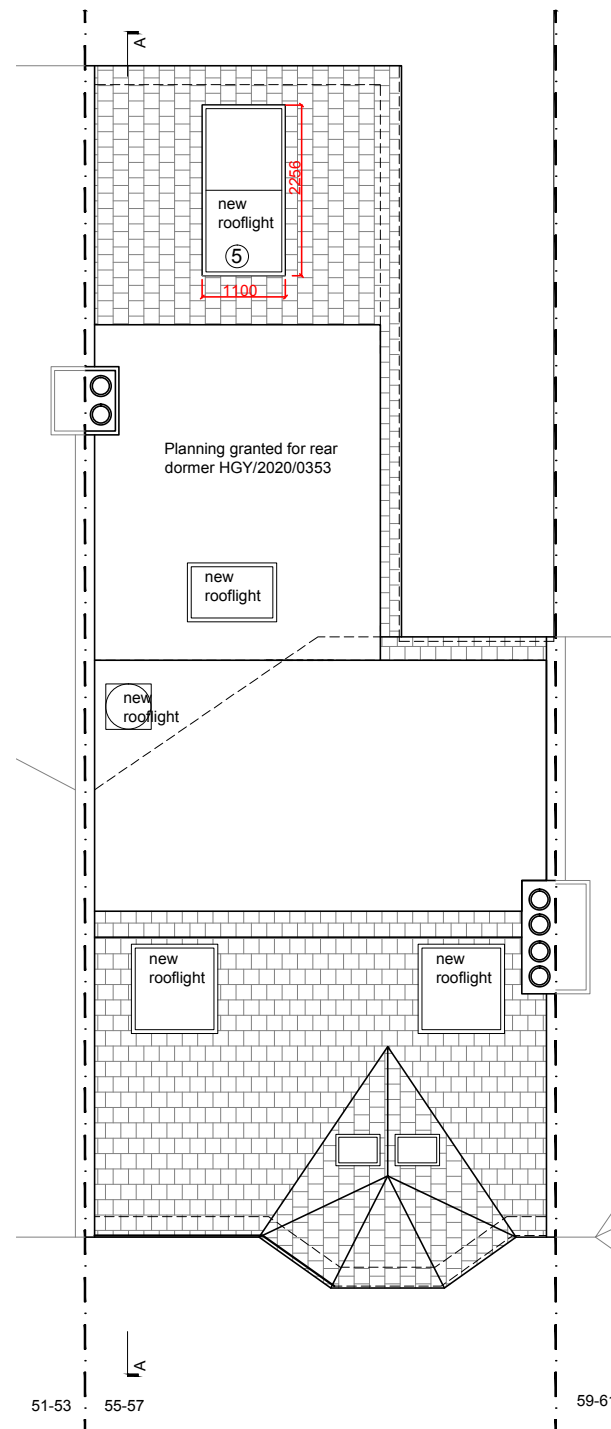
Scale	1:100@A3	Job No	Dwg No	Rev
Date	July 22	2021/110	AP(00)02	.
Drawn	AAT			

- 1 Remove wall and strip out existing kitchen inc. all fittings, isolate services and make safe. New kitchen units and worktop. Floor to be insulated and finished with tiles tbc by client
- 2 New windows, sill raised to sit above kitchen worktop. Double glazed aluminium/timber window
- 3 Double glazed aluminium/timber window to fit the existing opening
- 4 Double glazed aluminium/timber window to fit the new opening
- 5 Open up existing vaulted roof. Allow exposed rafters. Introduce new rooflight
- 6 Demolish existing wall, to allow new balustrade

- 7 Remove chimney breast. Follow SE details for support of chimney stack.
- 8 New family bathroom
- 9 New partition and door to the kitchen
- 10 Relocate electrics
- 11 Relocate boiler



FIRST FLOOR PLAN



ROOF FLOOR PLAN

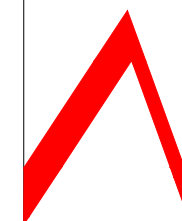
revision

date

FOR PLANNING

55 Albert Road

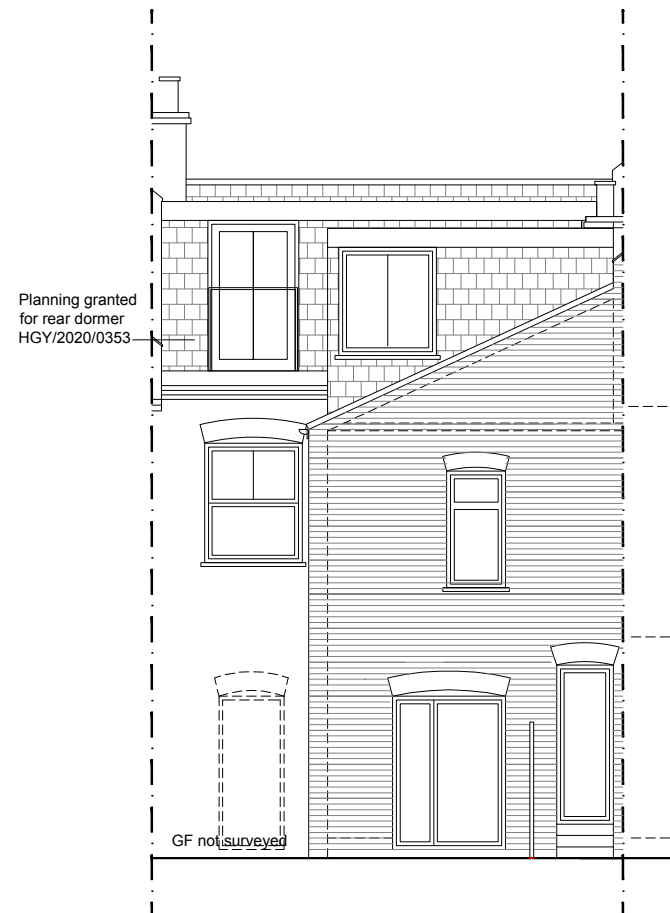
As proposed



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ana alonso architect | muswell hill

