

Officer's Report

Application Number	HGY/2022/4249
Type	Full planning permission
Location	Flat 3, 17 Woodland Rise, Hornsey, London, N10 3UP
Proposal	Conversion of the existing unused cellar space into a habitable room.
Case Officer	Sarah Madondo
Valid Date	29/11/2022
Applicant	Mr P Bodi
Agent	Mr L Pulham

RECOMMENDATION

Approve with Conditions

Proposed Development

Conversion of the existing unused cellar space into a habitable room.

Representations.

None received.

Site and Surroundings

The site application is semi detached Edwardian property located on Woodland Rise and site is not located in any conservation area. The property has historically been sub-divided into five flats since 1976 under reference OLD/1976/1515. The application relates to flat 3, which is situated on the upper ground floor with a lower ground floor private garden to the rear.

Basement development

Following the pre application advice under PRE/2022/0193, the applicant submitted an application for the conversion of existing cellar into a habitable room. As advised in the pre application note, the basement works are very minor in nature and mindful of the presence of a current cellar space and the rear garden sitting at lower ground level the nature of the works here will not trigger the need for specific information in respect of a Basement Impact Assessment. The proposed works do not represent a significant structural stability hazard, on the grounds of using industry standard underpinning. The proposal also includes the insertion of double doors to the rear and stairs which is acceptable. Therefore it considered that the proposed development would be acceptable and would have not any impact on the character and appearance of the area.

Impact on neighbouring properties

Given that the presence of the existing cellar and that minor works proposed it is considered the amenities of the neighbouring properties will not be significantly affected.

Conclusion

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.

RECCOMENDATION

Approve with 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 development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith and retained for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area.

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