

Officer's Report

Application Number	HGY/2023/0962
Type	Householder planning permission
Location	106 Crouch Hill, Hornsey, London, N8 9DY
Proposal	Installation of 1 no. new gas riser network to the north, east, south and west elevations (Retrospective).
Case Officer	Mercy Oruwari
Valid Date	04/04/2023
Applicant	c/o agent
Agent	Environment and Planning Service

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 application site is 106 Crouch Hill which is a five storey residential multi-occupancy building with a 6th semi lower ground floor level. The property is the end of terrace of a group of 6 Victorian terraces (Nos 108-114 to the north of the site) located on the corner of Crouch Hill and Cecile Park. No 106 was likely rebuilt in the 20th century following bomb damage. It was built in yellow brick in running brick bond with concrete string course separating each storey, except for the fourth and fifth. The windows are uPVC framed casements of varying shapes and sizes. It stands out from the other terraces being a flat roofed L shaped building with two additional storeys, along with a full height bay which protrudes past the original building line. The site is located within the Crouch End conservation area but does not fall within the curtilage of a listed building.

2.2 The respective planning application is for the installation of 1x external gas pipework which will wrap around the building on the elevation facing onto Crouch Hill, the side elevation on Cecile Road and the rear of the property also partially visible from Cecile Road (east, south and west elevations). Each gas riser will support several lateral connections which will provide gas connections to the individual units within Copper Beech. There will be a requirement to drill holes into the fabric of the building in order to connect the external gas riser to the internal meters. The riser will be painted black where it runs across brick to match the existing utilities and colour matched (off-white) where it runs along any concrete.

2.3 Mindful of the location of the building and the elevations in question, the impacts on the character and appearance of the building and on the conservation area are very limited and are not viewed to be material. The installations at the front and rear will be partially obscured by the tree coverage. Overall, the additional cluttering on and around the building plus the carefully considered colouring of the pipework would result in them blending into the surroundings. Rather one would have to actively look for their presence and distinguish such pipework from anything else on the building.

2.4 As pointed out by the agent, and can be seen in the photographic evidence, the applied coloured finish will effectively camouflage the pipework. This would further minimise the appearance of the installation generally.

2.5 In making a decision on this application the LPA need to point out that the typical fitting, altering or replacing an external flue, chimney, or soil and vent pipe is normally considered to be permitted development, not requiring planning consent, if certain conditions are met.

2.6 The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2016 and the NPPF.

2.7 The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 as the works here will not have a material impact on the appearance of the building, as such leaving the character and appearance of the conservation area preserved.

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.

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 Notwithstanding the approved plans the coloured finish of the external pipework outlined in the Design Access and Heritage Statement will be painted black and maintained as such unless otherwise agreed in writing with the local planning authority.

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 D6 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2013 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.