

Officer's Report

Application Number	HGY/2022/4296
Type	Householder planning permission
Location	4 Chaplin Road, Tottenham, London, N17 6QE
Proposal	Relocation of the existing rear door, this includes a new structural opening to receive a new glazed door in the rear elevation and partial demolition of the existing lean-to outhouse at the rear of the property. Removal of existing external door to be filled with bricks that match the existing building.
Case Officer	Sarah Madondo
Valid Date	02/12/2022
Applicant	Alys Morrison
Agent	Mr Samuel Kane

RECOMMENDATION

Approve with Conditions

Proposal

The proposal is for the relocation of the existing rear door, including a new structural opening, insertion of new door and partial demolition of the existing lean-to outhouse at the rear of the property. Removal of existing external door to be filled with bricks that match the existing building.

Site and Surroundings

The property is a mid-terrace property on Chaplin Road and the property is located in Bruce Grove Conservation Area of the Tottenham High Road historic Corridor . The site is not listed.

Design and appearance

The site is located within the Bruce Grove Conservation Area of the Tottenham High Road historic Corridor. It is also located within close proximity to the Grade II listed Mecca bingo Hall and the locally listed 433-441 High Road (west), all of which have the potential to be impacted through change within their setting.

Permission is sought for the partial demolition of existing lean to- outhouse, relocation of of the existing rear door and insertion of new door to the rear of the property. The proposed door would be metal framed and the brick to infill the existing door opening would match the existing bricks. The conservation officers have been consulted and do not have an objection as the site is identified as a building which forms part of a terrace that makes a neutral contribution to the conservation area.

Impact on neighbouring properties

Given that these alterations are minor it is considered that the proposal would not have any adverse impact on the amenities of the neighbouring properties.

Overall, it is considered that the proposed alterations would not be that visible and therefore would not have any significant harm on the character and appearance of the conservation area and host property.

The proposal is therefore considered to preserve the character and appearance of the house and of Bruce Grove Conservation Area of the Tottenham High Road historic Corridor. The proposed development is considered to comply with Policy DM1, DM9 & DM12 of the Development Management Development Plan Document (Adopted July 2017), and Policy SP11 and SP12 of Haringey's Local Plan Strategic Policies (Adopted 2017). It also accords with the relevant policies of the London Plan 2021 and the NPPF.

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.

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: 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