

Officer Report

Application Number:	HGY/2023/1387
Application Type:	Householder planning permission
Address:	75 Gladstone Avenue, Wood Green, London, N22 6JY
Proposal:	Insertion of two rear roof lights
Case Officer:	Sabelle Adjagboni
Valid Date:	24/05/2023
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Applicant:	Mrs NOORJAHAN BEGUM
Agent:	Mr M Mizu

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

- 1.1 No representation was received in response to notification and publicity of the application.
- 1.2 No issues were raised by neighbours, local groups, and Councillors.

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is residential dwelling. The site falls within the Noel Park conservation area but does not fall within the curtilage of a listed building.

2.2 The planning history of the site has been considered when coming to this decision.

- HGY/2000/1169 | Erection of dormer window to rear | Approved.
- HGY/1999/1545 | Erection of a rear dormer window to facilitate a loft conversion | Refused.

2.3 As stated above, the application is situated within the Noel Park Conservation. In this conservation area, there is an Article 4 direction in force, which removes all permitted development rights to roof/front alterations. The conservation area is characterised predominantly by two-storey terraced dwellings, with well detailed elevations where the regularity in building materials, design and scale of properties, and their overall layout and form, combine to give a strong urban character.

2.4 Permission is sought for the insertion of 2 x conservation style roof lights to the rear roof slope. The proposed roof lights would be flush to the roof and small in scale and therefore considered acceptable in design terms. The proposal is considered proportionate and subordinate to the existing building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the conservation area will be preserved and enhanced in accordance with the above policies and the Noel Park Area Appraisal and Management Plan.

2.5 The modest number of and size of the roof lights would not harm the appearance of the host property or affect the overall character or appearance of the conservation area. The proposed roof lights are positioned to the rear roof slope and would not be readily visible from the street scene. There are a few other examples within the locality of properties with rear roof lights. Therefore, the proposal is considered acceptable and would not detract from the appearance of the locality or conservation area.

2.6 In terms of the impact on neighbouring properties, it is considered that the installation of roof lights to the rear roof slope would not result in any material loss of privacy to neighbouring properties. The proposal is considered acceptable in amenity terms in accordance with the above policies.

2.7 Hence, 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.

2.8 The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

2.9 All other relevant policies and considerations, including equalities, have been considered. 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.

- 3 Notwithstanding the drawings and information submitted with the application, the proposed roof lights shall be "conservation" style rooflights fitted flush with the roof tiles.

□Reason: To preserve the special architectural and historic character of the building, which the specified features contribute to and to comply with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

Informatives:

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.

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.