



Officer Report

Application Number:	HGY/2023/1486
Application Type:	Householder planning permission
Address:	Flat A, 9 Langdon Park Road, Hornsey, London, N6 5PS
Proposal:	Installation of automatically openable rooflight above the flat roof of bedroom 1 in the ground floor flat and replacement of the front entrance door.
Case Officer:	Daniel Kwasi
Valid Date:	06/06/2023
Applicant:	Mr David Tjong
Agent:	Mrs Valeriya Griбанova

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

1 representation was received supporting the application.

REASONS FOR GRANTING PERMISSION

The subject site is a ground floor level flat in a subdivided mid-terrace two storey residential building. The neighbouring sites are predominantly residential two storey dwellinghouse, some of which have also been subdivided into flats like the site. There is a flat above the site with a roof terrace above the first floor level rear extension. The site is located within the Highgate conservation area and does not fall within the curtilage of a listed building.

The planning history of the site has been taken into account when coming to this decision. The site also has an extensive history for consent under Tree Preservation Orders, but these have not been added to the list.

HGY/2018/0298 GTD 21/3/2018 Erection of a single storey rear conservatory.

HGY/2006/2296 GTD 17/1/2007 Replacement of existing 2 x front windows with vertical sliding sash windows.

HGY/2005/1015 GTD 21/7/2005 Erection of single storey rear extension.

The proposed development is for the installation of a rooflight above the single storey rear extension and replacement of the front entrance door. The proposed entrance door have been revised to be more in-keeping with the appearance of the conservation area and restore the

homogenous appearance that the Highgate conservation area wants to preserve. So, the revised front door would be similar in style and appearance to those at no.11, 13 and 15 would be similar to the majority of front doors on the west side of Langdon Park Road.

The proposed rooflight would be proportionate to the flat roof above the single storey rear extension. As shown in the proposed section drawings, the rooflight would serve the existing Study room.

The site is in the Miltons Area Sub Section 4 of the Highgate Conservation Area and is indicated as a building that makes a positive contribution to the conservation area. The proposed front door has been revised to maintain the homogenous appearance that is unique within the conservation area, and therefore the revisions ensure that the front preserves the positive contribution that the currently makes to the Highgate Conservation Area.

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.

The proposal would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

The proposed development is in general accordance with Policies DM1 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.

Therefore, following the revised changes, 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.

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: 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.

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.