

Officer's Report

Application Number	HGY/2022/4037
Type	Full planning permission
Location	Flat 1, 64 Muswell Hill Road, Hornsey, London, N10 3JR
Proposal	Replacement of rear doors and windows with new double glazed crittal style windows and doors.
Case Officer	James Mead
Valid Date	06/12/2022
Applicant	ms Tamara Cincik
Agent	ms jay morton

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, subject to conditions.

2. CONSULTATION RESPONSES

- No responses received.

3. REPRESENTATIONS

3.1 2 representations were received in response to notification and publicity of the application.

3.2 The following comments were made by neighbours:

- The proposal requires freehold approval.
- Structural engineer sign off is required.

4. REASONS FOR GRANTING PERMISSION

4.1 The application site is occupied by a three storey, terraced property, which is in use as flats. This property sits on the eastern side of Muswell Hill Road (B550), in a line of terraced dwellings. Beyond the site to the rear is Queens Wood and on the opposite side of the road is Highgate Wood.

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

- HGY/2006/1888: Alterations to property including removal of boiler structure to rear, changes to fenestration and creation of decking area. Granted with conditions.

4.3 This scheme proposes alterations to rear fenestration at ground floor level. It is intended to replace existing bi-fold doors and a window, with new crittal style metal doors. It is also proposed to install a replacement window. These works would be minor in nature, and as such would not have a harmful visual impact on the appearance of the property. The aluminium construction of the new fenestration is acceptable on the rear of this type of property, which is not located within a Conservation Area. The character and appearance of the host property and the surrounding area would not be unduly harmed.

4.4 The host building would not be enlarged, and therefore loss of light, overshadowing or harm to outlook would not affect neighbouring properties. The new windows would not allow undue overlooking of neighbours. As such, the privacy of neighbouring properties would be protected. The amenity and living conditions of neighbours would not be materially harmed.

4.5 Comments have been received regarding the need for freeholder approval and regarding the requirement for a structural engineer. These comments are noted, however such matters fall outside the scope of this planning application. These matters are not material planning considerations for this minor scale of proposal.

4.6 The proposed development is in general accordance with Policies DM1 & 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.

4.7 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 approved plans comprise drawing nos: TQRQM22340202714121, b90c/uk/871623/1177269, P001, P002, P003 and P004. 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.

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 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.