

Officer's Report

Application Number	HGY/2022/4274
Type	Full planning permission
Location	45 Bruce Grove, Tottenham, London, N17 6RN
Proposal	Replacement of existing slate tile roofing with proposed new natural slate roofing finish. Replacement of existing timber soffits and fascias with proposed new timber soffits and fascias.
Case Officer	Daniel Kwasi
Valid Date	30/11/2022
Applicant	Mr James Alexander
Agent	Mr Frankie Roberts

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 two storey dwellinghouse with an outrigger at the rear. The site is on the west side of Bruce Grove, opposite the private flats and green at Edmansons Close. The site is located within the Bruce Castle 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. There have been similar examples of this type of proposal at the neighbouring houses, and the properties on the surrounding roads.

The proposal is for the replacement of the existing slate tile roofing with proposed new natural slate roofing finish, and the replacement of the existing timber soffits and fascias with proposed new timber soffits and fascias. The changes would only be to the front elevation and the existing roof. The proposed replacement would improve the living conditions of the occupants by improving the thermal efficiency of the property.

The proposed replacement materials would match the existing materials and would be an upgrade to what is currently present, and therefore would improve the appearance of the house on the street scene. It 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 would be no other alterations the external features of the building. The proposal would not impact on neighbour amenity would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. 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 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.

The design and detail are considered to be in keeping with the architectural integrity of the existing terrace and overall character and appearance of the Bruce Castle Conservation Area. 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.

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.

- 3 The replacement tiles, soffits and fascia 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 D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

- 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: 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.