

Officer's Report

Application Number	HGY/2022/3896
Type	Householder planning permission
Location	67, Creighton Road, Tottenham, London, N17 8JS
Proposal	Loft conversion including new rear dormer incorporating chimney extension and removal of existing chimney breasts on ground and first floor
Case Officer	Sabelle Adjagboni
Valid Date	30/11/2022
Applicant	Mr Tristan Williams
Agent	Mr Nicholas Timson

RECOMMENDATION

Approve with Conditions

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

- 1) Development begun no later than three years from date of decision.
- 2) In accordance with approved plans

Informatives:

- 1) Land ownership
- 2) Hours of construction
- 3) Party Wall Act

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development.

This is an application for a loft conversion which includes the extension of the chimney and the removal of existing chimney breasts on the ground and first floor.

Site and Surroundings

The application site is a two-storey terraced house. It is not in a conservation area nor is it a listed building.

Many full rear dormers can be seen on Creighton Road including at No. 73, 71, 57, and 55, all in proximity of the application site.

Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows:

HGY/1989/0090 | Erection of single storey rear extension to provide additional kitchen/dining facilities for disabled person. | Granted

OLD/1987/0332 | Erection of rear extension. | Granted

Consultation response

No responses were received following consultation on the application.

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site and 2 letters. No representations were received.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance
2. Impact on neighbouring amenity

Design and appearance

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches.

High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

The proposed rear dormer is the full width of the property, approximately 5.4m. It has a depth of about 4m and a height of around 2.7m. This means that its volume is about 29 cubic metres. Therefore, the scale of the proposed dormer is proportional and subordinate to the host building.

The proposal also includes the extension of the existing chimney. The chimney is at the rear of the property and only extends about 380mm above the ridge line. This is considered to be acceptable and will have a negligible impact on the street scene. Additionally, the material and style of the existing chimney will be maintained thus preserving the overall appearance of the building.

Therefore, the scheme does not undermine the existing uniformity of the host building.

As such, the proposal is considered in line with the above policies.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to

surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

The height of the proposal is below 3m which is considered acceptable and will have a negligible impact on the neighbours' sense of enclosure and daylight, particularly as they have no rooflights. Additionally, the proposal has no side window, and the ones at the back are elevated and look onto the site's rear garden. Therefore, the privacy of the neighbours is also preserved.

As such, the proposal is considered in line with the above policies.

Conclusion

The proposal is considered acceptable.

All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

RECOMMENDATION

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.

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.