

Officer's Report

Application Number	HGY/2022/4457
Type	Householder planning permission
Location	27 North Grove, London, N6 4SH
Proposal	Replacement of rear lower ground floor windows and door with sliding doors. Replace windows to upper ground floor rear elevation. Replace garage door with window. Excavate lightwell and insert window to front elevation at lower ground floor level. Convert existing garage to habitable space. Replace existing rooflight.
Case Officer	Tania Skelli
Valid Date	19/12/2022
Applicant	Mr & Mrs Steele
Agent	Mr Neil Kahawatte

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

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

REASONS FOR GRANTING PERMISSION

The subject site is a four storey terrace dwelling of postwar houses on North Grove. The property is characterised by three sets of front windows on the first and second floors and is finished in white render. The property has an upper ground floor accessed from the front and a lower ground floor which has access to the rear garden. The site is located within Highgate conservation area and does not fall within the curtilage of a listed building.

The planning history of the site has been taken into account when coming to this decision. The most recent relevant history is as follows:

HGY/2022/1797 Proposed rear glazed doors/windows to the rear lower ground floor, new lightwell with window to front lower ground floor, conversion of existing garage to habitable space and replacement of garage door, rooflight to roof, minor landscaping to rear garden and driveway. Planning permission granted on 18/08/2022.

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HGY/2022/0938 Proposed rear glazed doors/windows to the rear lower ground floor, new lightwell with window to front lower ground floor, conversion of existing garage to habitable space and replacement of garage door, rooflight to roof, minor landscaping to rear garden and driveway. Planning permission granted on 22.6.22.

The original proposal was revised to omit the amalgamation of the upper ground rear windows from three to two openings and the first and second floor to remain with subdivided glazing.

Subsequently, permission is sought for the lower ground floor rear sliding doors, new larger replacement rooflight, single opening upper ground replacement rear windows, front lightwell with grill and replacement of garage door with window to habitable space. Most of the above was already approved recently under ref. HGY/2022/1797 and therefore the only new items for consideration under this proposal are:

- Single opening upper ground replacement rear windows
- Front elevation window to replace garage door

The proposed materials for the above works are to be timber or metal, to match those adjoining.

The previous planning permission approved alterations to the garage door with part insertion of glazing to the existing door. The current proposal proposed to remove the garage door completely and replace it with a window to match that approved at no. 29. The style of window would be in keeping with the host building and terrace and is therefore considered acceptable both in style and dimensions.

The alterations to the rear upper ground floor windows by removing the existing sub-division is considered acceptable in balance, due to its location at a lower level within the elevation and reduced visibility from the public realm. By omitting the amalgamation as originally proposed and retaining the fenestration style of the first and second floor windows, the character and appearance of the host building, terrace and Highgate Conservation Area is considered preserved.

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.

There are no concerns raised with regards to local amenities. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

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.

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. The proposal is considered to comply with the Highgate Neighbourhood Plan 2017 policies.

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

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D4 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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.
- **INFORMATIVE: Proactive Statement**
In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2016, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.