

Officer's Report

Application Number	HGY/2023/0452
Type	Householder planning permission
Location	44 Shepherds Hill, Hornsey, London, N6 5RR
Proposal	Remodeling of front garden and entrance to property.
Case Officer	Kwaku Bossman-Gyamera
Valid Date	14/02/2023
Applicant	Mr & Mrs McGeary
Agent	Mr Alba Luna Crespo Mendoza

RECOMMENDATION

Approve with Conditions

1. APPLICATION DETAILS

Reference No: HGY/2023/0452

Ward: Crouch End

Proposal: Remodelling of front garden and entrance to property.

Site Visit Date: 18/02/2023

2. REPRESENTATIONS

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

3. REASONS FOR GRANTING PERMISSION

3.1 The subject site is a three-storey end of terrace town house situated on the southern side of Shepherds Hill, close to the junction with Broughton Gardens. The surrounding area is wholly residential in character.

3.2 The site is located within Crouch End 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.

- HGY/2022/4131 – Granted 03/01/2023 - Creation of roof terrace on existing flat roof, installation of green roof and alterations to the front garden.
- HGY/2022/2229 – Granted 05/09/2022 - Certificate of Lawfulness for proposed single storey rear extension including internal and external alterations.
- HGY/2022/1434 – Granted 14/06/2022 - Certificate of Lawfulness for proposed use for a single rear extension of 3m length, 4.3m wide and 3m height. All material to match existing in type, style and colour.

- HGY/2000/0076 – Granted 24/05/2000 - Erection of second floor part terrace infill extension and associated internal/external alterations.
- HGY/1990/0507 – Granted 02/10/1990 - Erection of extension at 2nd floor level (above roof terrace) to provide accommodation space and shower room.

3.4 The proposal comprises of new driveway, new steps leading to the front entrance door in white stone, new landscaping in a form of panting and new wooden wheelie bin and recycling centre storage location. The proposal would result in a loss of small number of trees (not mature) and shrubs, however these shrubbery are not considered to be significant.

3.5 The alterations to the front garden area minor in nature but designed to improve the appearance of the front garden area using modern materials. The street scene drawings indicates a landscaping scheme which will integrate into the overall appearance.

3.6 It is not considered that the proposed alterations would not appear unduly dominant or incongruous in the street scene. As such, new paving/and reposition of the bins/recycling storage would be acceptable. The steps from the street down to the house are proposed are acceptable and as such the materials proposed would match the original appearance of the host building and the terrace as a whole. Proposal would not detract from the character and appearance of the street scene. These works would provide a more visually coherent appearance and layout for the front garden, which is supported.

3.7 Overall, the full scope of works proposed would be of acceptable design, with the character and appearance of the host property, the site, the street scene and the surrounding area not harmed. The historic significance and special interest of the CA would be preserved.

3.8 Proposal would not have significant impact on the street scene, nor on the amenity of the occupiers of adjoining properties (in terms of loss of natural light or outlook. Given the setting and the position of the development and its relationship with the adjoining neighbouring properties, it is considered that there would not be any unacceptable visual impact on any of the neighbouring properties.

3.9 Whilst, the council's highways officer object to the additional off-street parking to the front, the front garden retains sufficient landscaping and would be in keeping with the prevailing pattern of development within Shepherds Hill.

3.10 In summary, there would not be an adverse impact upon the character and appearance of the host property, the site, the street scene or the CA. The special interest and historic significance of the CA would be preserved. The amenity and living conditions of neighbours would be appropriately protected.

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 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: 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.