Scale	1:100@A3	Job No	Dwg No	Rev
Date	July 22	2021/110	AP(00)05	.
Drawn	AAT			

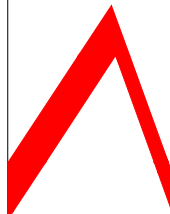


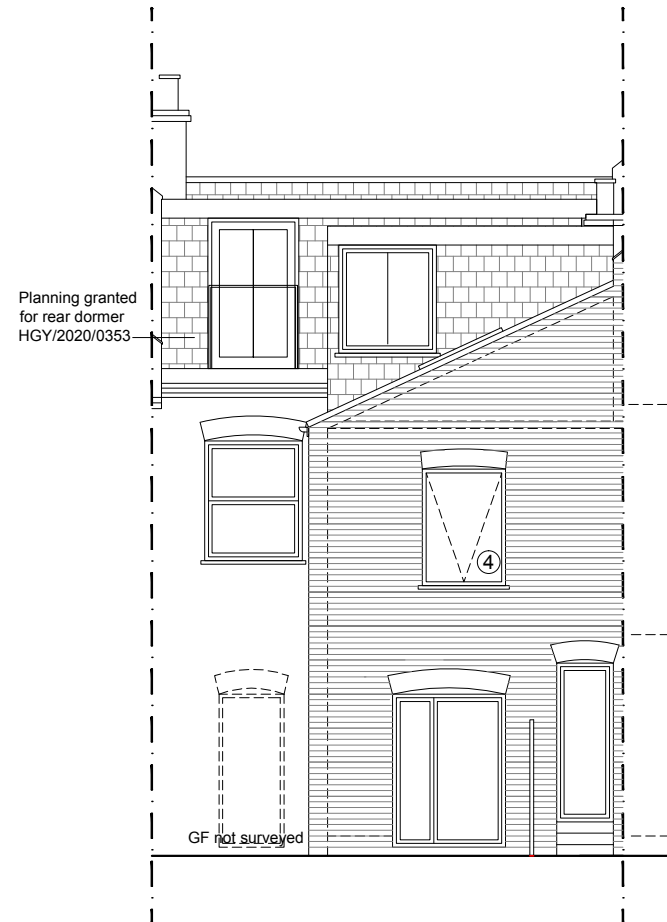
REAR ELAVATION



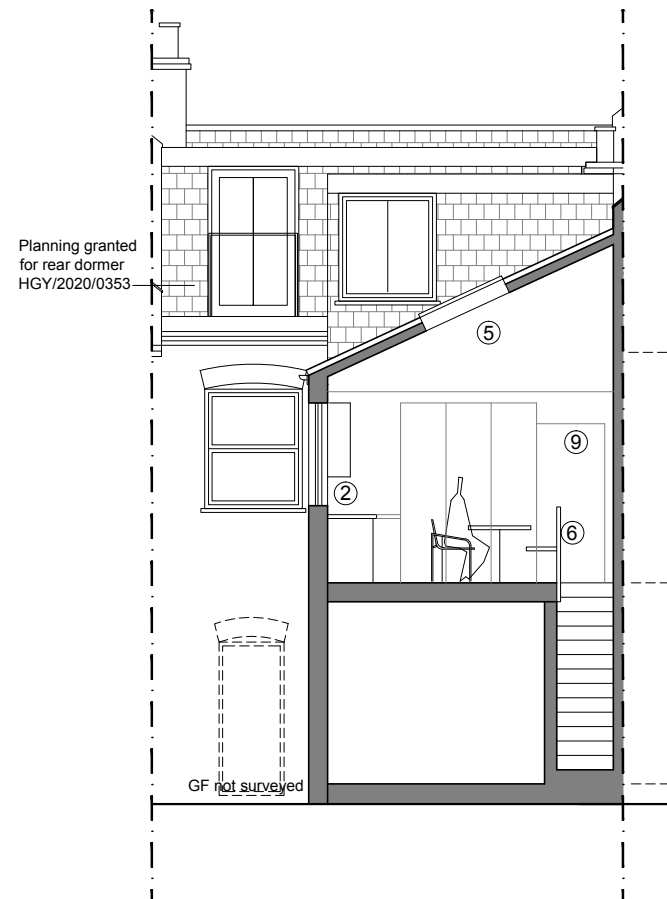
FRONT ELEVATION



	revision	date		
FOR PLANNING				
55 Albert Road				
As existing				
 ana alonso architect Dipl Arch ARB T 07754888138 E anatron@yahoo.com facebook.com/ana.alonso.architect ana alonso architect muswell hill				
Scale	1:100@A3	Job No	Dwg No	Rev
Date	July 22	2021/110	AP(00)04	.
Drawn	AAT			

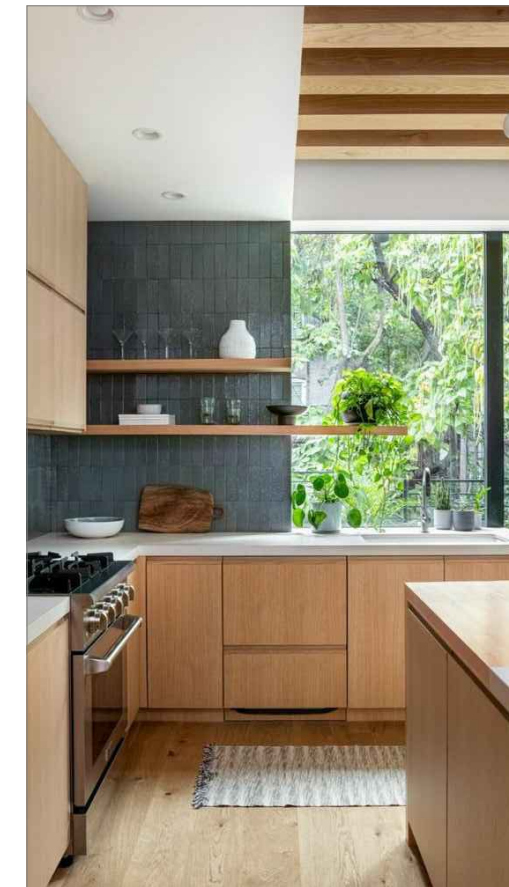


REAR ELAVATION



SECTION BB

- ② New windows, sill raised to sit above kitchen worktop. Double glazed aluminium/timber window
- ④ Double glazed aluminium/timber window to fit the new opening
- ⑤ Open up existing vaulted roof. Allow exposed rafters. Introduce new rooflight
- ⑥ Demolish existing wall, to allow new balustrade
- ⑦ Remove chimney breast. Follow SE details for support of chimney stack.
- ⑨ New partition and door to the kitchen

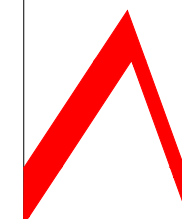


revision	date
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FOR PLANNING

55 Albert Road

As proposed



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Scale	1:100@A3	Job No	Dwg No	Rev
Date	July 22	2021/110	AP(00)07	A
Drawn	AAT			

