

Officer's Report

Application Number	HGY/2023/0492
Type	Householder planning permission
Location	7 Ennis Road, Hornsey, London, N4 3HD
Proposal	Erection of double-storey front bay window extension, installation of new windows and entrance door to replace existing on the front elevation together with new brickwork to the front façade.
Case Officer	Mercy Oruwari
Valid Date	10/03/2023
Applicant	Ganeswaran Velautham
Agent	Glen Christen

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

Four representation was received in response to notification and publicity of the application.

The following issues were raised by neighbours:

- The proposal works would require a party wall agreement for all adjoining neighbours/properties (*Officer Comment: This is not a material planning consideration but will be a Building Control matter. This requirement will be added as an informative to be put place before works proceed*).
- Timeframe of noise (*Officer Comment: This is not a material planning consideration but instead would be a civil matter to confirm with the owner or construction team. Although the specifics will not be addressed an informative is included with the decision on the acceptable hours of work. Any unacceptable levels of noise or nuisance etc can be discussed with the Haringey team who are responsible for noise issues*).
- Provision of the 'Non Negligence Insurance' (*Officer Comment: This is not a material planning consideration; it would be a civil matter to discuss with the owner or occupier*).
- The windows proposed should match those on the street and not the style guide (*Officer Comment: The proposed windows are the ones in the submitted drawings rather than the style guide*).

REASONS FOR GRANTING PERMISSION

The subject site is a four storey mid-terrace property. Nos. 3 and 5 are a joint building split into flats and No. 7 sits on the bend of the road. The properties numbered from 3 to 21 are all four storeyed with the access being via steps on to the upper ground floor level. Nos. 3, 5 and 7 were rebuilt after the war and therefore look different to the rest of the terrace. In addition the application property is the only house which does not have the double storey front bay window, which is a characteristic of the street. The site is located within the Stroud Green Conservation Area but does not fall within the curtilage of a listed building. There is no previous planning history on this site.

The applicant seeks planning permission for the formation of a double storey front bay window projecting from the lower and upper ground floors replicating the style of the rest of the houses on the street. This will follow the scheme of replacing all the front windows of this property, which are out of character with the rest of this side of the road. The scheme also includes the replacement of the front door with a more traditional door. The front façade will also be rebuilt in London Stock brick to rectify the existing mismatched brickwork.

The bay window will be 3 sided with a grey tiled/slatted roof. All the installed windows would be white painted timber sash, which will match the rest of the windows being replaced on the front façade. The bay window will also be constructed out of London Stock bricks to match the rest of the front façade. The upper floor windows as existing do not resemble the neighbouring windows in design, proportions, dimensions, or material. The double glazed uPVC windows would be replaced with the white painted timber double glazed windows. They would be re-adjusted in size, style including the introduction of more characteristic lintels, and overall would reflect the windows of No 3/5 and 9.

The works would also include the replacement of the existing timber door which is quite featureless with a more characteristic timber door to replicate those on the street.

The proposed works overall would alter the front of this property to be more in alignment with the general character of this street. 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. In addition, the proposal would also comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve the character and appearance of the conservation area.

The proposed works would not introduce any new window openings no loss of privacy to neighbouring properties. 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 policy SP11 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.

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.