

Officer's Report

Application Number	HGY/2023/0006
Type	Full planning permission
Location	Flat C, 4 Oakfield Road, Hornsey, London, N4 4NL
Proposal	The proposal is to convert the loft of this top floor flat into a habitable space with rear dormer (AMENDED DESCRIPTION).
Case Officer	Cameron Sturges
Valid Date	03/01/2023
Applicant	Mr Eoin McCann
Agent	mr Selvin Hayden

RECOMMENDATION

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 mid-terrace dwelling located on the eastern side of Oakfield Road close to the junction with Wightman Road. The property is divided into 3 flats. The building in question which backs onto a railway line is a double fronted property. The site is located within Stroud Green conservation area.

2.2 Stroud Green Conservation Area is a large conservation area comprising a number of predominantly residential streets. There is a mixture of architectural styles and details, including roof shapes, but overall consistency in terms of the appearance and scale of buildings is evident.

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

HGY/2014/1438 - Insertion of 1 front and 2 rear rooflights and creation of rear second floor roof terrace –Refused 10/9/2014

HGY/2014/2034 - Insertion of 1 front and 2 rear rooflights. – Approved 10/9/2014

2.4 Amended plans have been submitted changing the rear roof addition from a mansard roof to a rear dormer extension. Officers note that the terrace within which the host building is situated has not been altered at roof level, although rear dormers are found in the locality. The proposed dormer would sit to one side on the rear roof slope of this double fronted property, with the roof addition pulled in from the margins of the roof. In the middle of the rear elevation is a two-storey outrigger with roof terrace.

2.5 The roof extension would be a subordinate addition given its size. Such a feature would not be highly visible given the fact the rear of the property here backs onto a railway line. Therefore, local character and visual amenity of the area will be protected.

2.6 The roof extension would not result in a material loss of sunlight or daylight or have an overbearing appearance to neighbouring properties. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

2.7 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.

2.8 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.

2.9 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

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 in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, 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: 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: 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.