Officer's Report

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

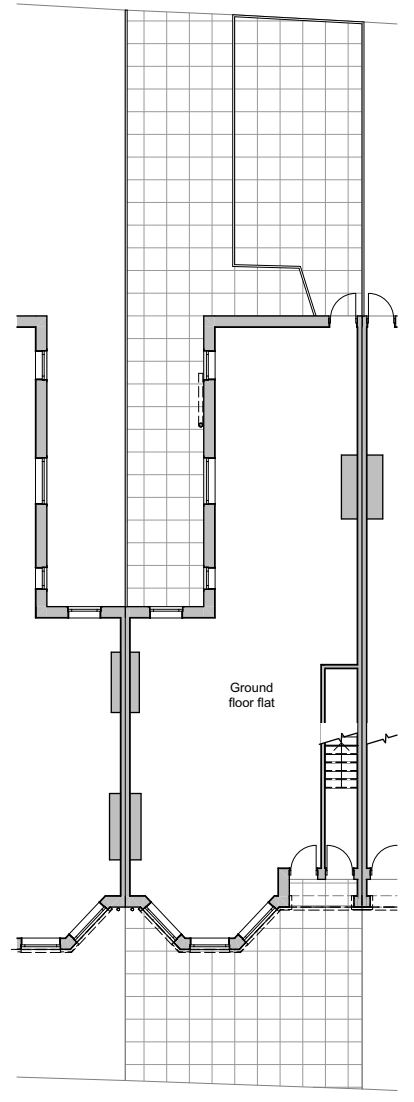
Reason: For the avoidance of doubt and in the interests of proper planning.

© GRKA 2021
NOT TO BE SCALED. DIMENSIONS TO BE CHECKED ON SITE
SCALING FOR LOCAL AUTHORITY PURPOSES ONLY

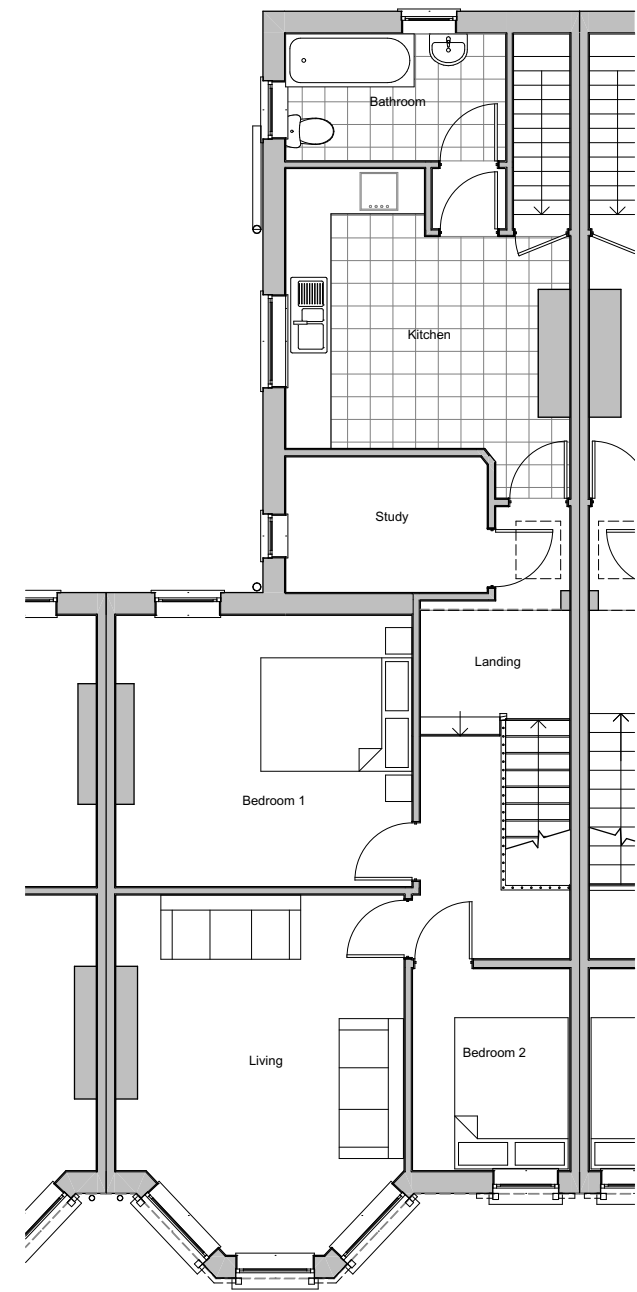
Albert Road
Quinn Road
Friedland Ave

Location Plan Scale 1:1250

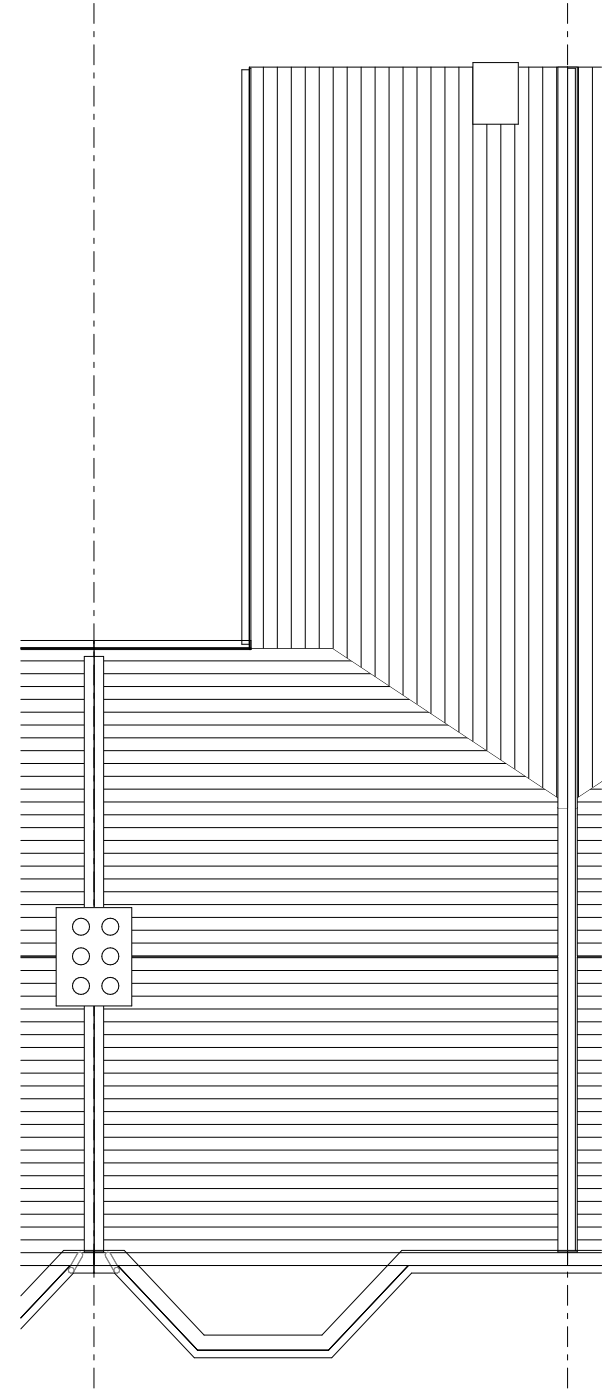
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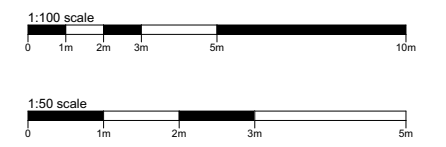
Existing Ground Floor Plan 1:100



