

Officer's Report

Application Number	HGY/2022/3575
Type	Full planning permission
Location	6 Garages to the rear of, 163, Philip Lane, London, N15 4HQ
Proposal	Demolish 6 existing garages and replace with 6 new garages.
Case Officer	Daniel Kwasi
Valid Date	17/10/2022
Applicant	Mr Daniel Haggerty
Agent	Mr Ian Lapsley

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 6 garages at the rear of the block of 6 flats at 163 Philip Lane, which also belong to these 6 flats. The garages can be accessed from Philip Lane via the attached underpass on the east side of the flats. The site is located within Clyde Circus 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.

CON/2022/0149 – ****FIVE DAY NOTICE**** to remove a hazardous tree from our property at 163 Philip Lane. It is in the rear garden of the property.

During the storm on Feb 18th 2022, a 20m trunk of a large Poplar tree on our property came down causing significant damage. There is still a second trunk of the tree standing and we plan to remove this to avoid further damage – Granted

CON/2020/0182 – Black Poplar (T1) - fell because it's starting to damage the garage and the floor of garage of this property. The walls of the garage have already cracked due to the tree – Refused

HGY/2007/0193 – Erection of 2 storey side and rear extension and conversion of property into 1 x three bed, 2 x two bed and 3 x one bed self contained flats with associated car parking, refuse and bicycle storage – Granted permission on 02/02/2007

The proposal is for the replacement of 6 garages with 6 new garages. The existing garages were damaged by the adjacent Poplar tree, whereby a trunk from the tree broke off and came down on the garages during a storm that occurred on 18th February 2022. As a result, the existing garages are in a state of disrepair, as shown in the photos that were submitted with the application. The applicant has submitted previous tree applications including a more recently approved application in 2022 (CON/2022/0149) giving the Council a 5-day notice to remove the tree, so that it wouldn't cause further significant damages. Therefore, this proposal would replace the garages with new garages of a similar size, appearance and character, and bring them back into use. They would

comprise white render to match the existing garages, and a parapet wall and flat roof instead of a mono-pitched roof. The proposed garages would retain the ancillary character to the block of flats and surrounding area, and therefore is considered to be acceptable.

The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

The garages are not considered to have an impact on amenity, and therefore is considered to be acceptable on these 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 proposal was re-consulted to await a response from the Conservation Officer, however, no response was received. Upon assessment, the proposed replacement garages are not considered to impact on the character and appearance of the conservation area, and so they would comply with Policy DM9 of the Development Management, Development Plan 2017.

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: 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.
- **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.