

Officer's Report

Application Number	HGY/2023/1170
Type	Full planning permission
Location	28 Cornwall Road, Hornsey, London, N4 4PH
Proposal	The proposed development also includes for the installation of 1 no. new gas riser to the front elevation (north east) (retrospective).
Case Officer	Oskar Gregersen
Valid Date	27/04/2023
Applicant	c/o agent
Agent	Environment and Planning Service

RECOMMENDATION

Approve with Conditions

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

2.1 This is a retrospective application for the installation of a new gas riser on the front elevation of the site.

Site and Surroundings

2.1 The application site is a three storey Victorian mid terrace building finished in red brick. The site benefits from bay windows at ground and first floor level with stucco detailing and timber sash windows. The site is subdivided as three dwellings, and the proposal serves to provide a safe and reliable supply of gas to the upper floors. The front elevation of the site has some visual clutter, in the form of black drainpipes and other black pipes on between Nos. 28 and 30 Cornwall Road.

Relevant Planning and Enforcement History

2.2 There is no relevant planning history in relation to the site.

3. CONSULTATION RESPONSE

3.1 The responses below were received following consultation on the application:

- No responses

4. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 22 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

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. Impact on the character and appearance of the conservation area;
3. Energy and sustainability.

Design and appearance

6.2 DPD Policy 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 building, 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. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

6.3 Permission is sought for retrospective permission for the installation of a gas riser to serve the upper floors of the application site. Images have been submitted to show the complete works, and the riser in place does not appear to be overly visually intrusive to the host dwellinghouse as it is finished in black and appears similar in appearance to the drainpipes in place on the front elevation.

6.4 There are no other alterations proposed to the front elevation, and the changes are considered by Officers to be negligible in terms of impact to the host dwellings and the benefit of the provision of a safe and reliable gas supply outweighs any negative factors created by the addition of the riser.

Impact on the character and appearance of the conservation area

6.5 London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

6.6 DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

6.7 The submitted design and access statement states that according to ICOMOS assessment criteria, an historic unlisted building of modest quality is awarded a significance of low. Officers deem, from provided drawings and images that the addition of the riser does not have a more than substantial impact on a heritage asset, as it is discrete and not likely to stand out when viewed from the street and therefore would not impact negatively on the character of the conservation area.

6.8 Overall, it is deemed that retrospective permission for the works can be granted as the works have been completed on an asset without significant importance and without detriment to its appearance. The works are in general accordance with DPD Policy DM9 and can be approved.

Energy and sustainability

6.9 The London Plan sets out detailed policies in relation to energy efficiency, renewable energy, climate change and water resources. Local Plan Policy SP4 promotes and requires all new developments to take measures to reduce energy use and carbon emissions during design, construction and occupation. Low- and zero-carbon energy generation are required with all new development, specifically to achieve a reduction in predicted carbon dioxide emissions through on-site renewable energy generation. Policy D12 highlights the need to ensure that properties can benefit from the highest standard of fire safety.

6.10 DPD Policy DM21 also requires new development to consider and implement sustainable design, layout and construction techniques, with proposals required to apply the energy hierarchy to minimise energy use in order to meet/ exceed, minimum carbon dioxide reduction requirements.

6.11 The addition of the new riser will allow the application site to be reconnected to gas supply in a safe and controlled manner, complying with London Plan Policy D12, further the riser can be removed in future should the site wish to transition to greener energy alternatives to gas in future.

Conclusion

6.12 The proposal is considered acceptable as the benefit of the introduction of a safe gas supply to the site outweighs any potential harm to the character of a heritage asset and is not deemed to be overtly impactful on the character of Stroud Green Conservation Area.

6.13 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted/refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. RECOMMENDATION

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 Notwithstanding the approved plans the coloured finish of the external pipework outlined in the Design Access and Heritage Statement (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) shall be maintained 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: 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.