

Officer's Report

Application Number	HGY/2023/0509
Type	Full planning permission
Location	1 Surgery, Dukes Avenue, Hornsey, London, N10 2PS
Proposal	Replacement of front door, installation of new doors (front and rear) to existing side extension, handrail to main entrance and external bin store.
Case Officer	Sabelle Adjagboni
Valid Date	21/02/2023
Applicant	- - -
Agent	Mr Chris Jones

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development.

This is an application the replacement of front door, installation of new doors (front and rear) to existing side extension, handrail to main entrance and external bin store.

Site and Surroundings

The application site is a semi-detached two storey building, situated on the northern side of Duke's Avenue. The site lies within the Muswell Hill conservation area but does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement history

The most recent planning history of the site is as follows:

HGY/2022/2761 | Certificate of lawfulness for the existing use of the whole building within the E Use Class and to confirm that the use of the building has been in breach of conditions 4 and 5 of permission ref: HGY/25755 (OLD/1982/0323) for a period of over 10 years and that these conditions are therefore no longer enforceable. | Granted

HGY/2004/1217 | Erection of single storey extension to provide one additional consulting room to doctor's surgery. | Granted

HGY/1993/1038 | Details pursuant to condition regarding landscaping attached to planning permission HGY/44807 for erection of single storey side extension and provision of ramped access to doctors' surgery. | Granted

HGY/1992/0263 | Erection of single storey side extension and provision of ramped access to doctor's surgery. | Refuse

OLD/1982/0324 | Change of use from residential to doctors surgery with retention of part as residential, including extension to rear. | Granted

Consultation response

No responses were received following consultation on the application.

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site and 5 letters. No representations were received.

MATERIAL PLANNING CONSIDERATIONS

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

Design and appearance

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.

The proposal seeks to reinstate the original-style timber double door with fanlight above to match those of neighbouring properties. The proposed door will be of similar colour as the existing and detailing that reflect the character of the building and surrounding properties.

The secondary door to provide emergency escape route from the garden is also considered acceptable and will maintain detailing of the existing such as the arched window detail, thus maintaining the character of the existing building. The proposed replacement of a window for a door at the rear is also considered acceptable.

The new handrail design to replace the existing at the front is considered acceptable and suitable for the intended users of the building. The proposed bin store at the front will give the property a cleaner and formal appearance of the building. Therefore, the proposal will improve the character and appearance of the existing building and surrounding area.

In design terms, the proposal works are considered to be acceptable, inline with above policies.

Impact on the character and appearance of the conservation area

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.

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 considered. 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, Page 2 of 4

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.

The proposed alterations to the doors, windows, handrail and bin store are minor and in part, will reinstate the original materials used in the conservation area. Thus, it is considered that the proposal will not detract from the conservation area, but will enhance its appearance.

As such, the proposal is considered in line with the above policies.

Conclusion

The proposed works are considered acceptable in design and heritage terms.

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

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.

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.

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.