



Officer Report

Application Number: HGY/2023/1925
Application Type: Householder planning permission
Address: 2 Cozens Place, 105 Effingham Road, Hornsey, London, N8 0AE
Proposal: Remedial work inc. replacement of existing leaking Zinc covered flat roof with a proposed redesigned waterproof Zinc flat roof complying to manufacturer's standard details inc. proposed 5 degree angle roof slope and raising of parapet walls by 275mm. No internal alterations included.
Case Officer: Daniel Kwasi
Valid Date: 17/07/2023
Applicant: Miss Mimi Dietrich
Agent: Mr Christopher Barker

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

No representations were received in response to notification and publicity of the application.

LBH Parks & Open Spaces Team

No response.

REASONS FOR GRANTING PERMISSION

The subject site is a two storey mid-terrace dwellinghouse that is on infill land. The site is more prominent than no.1 and less prominent than no.3. Access to the site is via a high black coated metal gate between nos.103 and 109 Effingham Road. The site is not located within any conservation area and does not fall within the curtilage of a listed building. The site was built under approved infill minor development scheme under reference HGY/2023/1817.

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

Land to rear of, 97-103, Effingham Road

HGY/2014/2972 | GTD 28/7/2015 Approval of details pursuant to condition 3 (Materials) attached to planning permission HGY/2013/1817.

HGY/2013/1817 | GTD 25/10/2013 Change of use from Sui Generis to C3 Residential to provide three x 2 bedroom houses within a gated mews. Provision of 3 off-street car parking spaces and front and rear garden.

The proposal is for remedial work that would include replacement of the existing leaking Zinc covered flat roof with a proposed redesigned waterproof Zinc flat roof complying to manufacturer's standard details including a proposed 5 degree angle roof slope and raising of the parapet walls by 275mm. No internal alterations are included in the proposal.

A new asymmetric butterfly roof would be created to replace the existing flat roof, and would angle at 5 degree pitch on either side of the new roof gutter, sloping downward towards the new gutter to ensure efficient drainage. The proposed roof, being asymmetric, would mitigate the rainwater from running off towards the neighbouring properties at nos.1 and 3. The new roof gutter would have 3 degree dual pitch to ensure that the rainwater runs separately towards the either the front and rear elevations.

The existing roof window towards the north elevation would be replaced by a new Velux Vario bespoke roof window with a bespoke insulated upstand. There would be a line of new standing seam at the top of the north elevation fascia, adjacent to the new roof window which would create a zinc 3 degree pitch that would create a minor dual pitch roof that would slope towards the main roof, and would help with drainage. The 2no. existing roof windows towards the south elevation would be removed permanently, and so these openings would be closed externally and internally. The existing solar panels would be reinstalled to the new zinc standing seams.

No response was received following consultation on the submitted Ecology report. Furthermore, it is not considered that the proposed works would impact any protected habitats. Therefore, the proposal is acceptable in terms of ecology.

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 and the original infill scheme will be protected.

The height and depth of the new roof 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.

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.