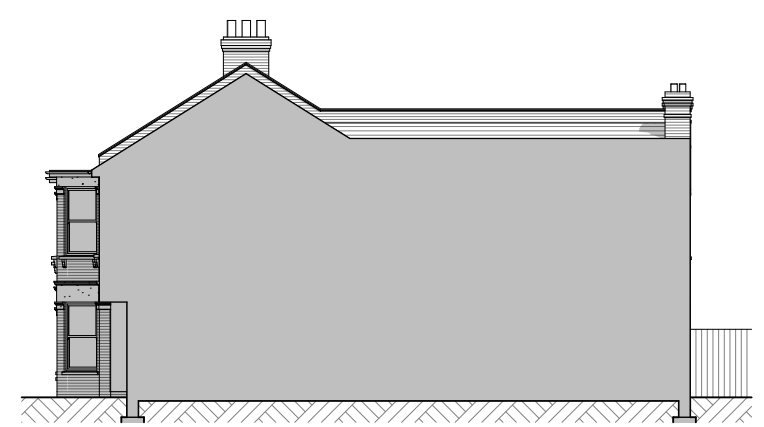
Existing First Floor Plan 1:50



Existing Roof Plan 1:50



Existing North Elevation 1:100



Existing West Elevation 1:100

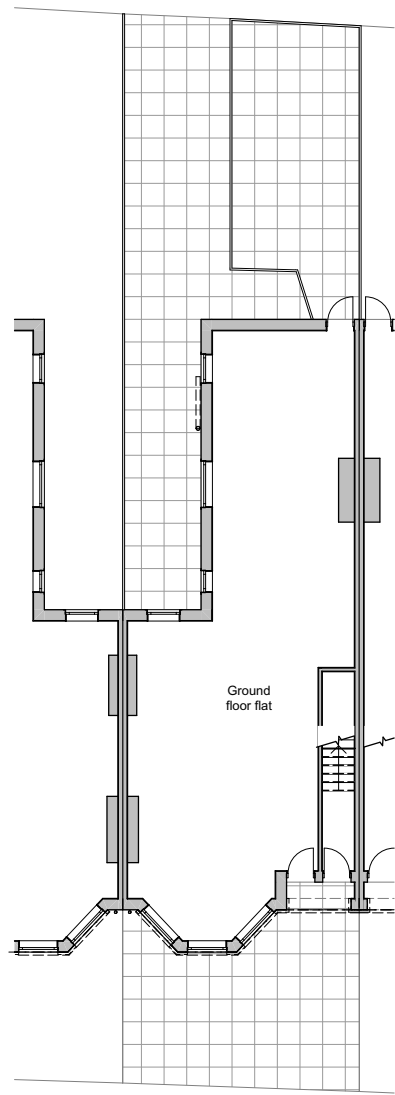


Existing South Elevation 1:100

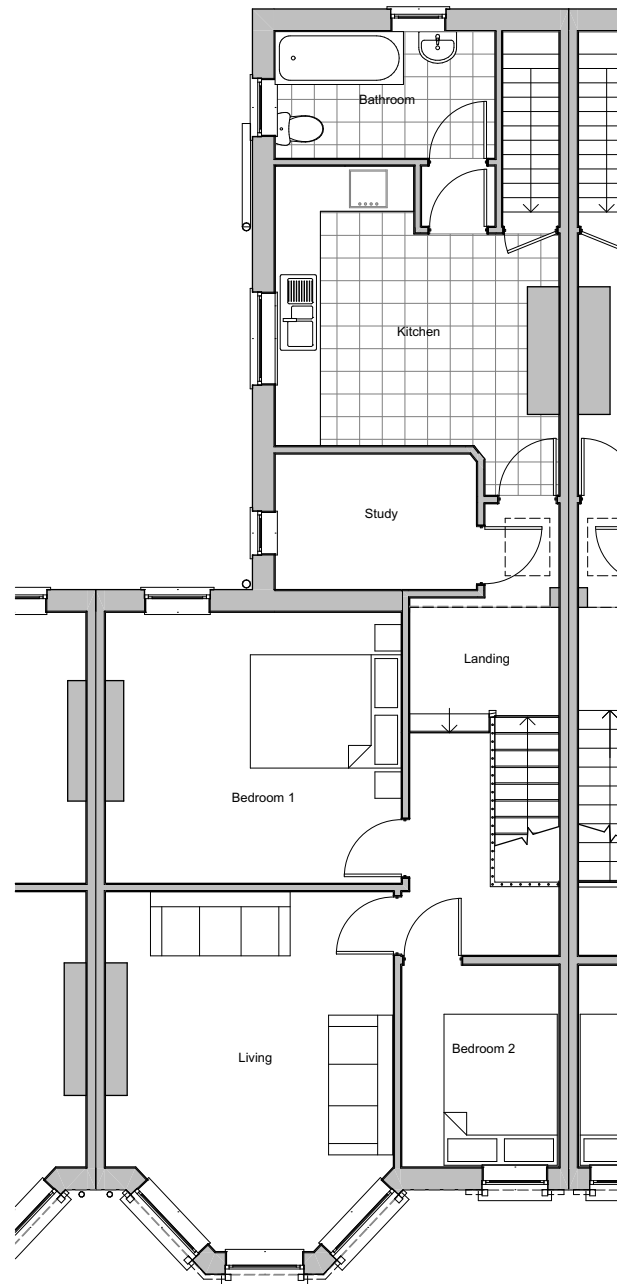


Existing East Elevation 1:100

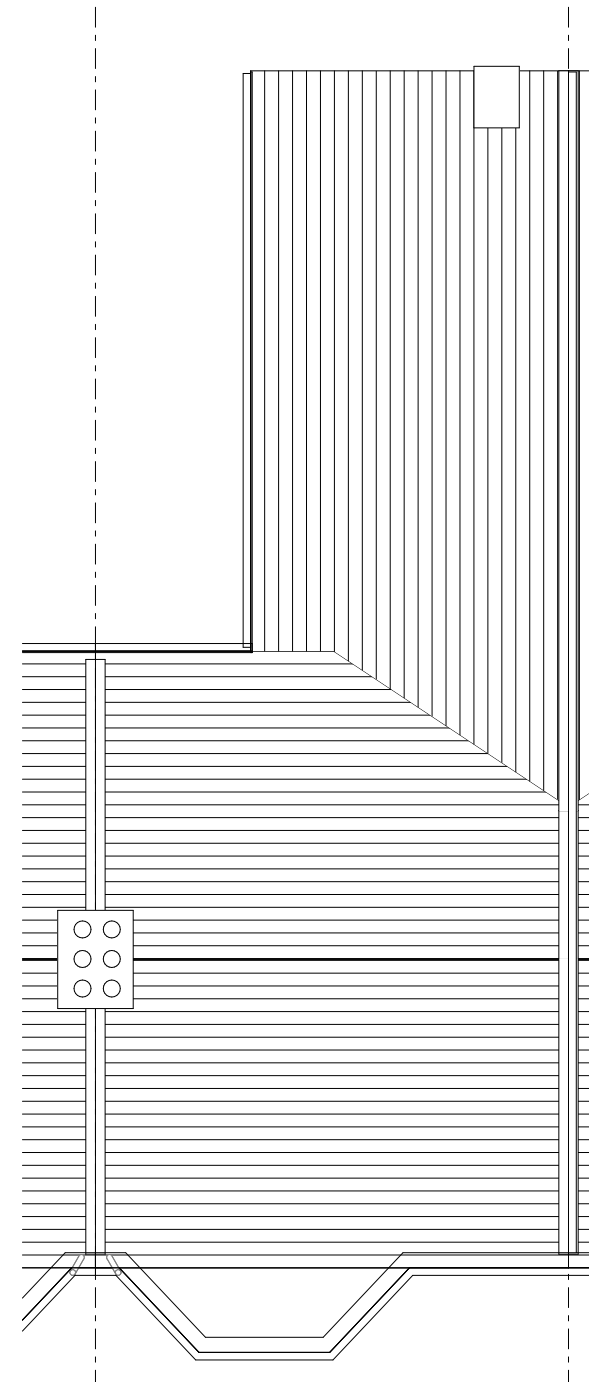
PLANNING APPROVAL			
P2	Issued for Planning Permission	22.07.21	PR
P1	Preliminary Issue	17.06.21	PR
Revision	Description	Date	Drawn
Designer:			
Project:			
61 Albert Road, London			
Proposed Loft Conversion			
