

Officer's Report

Application Number	HGY/2023/0983
Type	Full planning permission
Location	Flat A, 38 The Broadway, Hornsey, London, N8 9SU
Proposal	Proposed loft conversion including a rear dormer extension and three front roof lights.
Case Officer	Eunice Huang
Valid Date	05/04/2023
Applicant	Mr Yian Stavrou
Agent	Mr Cos Ioannou

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 No consultation responses were received.

1.2 The application has been publicised by way of press advert, site notice and letters. No representations were received in response to notification and publicity of the application.

2. REASONS FOR GRANTING PERMISSION

2.1 This application seeks consent for a loft conversion and erection of a rear dormer to an existing residential flat. Three rooflights are proposed to the front roof plane. The loft conversion would provide an additional bedroom and en-suite bathroom.

2.2 The application site is a flat located on the first floor and second floor level, above a ground floor shop. The site is located on the eastern side of The Broadway, and has a rear frontage to Rose Place. The site is located within the commercial centre of Crouch End. Neighbouring uses include a range of retail, business and residential uses. the site is located within Crouch End Conservation Area. It is not a listed building.

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

- HGY/2022/4405: Remove existing aluminium & glass shopfront and replace with new traditional shopfront. Approved with conditions 27/2/2023.
- HGY/2023/0073: Display of new fascia signage with external halo lighting. Approved with conditions 27/2/2023.
- HGY/2019/1605: Display of replacement internally illuminated fascia sign, internally illuminated projecting sign and non-illuminated ATM signage (class use A2). Approved with conditions 9/07/2019.
- HGY/2004/2247: Change of use from B1 (Offices) to D1 (Educational Tuition) with ancillary offices. Approved with conditions 10/12/2004.
- HGY/2003/0507: Display of internally illuminated fascia signage and projecting sign. Approved with conditions 14/5/2003.
- HGY/1990/1273: Installation of automatic cash dispenser. Approved with conditions 10/2/1991.

· OLD/1986/0116: Change of use of ground floor from workshop / store to offices. Approved with conditions 10/11/1986.

2.4 The proposed dormer would be of a modest size and will be contained within the roofscape of a terrace property. The dormer is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. The dormer is located to the rear of the building and will not be visible within The Broadway street scene.

2.5 Three rooflights are proposed to the front roof plane. The height of the existing three storey terrace building limits visibility of the rooflights from the public domain. Front rooflights are also a common feature in new residential loft development within the Crouch End conservation area. The proposed rooflights would be acceptable with a condition specifying that they shall be 'conservation style' – flush with the roof plane on which they are installed. The development would thereby preserve the character and appearance of the conservation area.

2.6 The proposed dormer would not appear overbearing when viewed from neighbouring properties would not result in any significant increase in overshadowing or loss of outlook to neighbouring properties. Given the existing degrees of mutual overlooking from existing windows, the degree of additional overlooking create by the dormer glazing is not significant and not a degree to warrant refusal. 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 DPD 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 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

3. RECOMMENDATION

Grant permission subjection to condition(s):

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 Unless otherwise specified on the approved plans, 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.

- 4 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 the proposed development, to safeguard the visual amenity of neighbouring properties and to preserve the character and appearance of the Conservation Area, consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policies DM1 and DM9 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.

- INFORMATIVE: Non Approved Plans

It should be noted that plan No: AJC - 1518 07, is not included in the approved plans, as this shows a front dormer which does not form part of this application.