

Officer's Report

Application Number	HGY/2022/4429
Type	Householder planning permission
Location	37 Florence Road, Hornsey, London, N4 4DJ
Proposal	Demolition of existing extension and erection of new single storey rear extension, loft conversion with rear dormer and front and side rooflights, and alterations to front façade including front door, windows and side entrance.
Case Officer	Josh Parker
Valid Date	15/12/2022
Applicant	Mr William Davies
Agent	Ogi Ristic

RECOMMENDATION

-

Approve with Conditions

SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

- 1) Development begun no later than three years from date of decision.
- 2) In accordance with approved plans

Informatives:

- 1) Land ownership
- 2) Party Wall Act
- 3) Hours of construction

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development.

Demolition of existing extension and erection of new single storey rear extension, loft conversion with rear dormer and front and side rooflights, and alterations to front façade including front door, windows and side entrance.

Site and Surroundings

Three storey end of terrace house located within the Stroud Green Conservation Area.

Relevant Planning and Enforcement history

None.

LOCAL REPRESENTATIONS

None.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance
2. Impact on neighbouring amenity

Design and Appearance

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches.

High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

The proposed extensions are considered appropriately subordinate in scale and massing. Rather than suggesting external materials and detailing the closely match those of the original property, the applicant is proposing contrasting materials – zinc metal seam cladding for the dormer, and vertical timber slats with metal coping for the flat roofed single storey rear extension. The proposed materials and detailing are considered to be of an appropriate high quality and the contrasting approach to materiality is supported. The scheme is considered to preserve the character and appearance of the Stroud Green Conservation Area.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

The height and depth of the proposed extensions 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 therefore considered acceptable in amenity terms and in line with the above policies.

Conclusion

The proposal is considered acceptable.

All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

RECOMMENDATION

Approved subject to the following 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: 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.