Drawing:			
Existing Plans and Elevations			
Date:	Scale:		
June 2021	1:100, 1:50 @ A1		



Existing Ground Floor Plan 1:100



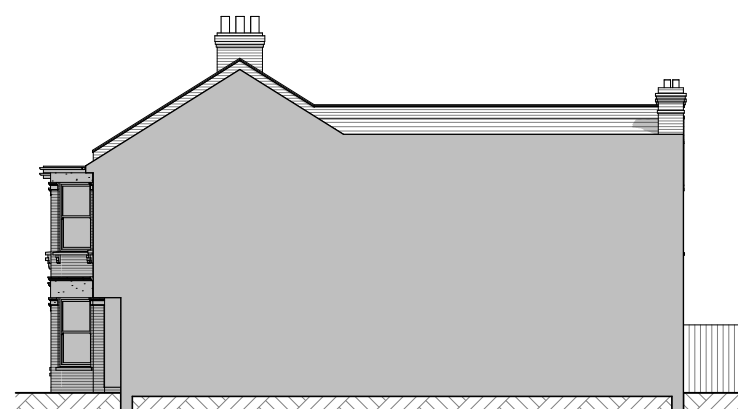
Existing First Floor Plan 1:50



Existing Roof Plan 1:50



Existing North Elevation 1:100



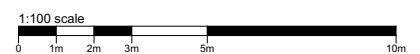
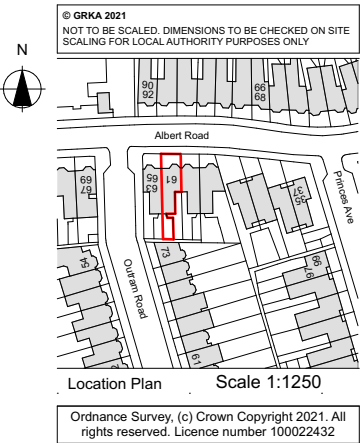
Existing West Elevation 1:100



Existing South Elevation 1:100



Existing East Elevation 1:100



PLANNING APPROVAL			
Revision	Description	Date	Drawn
P2	Issued for Planning Permission	22.07.21	PR
P1	Preliminary Issue	17.06.21	PR

