

Officer's Report

Application Number	HGY/2022/4441
Type	Householder planning permission
Location	38 Midhurst Avenue, Hornsey, London, N10 3EN
Proposal	Erection of rear roof dormer extension to facilitate a loft conversion with 2no. timber-framed windows and 1no. aluminium-framed conservation-type rooflight and the installation of a further 3no. conservation-type rooflights on front roof slope.
Case Officer	Oskar Gregersen
Valid Date	16/12/2022
Applicant	Mr Rob King
Agent	Mr Kampanat Atichatpong

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 There were no representations received in response to notification and publicity of the application.

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a two storey mid-terrace residential dwellinghouse, set within a street characterised by terraced properties of a similar style. The site is located within Muswell Hill conservation area and does not fall within the curtilage of a listed building.

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

2.3 The proposal is for the formation of a full width rear dormer roof extension, to facilitate a loft conversion with No.2 timber framed windows and installation of an aluminium conservation style rooflight. Additionally, the proposal seeks the installation of No. 3 conservation style rooflights on the front slope.

2.4 The proposed dormer would be set back 476mm from the eaves and 635mm from the ridge line of the host dwellinghouse. This will match an existing dormer conversion at No 40 Midhurst Avenue, maintaining the character and matching pattern of development in the area.

2.5 The prevalence of rooflights in place in the area is considerable, and therefore the choice to use conservation style rooflights in this instance is welcomed, as officers deem they would have a less than substantial impact on the character of the host dwelling and conservation area. A condition will be added to ensure the use of conservation style rooflights in an effort to protect the character of the conservation area.

2.6 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.

2.7 The height and depth of the extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

2.8 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.

2.9 The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

2.10 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 proposed rooflight(s) hereby approved shall be 'Conservation style', flush with the roof plane in which they are installed, and shall be maintained as such for the lifespan of the development.

Reason: In order to ensure a satisfactory appearance for

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.