

Officer's Report

Application Number	HGY/2022/3907
Type	Full planning permission
Location	Flat 2, 70 Shepherds Hill, Hornsey, London, N6 5RH
Proposal	Demolition of existing conservatory and erection of new single storey rear extension.
Case Officer	James Mead
Valid Date	05/12/2022
Applicant	Rebecca Clay
Agent	Mr Mirsad Krasniqi

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, subject to conditions.

2. CONSULTATION RESPONSES

- No responses received.

3. REPRESENTATIONS

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

4. REASONS FOR GRANTING PERMISSION

4.1 The application site comprises the western end of a two storey building, which is in use as flats. This building sits on the southern side of Shepherds Hill, at an elevated position above the street. The setting is residential in character, being made up of a mixture of detached, semi-detached and terraced properties, as well as numerous blocks of flats. The building dates from the late Victorian age and is situated within the Crouch End Conservation Area (CA).

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

4.3 The existing property has a conservatory present to the rear. This conservatory is not of any significant architectural or heritage value, and as such there are no in principle objections to its removal. The proposed replacement single storey rear extension would be of similar proportions to the existing conservatory. Therefore, there is no concern regarding the scale of the extension, as it would remain subservient to the host building. The mono-pitched sloping roof design would not be visually intrusive, and consequently is acceptable. A mix of brick, render, timber cladding and tiling would be utilised. These materials would result in a lightweight, but sympathetic appearance for the extension, which is appropriate. The single storey rear extension would be of acceptable design, with the character and appearance of the host property, the surrounding area and the CA not harmed.

4.4 The extension would not project significantly beyond the adjacent ground floor rear wall of the property to the east. Due to this relationship, the property to the east would not be unduly affected

by: overbearing impacts, loss of light, overshadowing or harm to outlook. The extension would not be of scale or be in such close proximity to any other neighbours (flats at 70 Shepherds Hill and Dale Lodge) to materially affect these properties. Issues of loss of privacy or increased overlooking would not arise. The amenity and living conditions of neighbouring properties would be suitably protected.

4.5 The proposed development is in general accordance with Policies DM1, DM9 & DM12 of the Development Management, Development Plan Document 2017, and Policies SP11 & 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.

4.6 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: 122-SP-DR-001, 122-SP-DR-002, 122-00-DR-01, 122-00-DR-02 (Existing West Elevation), 122-00-DR-03, 122-00-DR-04 (Existing Roof Plan), 122-00-DR-200, 122-00-DR-201, 122-00-DR-02 (Proposed West Elevation) and 122-00-DR-04 (Proposed Roof Plan). 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 those as specified on the approved plans.
Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of the Muswell Hill Conservation Area is preserved, consistent with Policies SP11 and SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 and DM12 of The Development Management DPD (2017).

Informatives:

- 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.

- 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.
- The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.
- In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our preapplication advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.