

# Officer's Report

|                           |                                                                                                              |
|---------------------------|--------------------------------------------------------------------------------------------------------------|
| <b>Application Number</b> | <b>HGY/2022/4193</b>                                                                                         |
| <b>Type</b>               | <b>Householder planning permission</b>                                                                       |
| <b>Location</b>           | 21 Great Cambridge Road, Tottenham, London, N17 7LH                                                          |
| <b>Proposal</b>           | Change of windows and removal of door at Front Elevation and replacing of window to a door at Side Elevation |
| <b>Case Officer</b>       | Oskar Gregersen                                                                                              |
| <b>Valid Date</b>         | 22/11/2022                                                                                                   |
| <b>Applicant</b>          | Mr. Siraj Ud Din                                                                                             |
| <b>Agent</b>              | Mr. Bilal Ahmad                                                                                              |

## **RECOMMENDATION**

### **Approve with Conditions**

#### **1. REPRESENTATIONS**

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

#### **2. REASONS FOR GRANTING PERMISSION**

2.1 The subject site is has a long history of planning applications and development. The site was once a shop, that has had many additions made to it, with the most recent additions being new windows and doors. The site has just been permitted for conversion to use class C3 from Class E. The site is not located within any 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, and is as follows:

HGY/2022/2218 - Application to determine if prior approval is required for the proposed change of use of the property from Commercial, Business and Service use (Use Class E) to Dwellinghouse use (Use Class C3). APPROVE

- HGY/2022/2025 - Erection of first floor extension to rear building, including the installation of a Juliet balcony together with 4x flank windows and 2x rear windows at ground floor level and 2x rooflights to facilitate the change of use of from ancillary office to a 1 bedroom dwelling with dedicated amenity space and refuse/recycling storage. REFUSE
- HGY/2022/0358 - Installation of windows and doors to rear and side elevations at ground floor level. APPROVE
- HGY/2018/0098 - Prior Approval for change of use ground floor from A1 (retail) to C3 (dwellinghouse). REFUSE
- HGY/2016/2851 - Change of use from minicab office to a tyre fitting and selling shop with a vehicle crossover REFUSE
- HGY/2014/0191 - Erection of single storey ground floor rear extension APPROVE
- HGY/2014/0090 - Demolition of an existing building and erection of a new building with retail unit on the ground floor with storage in the basement and a two bedroom flat on the first and second floor APPROVE

2.3 The proposal seeks the replacement of shopfront windows on the front elevation of the site, with a solid wall complete with No.2 windows on the front elevation. Additionally the access to 'Flat

A' would be moved from the front elevation to a side door. These changes would facilitate the change of use permitted under HGY/2022/2218.

2.4 The proposed changes would help to create a more functional living space for the occupant of Flat A, providing a more appropriate wall to the front of their living space that isn't wholly glazing covered with a metal shutter. The proposed changes would provide an improved quality of living for the residents of Flat A.

2.5 The proposal is considered appropriate for the host building and would help to support the use of the site under Class C3, rather than appearing as Class E. The changes would help the site to appear more uniform with the other residential buildings in N17. Therefore, the local character and visual amenity of the area will be protected.

2.6 The proposed changes would see the front of the site appear more as a dwellinghouse than as a shop. This would align better with the current use. Additionally the changes would see a reduction in glazing on the front elevation. Officers note that the site appears to have been in use as under Class C3 for some time, thus the proposed changes would only help to cement this now approved use. Therefore there will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

2.7 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 2021 and the NPPF.

2.8 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 approved plans comprise drawing Nos. DAS, Location Plan, Block Plan, 21\_GR\_PA\_04, 21\_GR\_PA\_03, 21\_GR\_PA\_02, 21\_GR\_PA\_01). 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.

#### **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.