

Officer's Report

Application Number	HGY/2023/0054
Type	Householder planning permission
Location	5 Bridgemount Mews, Mount Pleasant Villas, Hornsey, London, N4 4AG
Proposal	Addition of roof terrace to town house with new balustrade and glass roof access.
Case Officer	Sarah Madondo
Valid Date	09/01/2023
Applicant	Sam Lubner
Agent	Fergus Alexander

RECOMMENDATION

Approve with Conditions

Proposed development

Addition of roof terrace to town house with new balustrade and glass roof access.

Site and Surroundings

The site is located on Bridgemount Mews, which is a new development in close proximity to the Holly Park Estate and backs onto railway land. The application property is a three storey mid terrace townhouse. The site is located within Stroud Green conservation area.

Design and appearance

Permission is sought for the addition of a roof terrace to the existing unit with glass balustrade and a glass roof access. The roof terrace would be located on top of the existing flat roof and would be accessed via the internal staircase. The roof terrace would be enclosed by a glazed balustrade approximately 1.1 metres, sitting inside the current parapet. Given the location of the roof terrace and building in question, it would not be openly visible and would not materially affect the character and appearance of the building in question. As such, the character and appearance to this part of the conservation area would not be harmed, leaving it preserved.

In terms of impact on the amenity of neighbouring occupiers, the building here is surrounded by many trees, as such, in addition to the separation distances with neighbouring buildings serves to minimize the impact of such a feature on privacy and amenity. In respect of noise generated through the use of the proposed roof terrace this would not be significant in the context of background noise and the typical noise associated with the use of a rear garden. The roof terrace would be for private use and would be limited by weather conditions. As such in planning terms the use of the roof as a roof terrace would not generate levels of noise viewed to be intrusive or detrimental to the amenity of neighbouring occupiers.

The proposed development accords with the design and conservation aims of policies DM1, DM9 and DM12 of the Haringey Development Management DPD (2017) and policies SP11 and SP12 of the Haringey Local Plan Strategic Policies, 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.

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 Prior to the occupation of the roof terrace hereby permitted, the fixed privacy screens of the second floor roof terrace as shown on the approved drawings shall be installed in accordance to the approved plans, and shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

Reason: To avoid overlooking into the adjoining properties.

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.

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.