

Officer's Report

Application Number	HGY/2023/0796
Type	Householder planning permission
Location	Flat A, 33 Palace Road, Hornsey, London, N8 8QL
Proposal	Installation of an additional front roof-light and raising of the roof of the rear outrigger.
Case Officer	Mercy Oruwari
Valid Date	22/03/2023
Applicant	Ringham
Agent	Mr Samuel Kane

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 the upper floor flat of a 2 storey semi-linked row of terraces. The properties have deep double storey rear outriggers with modest sized gardens backing onto a residential estate. The access to the estate is via a pathway located close to the host site leading from Palace Road through to The Grove. The site is not located within any conservation area and 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/2018/1709 - Creation of roof terrace over existing rear outrigger. Granted
- HGY/2002/0346 - Formation of a vehicular crossover to a classified road. Refused
- HGY/1996/1027 - Conversion into 2 self contained flats (1 x 1 bed and 1 x 2 bed maisonette) including erection of rear access staircase to first floor. Granted
- HGY/1993/0242 - Erection of single storey rear extension. Granted

2.3 Part of the roof has previously been converted into a terrace and planning permission is sought to raise the ridge of the remaining part of the roof of the rear outrigger. The works would also include the installation of 2x rooflights. The rear of these properties is varied and therefore it would not be out of character. In addition, the top rooflight on the front roofslope would be relocated and a third rooflight would be installed. The proposed works to the host building would be acceptable 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

2.4 The proposed development is in general accordance with Policies DM1 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.

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building unless otherwise stated within the approved plans.

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: 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.