

Officer's Report

Application Number	HGY/2022/4256
Type	Householder planning permission
Location	51 Etheldene Avenue, Hornsey, London, N10 3QE
Proposal	Insertion of 3no. new rooflights to the front roofslope, remove existing rooflight and replace rear ground floor window with door
Case Officer	Tania Skelli
Valid Date	29/11/2022
Applicant	Ms Louise Kramskoy
Agent	Mr John Quinn

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 a two-storey terraced Victorian property on the northern side of Etheldene Avenue. The site is located within the Rookfield conservation area. The application site is located with the Rookfield Estate Conservation Area (CA), which is in part covered by an article 4 direction removing 'permitted development rights'. The application site falls outside the article 4 direction area. The conservation area is residential area characterised by low density housing, communal open spaces and un-adopted gated roads with grass verges and mature trees. The CA is characterised by residential properties in the Arts and Crafts style with timber casement and sliding sash windows.

3.1.1 The planning history of the site has been taken into account when coming to this decision. Planning permission was granted on 1/7/2020 (ref. HGY/2020/1222) for the erection of single storey rear extension. This was not implemented.

3.2 Permission is sought for the replacement of an existing rooflight with three new rooflights to the front roof slope. A rear window, at ground floor level, is proposed to be enlarged to form a door. The proposed materials are painted timber double glazed door and velux windows in a dark frame.

3.3 The proposed rooflights are relatively small and of acceptable material specification. The alteration to the rear window may include the loss of historic material, however, as the alteration is, modest and at a rear location, which is relatively screened from the public realm, it will not impact the character and appearance of the host building and the conservation area. In addition, the door will enable better use of the garden. The proposed materials are acceptable.

3.4 Accordingly, 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.

3.5 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.

3.6 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.

3.7 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 approved plans comprise drawing nos: Site location plan, P-01, P-02, P-03, P-04, P-05 and Design and Access Statement by Quinn Studio). The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

- 3 Notwithstanding the detail referred to within the application the front rooflight proposed shall be a conservation type rooflight and sit flush with the roof line and shall be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the integrity of the building and the visual amenities of the conservation area consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

Informatives:

- **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.