

Officer's Report

Application Number	HGY/2022/4181
Type	Householder planning permission
Location	4 Bridgemount Mews, Mount Pleasant Villas, Hornsey, London, N4 4AG
Proposal	Infill of existing second floor balcony and the addition of one flat roof light.
Case Officer	Mercy Oruwari
Valid Date	21/11/2022
Applicant	Mr and Mrs Khan
Agent	Fergus Alexander

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 located on Bridgemount Mews, which is a new development in close proximity to the Holly Park Estate and backs onto railway land. The application property is a three storey mid terrace townhouse. The site is located within Stroud Green conservation area.

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

HGY/2022/1798 - Addition of a roof terrace to the existing flat roof with glass balustrade and glass roof access. Granted

Permission is sought for the infill of the second floor balcony and a new roof-light installed on the recently approved terrace. The proposed roof-light will not have a significant material change to the recently approved scheme and is therefore acceptable. The second floor balcony is at the rear of the building facing the railway line. The infill of this balcony will be replaced with a window of similar proportions to the existing balcony window. When viewed from the rear the silhouette of the outline of the opening will still be evident and the window reveal still being very visible. Given the location of the roof-light and the existing balcony, neither would be openly visible and would not materially affect the character and appearance of the building in question. As such, the character and appearance to this part of the conservation area would not be harmed, leaving it preserved. In addition the proposal would not impact any neighbours and is therefore acceptable in amenity terms.

The proposed development is in general accordance with Policies DM1, DM9 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.

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building unless otherwise stated within the approved plans in CONDITION ST05 - Approved Plans - Standard.

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 D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

- **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: 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.