

# Officer's Report

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|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number</b> | <b>HGY/2023/0930</b>                                                                                                                                                                                     |
| <b>Type</b>               | <b>Removal/variation of conditions</b>                                                                                                                                                                   |
| <b>Location</b>           | 17 Shepherds Close, Hornsey, London, N6 5AG                                                                                                                                                              |
| <b>Proposal</b>           | Variation of condition 1 (Approved Plans) attached to planning permission ref: HGY/2021/0830 to amend the approved scheme by increasing the height of the front extension and altering the fenestration. |
| <b>Case Officer</b>       | Mercy Oruwari                                                                                                                                                                                            |
| <b>Valid Date</b>         | 31/03/2023                                                                                                                                                                                               |
| <b>Applicant</b>          | Liam Dooley & Shamita Sharmacharja                                                                                                                                                                       |
| <b>Agent</b>              | Miss Simone Ward                                                                                                                                                                                         |

## **RECOMMENDATION**

### **Approve with Conditions**

#### **1. REPRESENTATIONS**

1.1 Six representations were received in response to notification and publicity of the application. 5 representations were in support of the application and 1 representation objected to the proposal.

1.2 The following issues were raised by neighbours, local groups and Councillors:

- The properties are an architectural significant feature of the conservation area.
- An article 4 should be considered to protect these properties from unsympathetic changes.
- The proposed addition of vertical cladding is welcomed.
- The works approved by appeal for application HGY/2022/2219 and the proposed works for this application still do not preserve or enhance the character or appearance of the conservation the area.

#### **2. REASONS FOR GRANTING PERMISSION**

2.1 The subject site relates to a two storey, end of terrace house located within a cul-de-sac on the eastern side of Shepherds Hill in close proximity to a row of garages. The site is located within the Highgate Conservation Area but does not fall within the curtilage of a listed building.

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

- HGY/2022/2219 - Alterations to approved application HGY/2021/0830 'Construction of single storey front and rear extensions, the insertion of a side window and the creation of a side link between the main building and side garage' including revisions to conform with Building Regulation requirements. Refused (Allowed on appeal APP/Y5420/D/23/3314877)
- HGY/2021/0830 - Construction of single storey front and rear extensions, the insertion of a side window and the creation of a side link between the main building and side garage. Granted

- HGY/2015/0552 - 17 Shepherds Close London N6 5AG - Erection of rear ground floor extension - Granted

2.3 The proposal is for approval for a change to approved plans for the application HGY/2022/2219 which was approved on appeal (APP/Y5420/D/23/3314877). The alterations include a reduction of the size of the front elevation ground floor window. The second amendment would also be to the ground floor front elevation with the addition of vertical timber cladding to match the existing property and the surrounding area. Both changes would be acceptable and would preserve or enhance the character or appearance of conservation the area.

2.4 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.

2.5 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.