

Officer's Report

Application Number	HGY/2022/4356
Type	Full planning permission
Location	1 Globe House, Middle Lane Mews, Hornsey, London, N8 8PN
Proposal	Removal of secondary door and bricking up of opening. Removal of roller shutters and installation of timber framed glazed door and windows
Case Officer	Mercy Oruwari
Valid Date	07/12/2022
Applicant	Mr Paul Loasby
Agent	mr Ivan Henshell

RECOMMENDATION

Approve with Conditions

2. REPRESENTATIONS

2.1 No representations were received in response to notification and publicity of the application.

3. REASONS FOR GRANTING PERMISSION

3.1 The subject site is part of a group of buildings known as Globe House located on Middle Lane Mews accessed from Middle Lane in Crouch End. The site is located within the Crouch End conservation area but does not fall within the curtilage of a listed building.

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

- HGY/1996/0714 - alterations to elevation. Change of use from office (B1) to 3 No. live/work units. Granted

3.3 The proposal includes the removal of the secondary door and bricking up of the opening. It also includes the replacement of the roller shutters with a new timber framed glazed door with windows on either side. There is no uniformed character within the Mews therefore the alterations will not appear out of place in the area. In addition as the site is tucked away behind the properties of Middle Lane and is only accessible via one way the alterations will not be visible from the main road.

3.4 The proposal is considered acceptable and is in keeping with the pattern of development in the area. 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

3.5 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.

3.6 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.

Informatives:

- 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.
- 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.
- The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.