

Officer Report

Application Number:	HGY/2023/0860
Application Type:	Full planning permission
Address:	Flat 3, 126A West Green Road, Tottenham, London, N15 5AA
Proposal:	Remove existing interior side of pitch roof and skylight, build up new flat roof - line of existing ridge level - and insert a skylight.
Case Officer:	Sarah Madondo
Valid Date:	28/03/2023
Applicant:	Mr Mehmet Alkan
Agent:	Mr Ali Erturk

RECOMMENDATION

Approve with Conditions

Proposed development

Removal existing interior side of pitch roof and skylight, formation of new flat roof, line of existing ridge level including insertion of skylight, internal alterations comprising of formation of a new staircase to attic level, above existing first and second floor staircase.

Site and Surroundings

The site application is a three story end of terraced building located on the corner of West Green Road and Lawrence Road. The site is the prominently located at the entrance of the Conservation Area as bookend of a relatively well- preserved and interesting three-storey terrace of flats above shops, comprising Nos. 116-126 , in which the eastern four units step forward to follow the curve in the road. Each unit has three tall windows, originally timber sashes of which some remain, divided by red-brick piers, and is distinguished by a continuous stone band above the first-floor windows with triglyphs and a small central pediment. Above the second-floor windows there is a coved cornice beneath the eaves.

Impact on the character and appearance of the conservation area

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

Permission is sought for the removal existing interior side of pitch roof and skylight, formation of new flat roof, including insertion of skylight, internal alterations comprising of formation of a new staircase to attic level, above existing first and second floor staircase. Since submission the application has been amended such that roof terrace been omitted and the roof shape of the proposed full width rear extension to roof level has been designed to minimise the bulk of the new building. The proposed works would be sympathetic and subservient to the existing building and therefore acceptable. Overall, it is considered that the proposed alterations would not be that visible and therefore would not have any significant harm on the character and appearance of the conservation area and host property.

Impact on the neighbouring properties

Given that property is end of terrace and that alterations would not be highly visible it is considered that the amenities of the neighbouring properties would not be harmed.

Conclusion

The proposal is therefore considered to preserve the character and appearance of the house and of the conservation area. The proposed development is considered to comply with Policy DM1, DM9 & DM12 of the Development Management Development Plan Document (Adopted July 2017), and Policy SP11 and SP12 of Haringey's Local Plan Strategic Policies (Adopted 2017). It 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 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.