

Officer's Report

Application Number	HGY/2023/0370
Type	Householder planning permission
Location	28 The Avenue, Hornsey, London, N10 2QL
Proposal	Proposed loft extension/conversion with 3no. side dormers, 8no. side solar panels, 1no. side skylight, 1no. front gable obscure glazed small window, and 1no. rear gable small window. Replacement of 2no. rear windows with 1no. new window and 1no. new French door. Removal of side window and insertion of 1no. skylight above mono-pitched roof of ground floor side extension. External wall insulation and rendered finish to match existing.
Case Officer	Daniel Kwasi
Valid Date	07/02/2023
Applicant	Jones
Agent	mr Alton Campbell

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 a detached residential dwellinghouse. It is on the eastern side of The Avenue between both terminals of Vallance Road. The site located within the Vallance Road conservation area and does not fall within the curtilage of a listed building.

Vallance Road Conservation Area consists largely of residential properties with a small group of commercial properties and a library located around the junction of The Avenue and Alexandra Park Road. The houses are predominantly substantial, traditionally built, two-storey buildings and, whilst these are of a range of designs, there are common features such as bay windows, overhanging eaves and common materials which give the area a unified character

The planning history of the site has been taken into account when coming to this decision.

The proposed loft extension/conversion with 3 side dormers, 8 side solar panels, 1 side skylight, 1 front gable obscure glazed small window, and 1 rear gable small window; the replacement of 2 rear windows with 1 new window and 1 new French door; the removal of side window and insertion of 1 skylight above the mono-pitched roof of ground floor side extension; and external wall insulation and rendered finish to match existing. There are similar examples of the proposal along The Avenue, whereby there are side dormers and solar panels on the main roof. These additions to the main roof would help accommodate the loft conversion that is being proposed.

The three side dormers would be spread over the main roof, whereby two of them would be on the northwest facing roof slope and one would be on the southeast facing roof slope. The 8 side solar panels would be divided into 2 groups of four on either side of the one southeast facing side dormer. The one side skylight on the main roof would be positioned between the two side dormers on the

northwest facing roof slope. One obscure glazed small window would be on the front gable and one small window that matches the existing windows would be on the rear gable to aid the loft conversion.

Two rear windows would be replaced with one new wider window for the new fourth bedroom on the first floor and one new French door to access the rear garden. One side window would be removed and replaced by brick wall for the new rearranged bathroom on the first floor. This would be replaced by the insertion of a new skylight above the mono-pitched roof on the ground floor side extension on the southeastern flank wall. External wall insulation would be provided as well as rendered finish on the external walls to match existing.

It is noted that many of the houses on this road, feature roof extensions in the form of side and rear dormer windows. Many of these have flat roofs and some substantially alter the original shape and form of the roof, with some of these likely to pre-date the designation of the conservation area in 2008.

Regardless of how these roof extensions came about, they are part of the established character and appearance of the conservation area. The addition of roof extensions to the application building would therefore be consistent with the existing character of the area where dormer extensions are common. In this instance the character and appearance of the conservation area will be left preserved.

The extensions and works here would not affect neighbouring property. The proposal is acceptable in amenity 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 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.

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.
- 3 The external materials to be used for the proposed development shall match those as specified on the approved plans and application form.

Reason: In order to ensure a satisfactory appearance for the proposed development and to preserve the character of the Conservation Area, consistent with Policies SP11 and SP12 of the Haringey Local Plan 2017 and Policies DM1, DM9 and DM12 of The Development Management DPD 2017.

- 4 The second-floor side windows shall only be glazed in obscure glass (the glass to be obscure to at least Level 4 on the Pilkington Levels of Privacy) and shall be in place before the occupation of the extension hereby approved and thereafter be retained as such in perpetuity, unless otherwise approved in writing by the Local Planning Authority.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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.