

Officer's Report

Application Number	HGY/2023/0768
Type	Householder planning permission
Location	21 Parklands, Cholmeley Park, Hornsey, London, N6 5FE
Proposal	i) replace two existing 2 x flush velux rooflights like for like, colour match roof tiles ii) addition of 2 x flush velux rooflights, colour match roof tiles
Case Officer	Matthew Gunning
Valid Date	20/03/2023
Applicant	Lucy Williams
Agent	Mr Jeremy Foster

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

No representations were received.

REASONS FOR GRANTING PERMISSION

The application site relates to a detached property fronting onto Cholmeley Crescent and forms part of Parklands, a residential cul-de-sac developed in the early 1990s. The property lies within Highgate conservation area.

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

As set in the accompanying D&A and drawings, the works here comprise of a number of small changes to the front, side and rear elevations to this property:

- replace two existing 2 x flush velux rooflights like for like, colour match roof tiles;
- addition of 2 x flush velux rooflights, colour match roof tiles

Mindful of the elevation in question there are no impacts on the character and appearance of the building and on this part of the conservation area area The proposed works are considered acceptable in design and heritage terms; meaning the character and appearance to this part of the conservation area will not be harmed - preserved. The alterations would also not affect the amenities of adjoining neighbours.

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.

The works here are also considered to be in accordance with Policy DH2 of the Highgate Neighbourhood Plan (HNP) 2017, which requires proposals to preserve or enhance the character and appearance of Highgate's 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:

The development to which this permission relates must be begun no later than three

- 1 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

- 4 The use hereby permitted shall not be operated before 10:00 hours or after 21:00 hours Monday to Friday, before 09:00 hours or after 21:00 hours Saturdays and before 09:00 hours or after 17:00 hours Sundays and Bank Holidays.

Reason: This permission is g