

Officer's Report

Application Number	HGY/2023/0243
Type	Householder planning permission
Location	2 Cecil Road, Hornsey, London, N10 2BU
Proposal	Replacement of the roof of the existing infill extension with a new roof and rooflights. Replacement of the rear facade windows. The footprint of the extension will remain the same including the height of the pitched roof.
Case Officer	Mercy Oruwari
Valid Date	24/01/2023
Applicant	Mr David Dunn
Agent	mrs Maria Steimberg

RECOMMENDATION

Approve with Conditions

2. REPRESENTATIONS

2.1 No representation were received in response to notification and publicity of the application.

3. REASONS FOR GRANTING PERMISSION

3.1 The subject site is a two storey end of terrace property located on Cecil Road. The property sits adjacent the rear of the end of the gardens of Rosebery Road. The site is located within Muswell hill conservation area but does not fall within the curtilage of a listed building. There is no previous planning history on the site.

3.2 Permission is sought for the replacement of the roof of the existing infill extension. The main structure of the existing extension will be retained; however, the 3x existing roof-lights will be replaced with a row of multiple roof-light almost spanning the full depth of the roof. In addition the full wall of glazing would be replaced with a smaller window installed into a wall of slatted timber.

3.3 Given that the main structure of the extension will remain the same there will be no additional amenity impacts on any neighbouring properties.

3.4 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.

3.5 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:

- 2 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.

- 3 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:

- 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
- The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership