

Officer's Report

Application Number	HGY/2022/4324
Type	Full planning permission
Location	Flat A, 108 North View Road, Hornsey, London, N8 7LP
Proposal	Loft conversion to first floor flat, involving front velux windows and rear dormer.
Case Officer	Tania Skelli
Valid Date	05/12/2022
Applicant	Mrs Martha Bjork
Agent	Mr Shane Tyler

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 a two-storey terraced Victorian property on the northern side of North View Road. The site is not located within any conservation area and does not fall within the curtilage of a listed building. The site adjoins the Alexandra Palace park to its north/ rear garden.

The planning history of the site has been taken into account when coming to this decision. Planning permission was granted for an adjoining property at no. 48 North View Road (ref. HGY/2015/3203) for a similar development.

Permission is sought for a rear roof extension to provide additional accommodation for the upper floor flat. Three velux windows are proposed to the front roofslope. A fourth velux window is proposed to the rear, by the proposed dormer. The materials proposed are timber framed dormer with matching tiles and upvc windows.

Whilst the dormer is wider than normally supported, it is considered acceptable in this case, due to the small size of homes on this terrace which would not enable a dormer formation otherwise. The roof height allows for a 1.8m internal ceiling height which would allow for minimum standard of living accommodation.

The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

No amenity issues are raised with this proposal. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

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 2016 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 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 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.