

Officer's Report

Application Number	HGY/2022/4550
Type	Householder planning permission
Location	19 North Grove, Hornsey, London, N6 4SH
Proposal	Replace existing french doors and window with new bi-fold doors on rear elevation.
Case Officer	James Mead
Valid Date	27/12/2022
Applicant	Mr & Mrs Ethan and Sonia Levner
Agent	Kiat Phua

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, subject to conditions.

2. CONSULTATION RESPONSES

- No consultee responses received.

3. REPRESENTATIONS

3.1 0 representations were received in response to notification and publicity of the application.

4. REASONS FOR GRANTING PLANNING PERMISSION

4.1 The application site is occupied by a two storey, end of terrace dwellinghouse, which incorporates three storeys to the rear. This property sits on the western side of North Grove, which is a cul-de-sac running north from Hampstead Lane (B519). North Grove is residential in character, being made up of properties of a mixture of different architectural styles. The site is located within the Highgate Conservation Area (CA).

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

- HGY/2003/0252: Erection of single storey rear extension. Granted with conditions.
- HGY/1994/0013: Demolition of existing rear extension, erection of two storey rear extension with internal alterations and new front entrance porch together with alterations to elevations involving new french-windows and balcony railings. Granted with conditions.
- OLD/1984/0952: Erection of rear extension at ground floor level. Granted with conditions.

4.3 The existing property has been extended to the rear through single and two storey extensions. The two storey extension currently incorporates a rear facing window and french doors at lower ground floor level. It is intended to replace this window and the set of doors with new bi-fold doors.

4.4 The new bi-fold doors would not be of excessive proportions, and therefore would not overly dominate the rear elevation. The new doors would be of timber construction, which is appropriate in a CA location. The proposed doors would not be highly visible from public vantage points, and as such there would be a neutral impact on the wider character of the CA. The new bi-fold doors

would be of acceptable design, with the character and appearance of the host property, the surrounding area and the CA not harmed. The special interest and historic significance of the CA would be preserved.

4.5 The lower ground floor level of the new doors means that they would not allow undue overlooking of neighbouring properties (17 & 21 North Grove and Annex House). The amenity and privacy of nearby properties would be protected.

4.6 The proposed development is in general accordance with Policies DM1, DM9 & DM12 of the Development Management, Development Plan Document 2017, Policies SP11 & SP12 of Haringey's Local Plan Strategic Policies 2017 and Policies DH1 & DH2 of the Highgate Neighbourhood Plan 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

4.7 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 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 approved plans comprise drawing nos: 0-001, 0-002, 0-003, 0-004, 0-011, 1-004 and 1-011. 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.

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.