



Officer Report

Application Number:	HGY/2023/1764
Application Type:	Householder planning permission
Address:	Flat A, 2 Vartry Road, Tottenham, London, N15 6PT
Proposal:	Erection of a mansard roof extension.
Case Officer:	Sarah Madondo
Valid Date:	04/07/2023
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Applicant:	c/o agent
Agent:	Mr David Gutwirth

RECOMMENDATION

Approve with Conditions

Proposed development

Erection of a mansard roof extension

Site & Surroundings

The application site is three story corner property located on Vartry Road. The property has an existing basement floor and an existing single story rear extension. The site is not located in any conservation area.

Planning History

OLD/9176/1372 2 Vartry Road N15 Change of use of ground floor to offices together with the installation of a new wood framed shopfront Approve with Conditions 20/12/1984

OLD/1976/1372 2 Vartry Road N15 Alterations to elevations Approve with Conditions 25/05/1976

OLD/1964/1073 2 Vartry Road N15 Erection of a new store Approve with Conditions 06/11/1964

HGY/1996/1094 2 Vartry Road N15 Change of use of ground floor from B1 offices to a 1 bed residential flat. Approve with Condition 29/10/1996

Enforcement History

None enforcement history

Principle of development

The property appears to have been commercial on the ground floor and residential on the upper floors. As per planning history the ground floor was converted from B1 offices to residential flat under reference (HGY/1996/1094). The principle of conversion has already been established as it appears that the ground floor was converted from offices to 1 bedroom flat. Also according to the Valuation Office Agency (VOA) website, Flat B 2 Vartry has been residential since 1994. The proposed mansard roof would be similar to the one approved on this terrace in particular one at no. 6 Vartry Road under reference no. (HGY/2022/1086) overall would maintain the original valley roofs to the rear which is an original feature to the rear. The property appears to have a small first floor extension which appears to be in existence over 4 years or more according to google maps, therefore due to passage of time, the structure has become immune to enforcement action and therefore lawful.

Design and appearance

Mansard roof/roof terrace

Permission is sought for the erection of mansard roof to provide a additional bedroom for the existing flat 4 bedroom flat, including a roof terrace on the loft. Since submission the proposal has been amended such a roof terrace has been incorporated in the loft to provide some amenity space for this flat. The roof terrace would be within the mansard roof which is acceptable. The proposed mansard roof would add additional floor onto the existing building. The mansard roof would be traditional in form and would maintain "V" shape roof form to the rear, thereby maintaining the original appearance. The mansard floor would be similar others approved on this terrace such as one at no. 6 Vartry Road under reference no. (HGY/2022/1086). 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.

Standard of accommodation

The works relate to the existing first floor flat which is currently laid out as 3 bedroom flat with one room marked as study which the officers consider to be a bedroom given its size (12 sq.m) The proposed mansard roof would add an additional bedroom resulting in a 5 bedroom flat which is considered to be large flat. According to Table 3.1 of Policy D6, the national floorspace guidance states a 5b 8p size unit/dwelling over 3 floors would require a minimum of 134sqm. The proposed floor area would amount to 151.3sqm which exceeds the requirement. Officers were initially concerned about the lack of amenity space and the applicant has submitted amended drawings which indicate that a roof terrace has been incorporated in the loft to provide some amenity space which is acceptable given that the property does have any garden to the rear.

Impact on neighbouring properties

The nature and scale of the mansard roof extension set within the confines of the existing roof form are such that its impacts on neighbouring properties is largely unapparent to adjacent properties. The properties directly to the rear (south) has no flank windows and would have no overshadowing as a result. In relation to no. 1 Holmdale terrace is sufficiently separated on the other side of the street whereby loss of light would not be detrimental as a result of the mansard extension. The impact on privacy is negligible on account of the mansard height and presence of windows on the first and second floors that directly look at the principal windows.

In terms of the roof terrace, given that roof terrace would be confined with the mansard roof and facing a blank wall, it is considered that the amenities of the neighbouring properties would not be harmed. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

Conclusion

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 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.

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 No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:
 - a) details of the timing and routing of construction traffic to and from the construction site;
 - b) loading and unloading of plant and materials
 - c) storage of plant and materials
 - d) programme of works (including measures for traffic management);
 - e) details of scaffolding and hoardingshave been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 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: 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: The consent hereby approved is given in relation to the use of this property as a 5 bedroom flat. The subdivision of this property into self-contained flats or use as a House in Multiple Occupation (Use Class C4) would require planning permission as permitted development rights have been withdrawn through an Article 4 Direction (30th November 2013). Please refer to the link below for further information:

http://www.haringey.gov.uk/index/housing_and_planning/planning-mainpage/policy_and_projects/article_4_direction.htm