

Officer Report

Application Number:	HGY/2023/1125
Application Type:	Full planning permission
Address:	Basement And Ground Floor Flat A, 214 Archway Road, Hornsey, London, N6 5AX
Proposal:	Alterations to existing outbuilding to provide home office space
Case Officer:	Eunice Huang
Valid Date:	31/05/2023
Applicant:	Lee / Ward
Agent:	Mr STEVE MILLS

RECOMMENDATION

Approve with Conditions

1. CONSULTATION RESPONSE

1.1 The following responses were received following consultation on the application:

1) LBH Conservation: No objections to the proposal.

2. LOCAL REPRESENTATIONS

2.1 The application has been publicised by way of letters, advert and site notice. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 1

2.2 One response was received from Highgate Society, raising the following issues, which are addressed in the next section of the report:

- Questions about whether the basement of the shop at 214 Archway Road was recently converted into accommodation without an planning application, despite the refusal of HGY/2019/0933. Such unauthorised accommodation would deliver substandard housing standards. (Officer note: *a site inspection was conducted, and it was noted that the outbuilding is ancillary to an existing flat that has extant for some years. The basement of the shop is a separate premise to this flat.*)
- The application is for works which have been already carried out.

3. REASONS FOR GRANTING PERMISSION

3.1 This is an application for proposed alterations to an existing outbuilding to provide home office space. The pre-existing outbuilding was a partially open shelter, opening out to the rear garden on the western elevation. The proposal seeks to approval to fully enclose the outbuilding by installing a wall and glazing on the western elevation.

3.2 These works have already been carried out. A site inspection was carried out and it was noted that the outbuilding has been used as a home office, ancillary to the existing flat on the basement/ground floor.

3.3 The application site is located on Archway Road and close to the corner with Northwood Road. The application site lies within the Highgate Conservation Area. The site forms part of a row of terraced properties that comprise of three-storeys. The property has a café on the ground floor and basement level. Residential accommodation is located on ground and basement level, behind the café; as well as on the upper floor levels. This application relates to the flat on the basement/ground floor, which has exclusive use of the rear garden.

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

3.5 The proposed works involve the installation of a western façade wall and glazing to the pre-existing outbuilding, without altering its existing height or footprint. As such, the outbuilding remains subordinate in bulk and scale to the existing main building.

3.6 The proposed development would not appear overbearing when viewed from neighbouring properties and would not result in any significant increase in overshadowing or loss of outlook to neighbouring properties. The home office use of the outbuilding is ancillary to the existing flat and would not have an adverse amenity impact upon properties.

3.7 The proposed development is in general accordance with Policies DM1, DM9 and DM12 of the Development Management DPD 2017, and Policy 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.

3.8 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

4. RECOMMENDATION

GRANT PLANNING 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.

- 3 The outbuilding hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the residential dwelling Basement & Ground Floor Flat A, 214 Archway Road and shall not be used as an independent dwelling or for commercial purposes, without the prior approval in writing of the local planning authority.

Reason: In the interests of the amenities of the area and to comply Local Plan 2017 Policy SP2 which set out appropriate standards and requirements for all new dwellings.

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.