



Officer Report

Application Number:	HGY/2023/2633
Application Type:	Householder planning permission
Address:	18 Montenotte Road, Hornsey, London, N8 8RL
Proposal:	Modification of existing ground floor rear elevation window and door to replace with 5-panel aluminium double glazed bifold door.
Case Officer:	Nathan Keyte
Valid Date:	02/10/2023
Applicant:	Mr Julien Green
Agent:	Mr Lutfi Vala

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

The subject property is an end of terrace three storey building in use as a dwelling house. The building is located within Sub Area 6 the Crouch End Conservation Area but is not a listed building and nor is it identified as being a positive contribution building.

2. PROPOSED DEVELOPMENT

Permission is sought for the modification of existing ground floor rear elevation window and door to replace with 5-panel aluminium double glazed bifold door. The existing window and door are finished in white PVC frames, and it is proposed to paint the proposed frames in white to match.

3. SITE HISTORY

All existing planning applications have been considered for this application:

- HGY/2009/0962 – Conversion of the existing garage into habitable space, glazing of the front porch, excavation of the rear garden and erection of lower ground rear extension and creation of two windows at ground floor level of the existing side flank wall. Granted 13/07/2009.
- HGY/2021/1689 – (12-18, Montenotte Road, London, N8 8RL) Alteration to roof form to 4 individual properties, involving raising roof ridge, remodelling the rear dormer windows and insertion of rooflights to front roof slope. Granted

4. CONSULTATION

The following non-statutory parties were consulted on the application:

Crouch End Neighbourhood Forum: No comment

5. LOCAL REPRESENTATIONS

The application has been publicised by the way of letters and a site notice. No representations have been received.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance and conservation values
2. Impact on neighbouring amenity
3. Drainage

Design and Appearance Comments:

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, 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 DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas

While no extension is proposed to the building, the proposed door will result in the majority of the ground floor rear elevation being in glazing. This would not be dissimilar to the glazing at adjoining neighbouring properties at no. 16 (planning permission HGY/2007/1073) and no. 12 (planning permission HGY/2018/1332) and properties to the east. The proposed changes to the external appearance will be at ground floor and to the rear of the site, and will be subservient to the host building. Considering the points above and the local context, the proposed development will not result in harm to the Conservation Area nor the character of the area.

Amenity Comments

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

The proposal will result in additional glazing that will be orientated to the rear of the site. No additional side glazing is introduced, and where no extension to the footprint of the host building will be made. No significant impact upon the amenity of neighbouring properties will result from the proposed development.

Drainage Comments

The site is noted as being within a Critical Drainage Area. Considering no change to the footprint of the building is made, impacts with regard to drainage as a result of the proposed development is considered to be acceptable.

Conclusion

The proposal is considered acceptable. All other relevant policies and considerations, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

7. CIL APPLICABLE

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

8. RECOMMENDATION

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: 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.