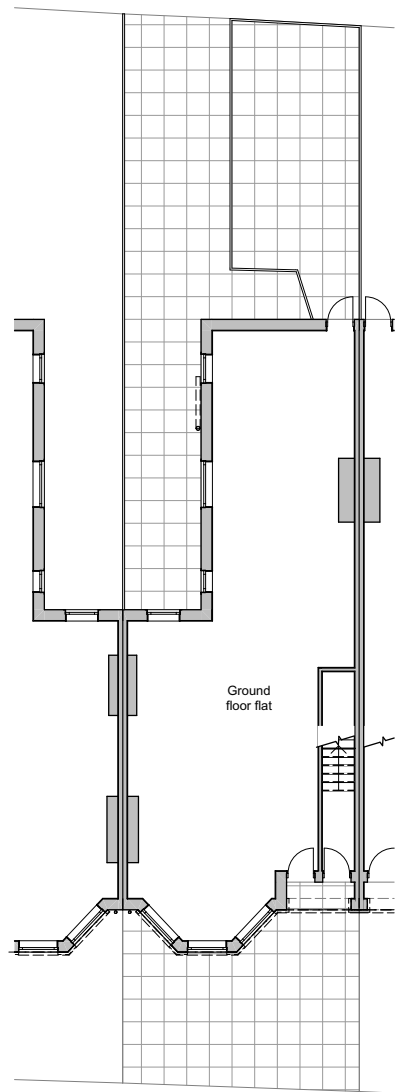


Project :
61 Albert Road, London
Proposed Loft Conversion

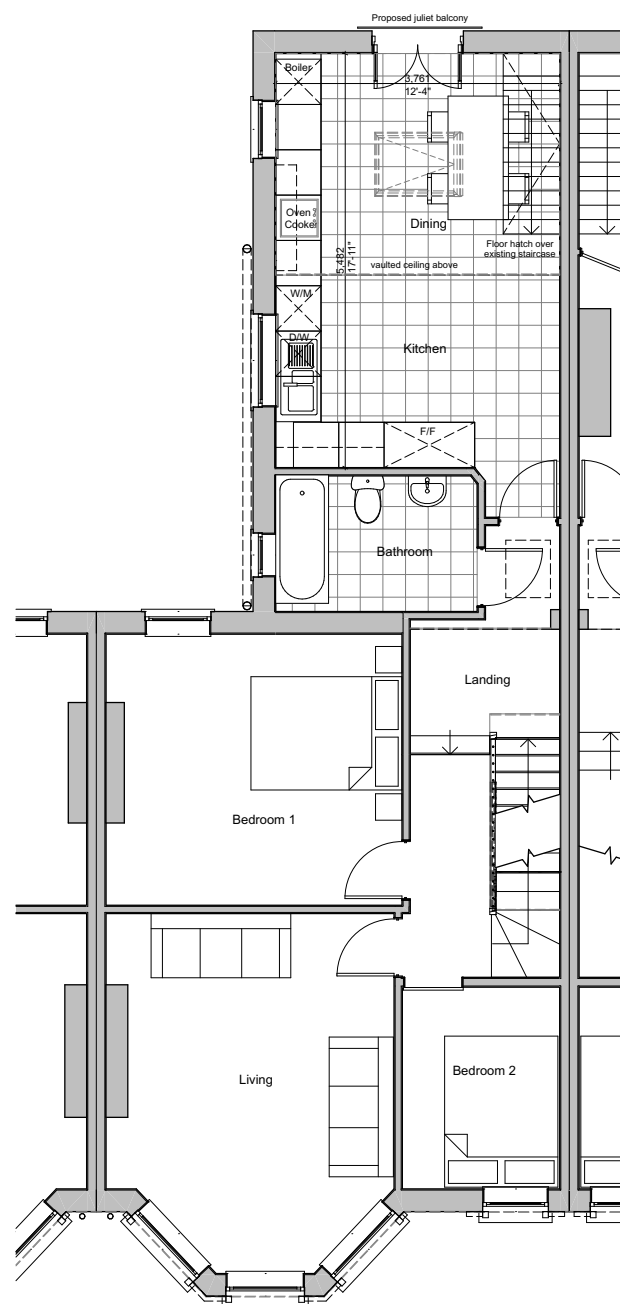
Drawing :
Existing Plans and Elevations

Date :
June 2021

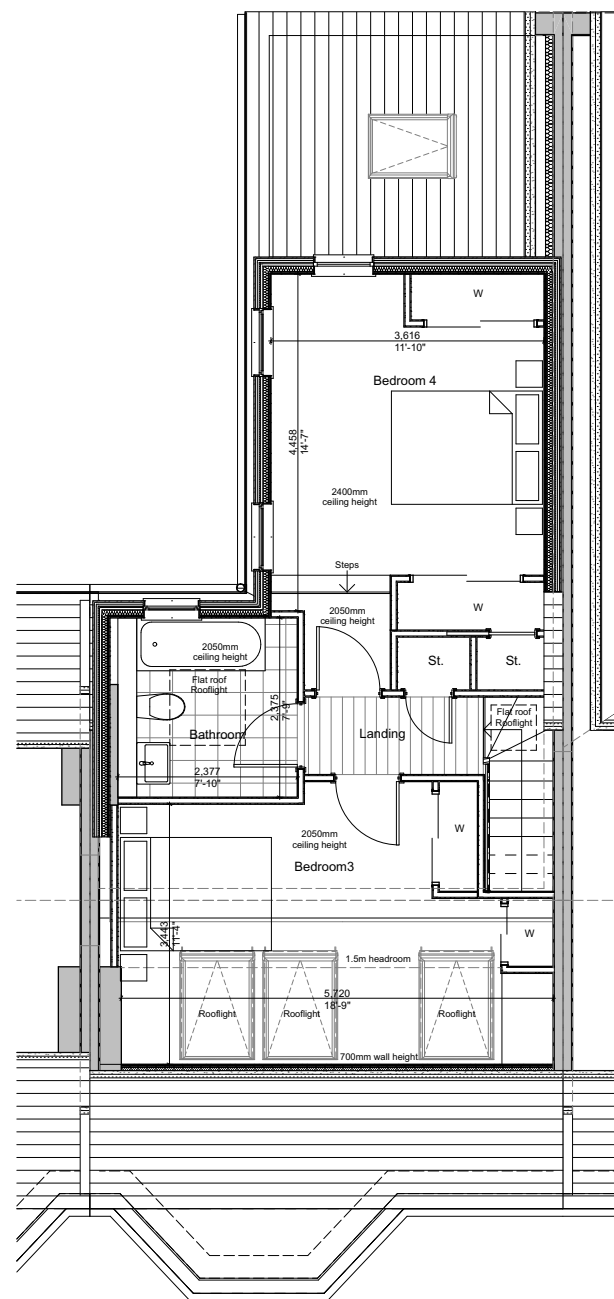
Scale :
1:100, 1:50 @ A1



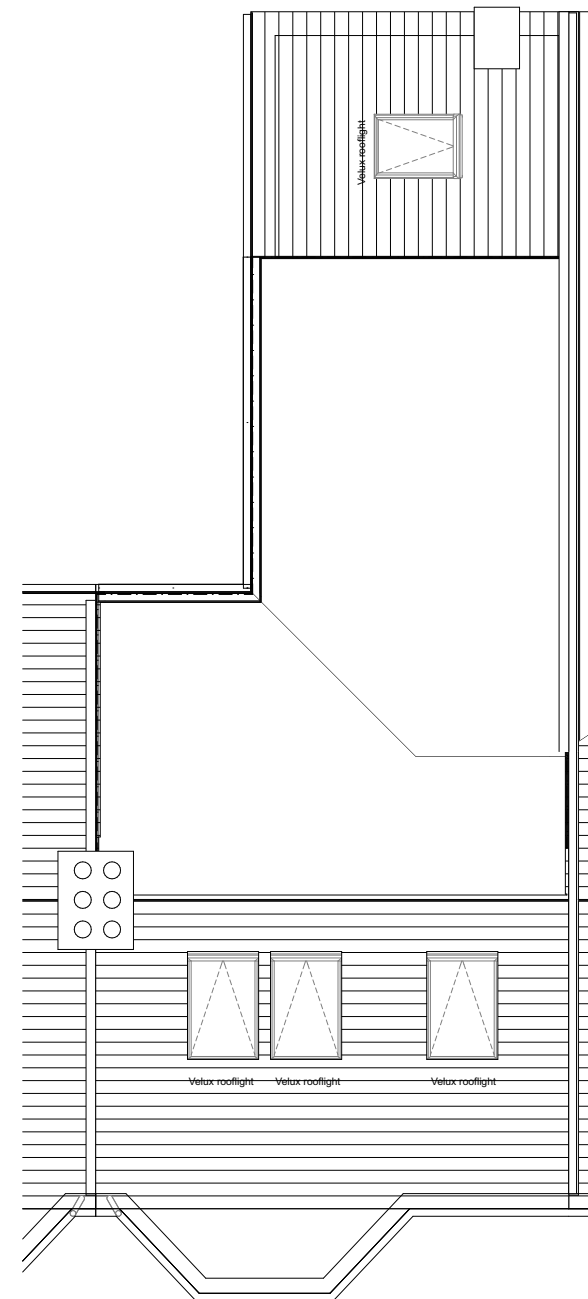
Existing Ground Floor Plan 1:100



Proposed First Floor Plan 1:50



Proposed Second Floor Plan 1:50



Proposed Roof Plan 1:50

External materials

Dormers

1. Zinc cladding
2. Grey colour UPVC double glazed windows
3. Obscured glazed window
4. UPVC fascia and soffits to match existing
