



Officer Report

Application Number:	HGY/2023/1899
Application Type:	Householder planning permission
Address:	Flat 2, 10 Northcott Avenue, Wood Green, London, N22 7DB
Proposal:	Loft conversion with rear dormer and the installation of two front rooflights.
Case Officer:	Daniel Boama
Valid Date:	25/08/2023
Applicant:	Ms Kirti Ashra
Agent:	Mr F Wasti

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

1 representation has been received supporting the proposal in response to notification and publicity of the application.

REASONS FOR GRANTING PERMISSION

The subject site is a self-contained flat on the first floor of a mid-terrace residential property on the northwest side of Northcott Avenue. The site is not located within any conservation area and does not fall within the curtilage of a listed building. The surrounding area is predominantly residential in character. Wood Green Community Church is on the northwest side of Northwest Avenue at the junction with Bounds Green Road.

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

10 Northcott Avenue N22

OLD/1975/0709 | GTD 18/4/1975 Conversion into two self-contained flats.

OLD/1971/0671 | GTD 07/5/1971 Erection of single storey rear extension.

The proposed development is for the erection of a rear dormer above the main roof, and the insertion of 2no. rooflights on the front slope of the main roof. The proposed development would aid the conversion of the loft into a habitable space.

The rear dormer would measure 3.2m in width and 1.4m in height, and would be setback from the eaves by 1.15m. The proposed rear dormer would be below the ridge, above the eaves, and within boundary walls of the main roof by 1.15m on each side, and therefore it would appear subservient to the main roof and overall dwelling. The rooflights on the front slope would also not cause overlooking to the properties on the other side of the road. The proposed roof conversion would

provide space for an additional 2no. bedrooms that exceed the minimum space standards for private internal space, and 1no. bathroom.

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.

The height and depth of the roof dormer and the front rooflights 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 policy 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.

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.