

Officer's Report

Application Number	HGY/2022/4397
Type	Householder planning permission
Location	6 Parham Way, Hornsey, London, N10 2AT
Proposal	Garage conversion with walls and floor upgraded to suit a habitable space, Lowering of rear dormer sill, Changes to the fenestration, Planting strip outside of previously existing garage door.
Case Officer	Mercy Oruwari
Valid Date	12/12/2022
Applicant	Mr Richard Kirby
Agent	Miss Rebecca Parnell

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 mid-terrace of a row of four two-storey (with loft accommodation) dwellinghouses located on the southern side of Parham Way, N10. The surrounding uses are residential. The site does not contain a listed building but is located within Muswell Hill Conservation Area. There's no previous planning history on the site.

Permission is sought for the retrospective conversion of the existing garage into a habitable room. The conversion included changing the garage doors into white aluminium windows. In addition the windows on the first floor at the front and rear are also to be changed to white top hung windows. On the ground floor at the rear the double doors would be replaced with a single glazed door and the window replaced with a single pane of glass. The dormer at the front will be replaced with a top hung window whilst the rear dormer windows will be kept as casement windows and the sill dropped and infilled with fixed single glass pane.

The proposed works to the host building are considered as acceptable and will be in keeping with the pattern of development in the immediate 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

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.

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:

- **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.