5. UPVC rainwater goods to match existing
6. Single ply membrane flat roof covering

1:100 scale

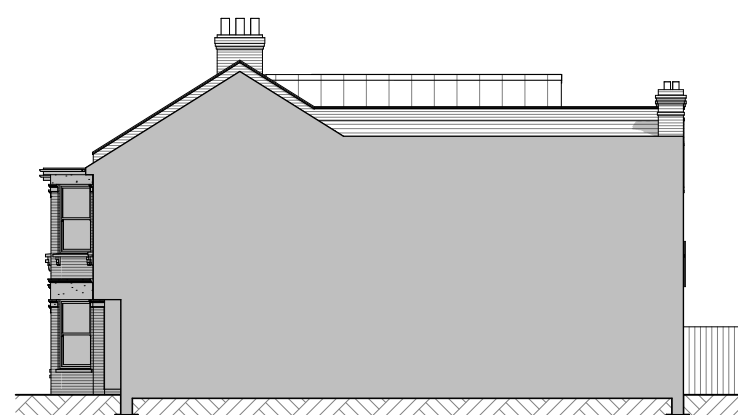
0 1m 2m 3m 5m 10m

1:50 scale

0 1m 2m 3m 5m



Proposed North Elevation 1:100



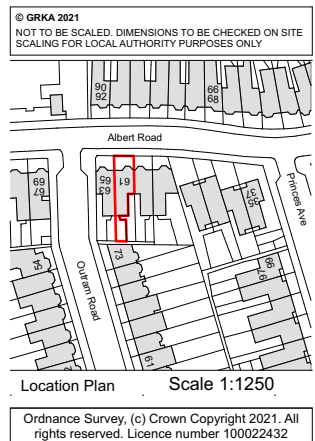
Proposed West Elevation 1:100



Proposed South Elevation 1:100



Proposed East Elevation 1:100



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PLANNING APPROVAL				
P5	RE-issued for Planning Permission	27.08.21	PR	
P4	Front dormer removed	17.08.21	PR	
Revision	Description	Date	Drawn	
Designer:				
				

