



Officer Report

Application Number:	HGY/2023/0564
Application Type:	Householder planning permission
Address:	Flat A, 128 North View Road, Hornsey, London, N8 7LP
Proposal:	Enlargement of rear first floor window.
Case Officer:	Nathan Keyte
Valid Date:	24/02/2023
Applicant:	Mr Armshaw
Agent:	Ms Jayne Mills

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The subject property at 128 North View Road is a 2 storey mid-terraced building comprised of two flats. The works relate to the upper flat. The building is not listed nor is it within a conservation area, however does adjoin the Alexandra Palace & Park conservation area.

A visit to view the site from the public sphere was conducted 06.07.23.

PROPOSED DEVELOPMENT

The applicant is proposing to enlarge an existing rear facing window of the upper flat, to be finished in timber frame and double glazing. The design is an amendment to the originally submitted scheme, which had proposed a single larger window on the rear elevation.

SITE HISTORY

None relevant

LOCAL REPRESENTATIONS

The application has been publicised by the way of letters. No representations received from neighbours, local groups, etc in response to notification and publicity of the application.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance
2. Impact on neighbouring amenity

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. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

There is a minor degree of variety in window design within the terrace which faces onto the grounds of Alexandra Palace and the conservation, however the lintels above many of these are of note, adjoining the conservation area. The proposal as revised is a subservient addition with only a minor enlargement to an existing rear window of the upper flat, and retains the space between the two adjoining rear windows. The distinctive existing lintel will be retained over the adjoining window of the rear façade. Considering these points, the proposed design is therefore not considered to be uncharacteristic of the locality nor harm the character of the host building.

Neighbouring Amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

The proposed changes to the existing window will not result in any significant impact on the amenity of adjoining residential properties, nor on the users of Alexandra Palace grounds.

Conclusion

The proposal is considered acceptable. All other relevant policies and considerations, have been considered. Planning permission should be granted for the reasons set out above.

RECOMMENDATION

GRANT PERMISSION subject to conditions:

Conditions:

- 1 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 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.