

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2019/0229

Ward: Fortis Green

Date received: 15/01/2019

Drawing number of plans: 1817P1, 1817P2, 1817S1, 1817S1 & 1817S2

Address: 10 Firemans Cottages Fortis Green N10 3PB

Proposal: Construction of a three storey side extension

Applicant: Ms Hayriye Mahmet

Ownership: Private

Site Visit Date: 25/02/2019

Officer contact: Laurence Ackrill

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials to match existing
- 4) Side elevation windows to be obscure glazed

Informatives:

- 1) Land ownership
- 2) Hours of construction
- 3) Party Wall Act

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

- 3.1 This is an application for a side extension to the existing building involving an increase in the width of the entire building by approximately 1.2 metres. The proposal also involves the insertion of an additional front dormer and side dormer windows.

Site and Surroundings

- 3.2 The host property is a two storey, end of terrace property, with accommodation at roof level, located on the eastern side of Firemans Cottages. The host property is not listed, but is located within the Muswell Hill Conservation Area.

Relevant Planning and Enforcement history

- HGY/2001/0308 - Land Adjoining Firemens Cottages Fortis Green London N10 London - Demolition of existing ambulance station and erection of 3 x 4 bed terrace houses. - Grant permission - 26/10/2001.

4. CONSULTATION RESPONSE

- 4.1 The following were consulted regarding the application:

- Muswell Hill/ Fortis Green/ Rookfield CAAC
- Muswell Hill & Fortis Green Residents Association

5. LOCAL REPRESENTATIONS

- 5.1 The application has been publicised by way of press & site notice displayed in the vicinity of the site and 24 letters. The number of representations received from neighbours, local groups, etc. in response to notification and publicity of the application were as follows:

No of individual responses: 0

Objecting: 0

Supporting: 0

- 5.2 The following local groups/societies made representations:

- None

- 5.3 The following Councillor(s) made representations:

- None

6 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. The impact of the proposed development on the character and appearance of the conservation area; and
2. The impact on the amenity of adjoining occupiers.

6.1 Design and character and appearance of the conservation area

DM Policy (2017) DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, Local Plan (2017) Policy SP11 requires the highest standard of design that respects its local context and character and historic significance and this is supported by London Plan (2016) Policies 7.4 and 7.6.

London Plan Policy 7.8 requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Haringey Local Plan Policy SP12 requires the conservation of the historic significance of Haringey's heritage assets. Policy DM9 of the Development Management, Development Plan Document (2015) states that proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.

The host property forms part of a block of three terraced properties, constructed during the early years of the 21st Century.

It is noted that the current properties forming the terrace have a similar width. However, the property furthest north is set back from the front elevation of the two houses further south. As such, there is an existing level of disruption in the balance between the properties within the terrace.

While the proposed extension would increase the width of the building, this would only be extending the width of the building by approximately 1.2 metres. The materials would match that of the main building. As such, the extension would not be unacceptably disproportionate in relation to the existing building and would not adversely affect the appearance of the row of properties within the terrace.

The site is set back from the main road and given the limited contribution the buildings provide to the Conservation Area, an extension of the scale proposed would preserve the character and appearance of the Conservation Area.

6.2 Impact on the amenity of adjoining occupiers

The London Plan (2016) Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. DM Policy (2017) DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development and address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from the use and activities of the development.

The proposed development would bring the building closer to the rear of Delphi Court to the south of the site by 1.2 metres.

It is noted that there are no ground floor residential windows to the rear of Delphi Court and the proposed development would not result an unacceptable relationship with the rear windows at upper floor levels. The host building is also due north of Delphi Court so would have a negligible impact upon light to habitable rooms within that neighbouring building.

The proposed windows in the side elevation are to be obscurely glazed and non-opening and restricted by way of condition as to not result in loss of privacy to any neighbouring occupiers.

Overall, the proposed extension would have an acceptable impact upon the residential amenity of neighbouring occupiers.

6.3 Conclusions

- The proposed extension would have an acceptable impact upon the character and appearance of the host property, the surrounding conservation area and in relation to the residential amenity of neighbouring occupiers.
- All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions.

1. The approved plans comprise drawing nos (1817P1, 1817P2, 1817S1, 1817S1 & 1817S2). The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

2. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

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 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

4. Before the first occupation of the extension hereby permitted, the upper floor windows in the southern side elevation shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained in that condition thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2013 and and Policy DM1 of The Development Management DPD 2017.

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: 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.