

Officer's Report

Application Number	HGY/2023/0126
Type	Full planning permission
Location	156 Stapleton Hall Road, Hornsey, London, N4 4QJ
Proposal	Proposed internal loft alterations, installation of conservation roof lights at front side of roof and construction of outbuilding at rear garden.
Case Officer	Oskar Gregersen
Valid Date	13/01/2023
Applicant	Mr Mark Devonshire
Agent	Mr Fraser Stewart

RECOMMENDATION

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Approve with Conditions

1. REPRESENTATIONS

1.1 No representations were received in response to notification and publicity of the application.

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a first floor flat in a dwelling house sub-divided as two flats in 2005 under permission HGY/2005/1642. The site slopes downward toward the rear creating an additional floor at the lower level, and its garden backs onto the railway tracks.

2.2 The site is located within Stroud Green conservation area and does not fall within the curtilage of a listed building.

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

2.4 The proposal seeks internal modifications, installation of a conservation rooflight on the front slope, and the erection of a heritage style greenhouse at the very rear of the garden.

2.5 The proposed rooflight would be of a conservation style and would be very similar to that of others in place in the area. It is deemed that this rooflight would not adversely impact the character of the host dwelling, nor would it create any additional overlooking. The rooflight can be supported.

2.6 The proposed outbuilding would be modest in scale, with reference to the size of the garden, and would be predominantly glazed and with the frame finished in light timber. It is deemed that this greenhouse would not cause any harm to the host dwelling, the character of the conservation area, or impact on neighbouring amenity and therefore the proposal can be supported.

2.7 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.

2.8 The scale of the proposed outbuilding would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

2.9 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.

2.10 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.

2.11 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 proposed rooflight(s) hereby approved shall be 'Conservation style', flush with the roof plane in which they are installed, and shall be maintained as such for the lifespan of the development.

Reason: In order to ensure a satisfactory appearance for

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.
- **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: 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.