



Officer Report

Application Number:	HGY/2023/1440
Application Type:	Householder planning permission
Address:	Flat D, 164 Stapleton Hall Road, Hornsey, London, N4 4QJ
Proposal:	Addition of Velux rooflights to front roof pitch
Case Officer:	Josh Parker
Valid Date:	31/05/2023
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Applicant:	Nicholas Lingley
Agent:	

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

No representations were received.

REASONS FOR GRANTING PERMISSION

The application site relates to a two-storey brick terraced property fronting onto Stapleton Hall Road. The property lies within Should Green conservation area.

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

As set in the drawings, the works here comprise of a the installation of Velux rooflights to the front roof pitch. Mindful of the elevation in question there are no impacts on the character and appearance of the building and on this part of the conservation area. The proposed works will match the other dwellings on the southern side with the additions and therefore, are considered acceptable in design and heritage terms; meaning the character and appearance to this part of the conservation area will not be harmed - preserved. The alterations would also not affect the amenities of adjoining neighbours.

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.

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.

- 3 Notwithstanding the detail referred to within the application the front rooflight proposed shall be a conservation type rooflight and sit flush with the roof line and shall be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the integrity of the building and the visual amenities of the conservation area consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

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: 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.