

Officer's Report

Application Number	HGY/2023/1041
Type	Householder planning permission
Location	Flat A, 19 Methuen Park, Hornsey, London, N10 2JR
Proposal	Replacement of existing timber bifold garden doors with double-glazed aluminium bifold doors.
Case Officer	Oskar Gregersen
Valid Date	01/06/2023
Applicant	Mr Ronak Patel
Agent	

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 a two-storey mid-terrace building set back from the street by a small front garden and benefitting from a large rear garden. The terrace is a mix of different architectural styles with differences in rooflines and fenestration, with the host building having attractive detailing and glazing on the front elevation. The site is subdivided as three self-contained flats (Permission granted under HGY/1998/1438).

2.2 The site is located within Muswell Hill conservation area and does not fall within the curtilage of a listed building.

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

2.4 Permission is sought for the replacement of bifold doors allowing access to the rear garden. There are no other alterations to the host building proposed. The existing bifold doors are finished in brown timber, and are not deemed to add to the character of the dwelling. The proposed replacement doors would be finished in aluminium and would be painted black.

2.5 Officers deem that the proposed new doors would not be detrimental to the character of the host dwelling, as the existing doors are not seen to be vital in maintaining the character of the rear elevation. The replacement doors would provide a more thermally efficient solution at the ground floor without impacting on the host building and from a design perspective can be supported.

2.6 The proposal is considered proportionate and subordinate to the host building 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. Further, the proposed changes would not impact negatively on the character of the conservation area, as they would be a modern addition that would appear sympathetic to the host building.

2.7 The proposal would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There are no additional openings proposed to the host site, and therefore there will be no change in overlooking or privacy to neighbouring properties. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

2.8 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.

2.9 The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

2.10 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: 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.