

Officer's Report

Application Number	HGY/2022/2774
Type	Full planning permission
Location	Unit 1, 12, Victoria Terrace, London, N4 4DA
Proposal	Addition of cover to terrace and shed. New roof light to existing roof over open plan kitchen/living area.
Case Officer	Kwaku Bossman-Gyamera
Valid Date	03/10/2022
Applicant	Miss Emma Price
Agent	Mr Ross Slater

RECOMMENDATION

Approve with Conditions

1. APPLICATION DETAILS

Reference No: HGY/2022/2774

Ward: Stroud Green

Drawing number of plans: Design, Access and Heritage Statement - Ref: 2167EP; 2167EP_FUL: SH1 Rev. 0.

Address: Unit 1, 12 Victoria Terrace, London, N4 4DA

Proposal: Addition of cover to terrace and shed. New roof light to existing roof over open plan kitchen/living area

Applicant: Miss Emma Price

2. REPRESENTATIONS

2.1 No representation was received in response to notification and publicity of the application.

3. REASONS FOR GRANTING PERMISSION

3.1 The application site is a large two-storey detached residential units situated at the rear of the properties in Victoria Terrace. The property is a former warehouse/light industrial unit that has been converted into residential units. The surrounding area is wholly residential in character.

3.2 The application site is located within the Stroud Green Conservation Area and does not fall within the curtilage of a listed building.

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

Principle of the proposal

3.4 The principle of altering the existing building is acceptable, subject to it having a good design, being subordinate in scale to the existing building and it is having no adverse impact on the character and appearance of the area or on the amenities of adjoining occupiers.

3.5 The proposed reduction to the existing patio door and the enlargement of the existing shed to the host property would be acceptable in this location with minimal effect on neighbours light, aspects, outlook and the street scene.

Design and appearance

3.6 The design and appearance of the proposed reduction to the patio door is considered acceptable and will not detract from the character of the locality. The extension is subordinate to the main building and materials to be used are in keeping with the existing property. The enlargement of the existing shed is acceptable in this position, although it reduces the outdoor space, however, it provide useful shed. The external finishes and detailing will match or complement the existing building and are of appropriately high quality. The form and design would respect the host dwelling and adequate amenity space would be retained.

3.7 The extension is considered acceptable in terms of design and material. It is also noted the size and scale of the proposed rear extension is consistent with Policies DM1 and DM9 of the Development Management and would be in keeping with the existing pattern of development and not cause material harm to the character and appearance of the conservation area.

Impact on neighbouring amenity

3.8 The visual amenity of the conservation area would be protected. The proposed alteration to the patio door is set in sufficiently from the all boundaries. The proposed shed is screen off by existing fence and it is not of a sufficient scale to be overly obtrusive or appear dominating or overbearing. To the adjoining neighbours.

3.9 On balance, the alteration to the door and enlarged location of the shed extension would not result in a significant material loss of sunlight or daylight or have an overbearing appearance to the neighbouring properties.

3.10 The alterations makes a positive contribution to the local character and the appearance of this Conservation Area. As a result of these alterations, the character and appearance of the Conservation Area would be preserved and proposal ensure that extension/alterations do not alter the scale of buildings, detrimental to the unity or the character of the Conservation Area.

3.11 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.

3.12 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.

3.13 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 condition(s):

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 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 development hereby approved shall be constructed in accordance with the materials detailed under "Materials" Section in the submitted application form unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and comply with Policy DM1 of the Development Management DPD.

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: 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.

- 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.