



Officer Report

Application Number: HGY/2026/0974
Application Type: Full planning permission
Address: 7 - 18 Williams Close, Crescent Road, Crouch Hall Park, N8 8EN
Proposal: Retrospective planning permission for the installation of gas pipework to the external side and rear facade.
Case Officer: Eunice Huang
Valid Date: 27/05/2026
Applicant: Cadent Gas Limited
Agent: Environment and Planning Service

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site contains a three storey block of flats sited on the corner of Coolhurst Road and Crescent Road. The surrounding uses are residential. The site does not contain a listed building but is located within Crouch End Conservation Area.

2. THE PROPOSAL

The proposal is for retrospective planning permission for the installation of gas pipework to the external side and rear façade.

The gas pipework was installed by Cadent Gas following a suspected gas leak. Cadent Gas is subject to legislation and regulatory obligations to maintain, upgrade and repair their network.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The application history of the site has been taken into account in this assessment.

- HGY/1993/1167

Address: Williams Close, Crescent Road, London, N8 8EN

Proposal: Erection of three dustbin enclosures and close boarded fence and double gates.

Decision Date: 18 January 1994

Decision: Approve with Conditions

- HGY/2009/1803

Address: Flat 4, Williams Close,, Crescent Road, London, N8 8EN

Proposal: Replacement of existing metal framed windows / doors with timber sub frames and white PVCu double-glazed casement windows / doors.

Decision Date: 1 December 2009

Decision: Refuse

· HGY/2009/1848

Address: Flat 12, Williams Close,, Crescent Road, London, N8 8EN, London

Proposal: Replacement of existing crittal windows with PVCu double glazed windows

Decision Date: 23 November 2009

Decision: Withdrawn

· HGY/2010/0140

Address: Williams Close,, Crescent Road, London, N8 8EN

Proposal: Replacement of existing single-glazed, steel framed windows with new double-glazed windows with aluminium frames.

Decision Date: 17 March 2010

Decision: Approve with Conditions

· HGY/2011/1877

Address: Williams Close, Crescent Road, London, N8 8EN

Proposal: Installation of Digital Aerial Satellite TV System

Decision Date: 17 November 2011

Decision: Approve with Conditions

4. CONSULTATION RESPONSES

Internal & External Consultees

· LBH Conservation: No objection raised in surgery meeting.

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses: 0

5. PLANNING CONSIDERATIONS

Background

The gas pipework was installed by Cadent Gas following a suspected gas leak. The Design, Access & Heritage Statement outlines that the Institution of Gas Engineers and Managers (IGEM) standards for gas installations in Multiple Occupancy Buildings prohibits the installation of gas pipework in communal fire escapes, e.g. entrance/exit corridors. There are additional restrictions in respect to vents and voids, which prevent the installation within wall cavities or under the floorboards of the application site.

As such, the installation of the gas pipework through the existing internal routes would not meet current safety standards.

The gas pipework has thus been installed on the side and rear elevations of the building.

Design & heritage

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its

locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

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 and 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 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, The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The gas pipework has been installed on the side and rear elevations of the building, avoiding clutter on the street elevations. It would be preferred for the gas pipework to be installed internally. However, the installation of the pipework is understood to be the least intrusive to the existing building fabric whilst meeting the IGEN standards for gas installations in Multiple Occupancy Buildings.

The gas pipework has been installed in a black and silver colour, which would not detract from the elevations.

The appearance of the gas pipework is considered acceptable in respect to its siting and colour. In consideration of the regulatory obligations for Cadent Gas to provide an efficient and safe system of gas supply to the site, the minimal impact on the conservation area is considered acceptable.

6. CONCLUSION

The proposed development is in accordance with Policies DM1, DM9 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.

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. CIL APPLICABLE

The increase in internal floor area would not exceed 100sqm and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

The application is recommended for approval subject to conditions.

Conditions:

- 1 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list:

- 25003356_PLN_LOC_2.1
- 25003356_PLN_SI_3.1
- 25003356_PLN_SI_4.1
- 25003356_PLN_EL_1.1
- 25003356_PLN_EL_1.2
- 25003356_PLN_EL_1.3
- 25003356_PLN_EL_1.4

Reason: For the avoidance of doubt and in the interests of proper planning.