Project:
61 Albert Road, London
Proposed Loft Conversion

Drawing:
Proposed Plans and Elevations

Date:
June 2021

Scale:
1:50, 1:100 @ A1



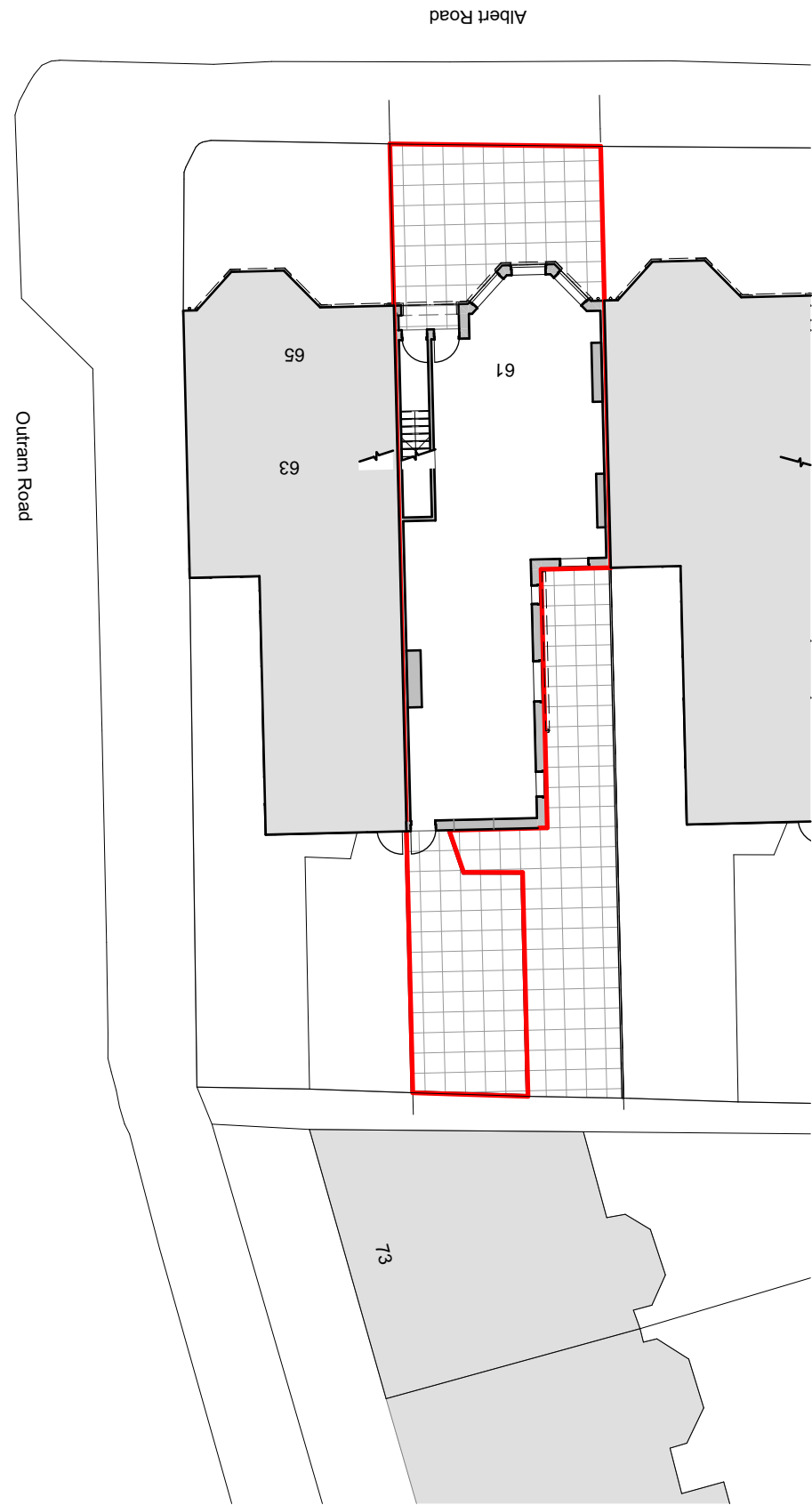
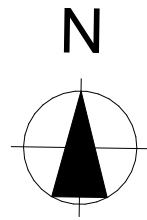
View of the rear façade of 61 Albert Road



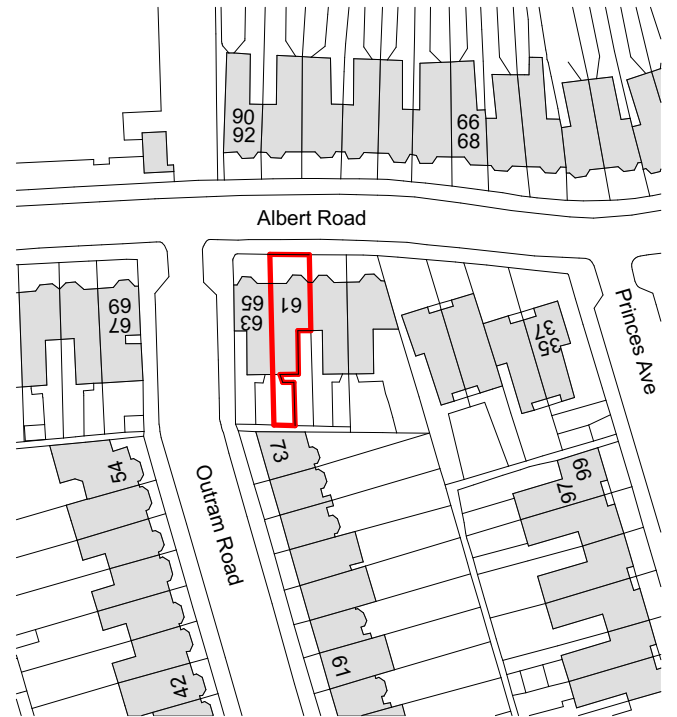
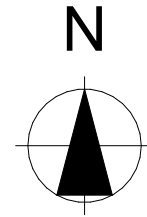
CGI of proposed rear dormers

Excerpts from project Design & Access Statement (REVISED 31 08 21)

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Block Plan 1:200 1:200



Scale 1:1250

PLANNING APPROVAL

Revision	Description	Date	Drawn
P2	Issued for Planning Permission	22.07.21	PR
P1	Preliminary Issue	17.06.21	PR

Designer :



Project :

61 Albert Road, London
Proposed Loft Conversion

Drawing :

Site and Location Plan

Date	Scale	Revision
June 2021	1:200, 1:1250 @ A1	P2
Drawing No. : 21 / 248 / 102	Status : PLANNING	

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2021/2336

Ward:

Date received: 12/08/2021

Officer contact: Fatema Begum

Drawing number of plans: 21/248/100 P2, 21/248/101 P5, 21/248/102 P2, 21/248/103 P1, Design and Access Statement Rev A.

Address: 61 Albert Road, London N22 7AA

Proposal: Proposed loft conversion above existing flat including dormers to rear roof slope to form additional bedrooms and bathroom. Rooflight above kitchen

Applicant: Danielle Roet

2. REPRESENTATIONS

2.1 1 representations were received in response to notification and publicity of the application.

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

- Overlooking

3. REASONS FOR GRANTING PERMISSION

3.1 The subject site is a mid-terraced property. The site is not located within any conservation area and 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 This proposal is for a proposed loft conversion on main roof and outrigger roof, with x 3 roof lights to the front roof slope. This proposal also seeks to remove the first floor rear window and replace with double doors and Juliet balcony. The proposed windows on the side elevation of the dormers would be obscure glazed to prevent any overlooking into the neighbouring properties.

3.4 The proposed double doors and Juliet balcony on the first floor rear elevation is considered acceptable and is not too dissimilar to having a large window in its place, therefore the level of overlooking would be minimal and not to dissimilar to that of a Juliet balcony on dormer, which are generally approved in the borough. Juliet balconies are designed as a barrier and does not allow for any access to step out, therefore providing the same level of overlooking as a window.

3.5 In recent years' similar developments for dormers and outrigger dormers have been approved at no 39 Albert Road (HGY/2019/20620 and no. 45 Albert Road (HGY/2016/2454 won on appeal).

3.6 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.

3.7 The height and depth of the proposed dormers 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.

3.8 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.

3.9 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: (21/248/100 P2, 21/248/101 P5, 21/248/102 P2, 21/248/103 P1, Design and Access Statement Rev A). 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.

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: 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: 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.	

Ben Woolf
ben@benwoolf.co.uk
07866 717 835