

Officer's Report

Application Number	HGY/2023/0414
Type	Householder planning permission
Location	80 Gospatrick Road, Tottenham, London, N17 7JA
Proposal	Removal of shared chimney stack on both sides of the front elevation.
Case Officer	Zara Seelig
Valid Date	10/02/2023
Applicant	Miss Lydia Gyamsi-Nyame
Agent	Miss Charlotte Coen

RECOMMENDATION

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Approve with Conditions

SUMMARY OF RECOMMENDATION

GRANT PERMISSION with conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

To take down and remove shared chimney stack to on both sides on the front elevation.

Site and Surroundings

The application site is a two storey mid-terrace dwelling situated on the Eastern side of Gospatrick Road. The site is not located within a conservation area, it is not a listed building and there are no TPO's on the site.

Relevant Planning and Enforcement History

The most recent planning history in relation to the site is as follows.
There is no planning history in relation to the site.

LOCAL REPRESENTATIONS

The application has been publicised by way of 3 neighbour consultation letters. No representations have been received from neighbours, local groups, etc in response to notification and publicity of the application.

The following local groups/societies made representations:

- None

The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- None

The following issues raised are not material planning considerations:

- 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.

The property is a single dwellinghouse and is not located within a conservation area. As such the proposal to remove the chimney stack would fall within the limits of Permitted Development as set out in Schedule 2, Part 1, Class G of the Town & Country Planning (General Permitted Development) Order 2015 (as amended).

The proposal is to remove a chimney stack located at the roof ridge. Although the existing chimney stack is characteristic within the street scene, its removal would not adversely alter the appearance of the street scene and would be considered acceptable in terms of design.

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.

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 proposed removal of the chimney stack, located on the roof ridge, would have no adverse impact the amenities of neighbouring properties by reason of overbearingness, loss of daylight/sunlight or loss of privacy.

Conclusion

The proposal is considered acceptable in terms of its design and impact on neighbouring amenity and complies with relevant planning policies.

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

CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

RECOMMENDATION

GRANT PERMISSION with 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: 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. Specifically, you get the agreement of the owners of the neighbouring property at 82 Gospatrick Road before commencing with removal of the chimney stack.
- **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.

