

Officer's Report

Application Number	HGY/2023/0939
Type	Householder planning permission
Location	26 Langdon Park Road, Hornsey, London, N6 5QG
Proposal	Erection of a single storey rear/infill wrap-around extension.
Case Officer	Eunice Huang
Valid Date	12/05/2023
Applicant	Mr Ben Wilkinson
Agent	Mr Selvin Hayden

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

The application has been publicised by way of press advert, site notice and letters. One representation was received (from the Highgate CAAC), raising the following concerns:

- Neighbour's amenity should be taken into account, in case the proposed back extension reduces light levels in neighbouring properties or otherwise adversely affects them.

REASONS FOR GRANTING PERMISSION

This application seeks consent for the partial demolition of the existing rear extension, and the erection of a new single storey rear and side extension.

The application site is a three storey mid terrace dwelling. The site is located within Highgate Conservation Area. It is not a listed building.

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

The proposed rear and side extension would be subordinate and proportionate to the original building. The new rear extension has a greater rear setback than the existing rear extension. The side infill extension is proposed with a lean-to roof that falls towards the southern side boundary, minimising its visual impact. The extension is proposed to be constructed with second hand London stock brickwork to match existing, resulting in a harmonious rear development at the rear of the property.

The proposed extension would not be overbearing when viewed from neighbouring properties. The north-adjointing terrace at No. 28 has a two storey outrigger and single storey rear projection constructed on the common boundary. The rear alignment of the proposed extension is located forward of the rear glazing of the neighbouring rear projection at No. 28. Therefore, the proposal will not materially impact the daylight/sunlight access, privacy or outlook of No. 28. The side infill extension has a lean-to roof that falls towards the southern side boundary to an approximate height of 2.9m. This design assists in mitigating bulk and daylight impact to the south-adjointing property at No. 24. Nor would there be a material change to privacy.

The proposed development is in general accordance with Policies DM1, DM9 and DM12 of the Development Management DPD 2017, Policies DH2 and DH3 of Highgate Neighbourhood Plan

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.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

RECOMMENDATION

Approve subject to the following condition(s):

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.

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: 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.
- **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.