



Officer Report

Application Number: HGY/2023/2865
Application Type: Approval of details reserved by a condition
Address: Queens Head, 677 Green Lanes, Hornsey, London, N8 0QY
Proposal: Approval of details for condition 6 (Central dish/aerial system) of planning permission ref. HGY/2019/0671 granted on 9/12/2020 for the side / rear extension to existing building and conversion of upper floors, including roofspace to create 9 x residential units comprising 2 x 1 bed; 6 x 2 bed & 1 x 3 bed units
Case Officer: Oskar Gregersen
Valid Date: 24/10/2023
Applicant: Nicholas Christo
Agent: Miss Maria Angeles Berdugo Garvia

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

Officer contact: Oskar Gregersen

APPROVED DEVELOPMENT

Side / rear extension to existing building and conversion of upper floors, including roofspace to create 9 x residential units comprising 2 x 1 bed; 6 x 2 bed & 1 x 3 bed units (Amended drawings)

CONSULTATION RESPONSE

In this instance for the proposed application no consultation was sought as it is clear from the submitted evidence that the condition can be discharged.

ANALYSIS/ASSESSMENT

Condition 6 reads: The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter. Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy 7.6 of the

London Plan 2016, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

Pursuant to Condition 6 the applicant has provided:

Proposed North Elevation showing proposed details of aeriels, Location plan of the site

DPD Policy DM3 states that proposals for In installation of telecommunications equipment will be permitted where: (A: It is demonstrated the equipment is limited to the minimum operational requirement, which should include any future-proofing requirements to accommodate anticipated improvements in infrastructure; B: Opportunities for sharing facilities, such as masts, cabinet boxes and satellite dishes, and erecting antennae on existing buildings or other structures has been fully explored and taken advantage of; C: There is no significant adverse impact on the visual amenity of neighbouring occupiers; D: There is no adverse effect on the external appearance of the building, street scene, or spaces in which they are located; E: The size of any equipment visible from the street is minimised (including satellite dishes, other domestic equipment and any supporting structures); F: They are located discretely and do not detract from the special character and appearance of heritage assets or conservation area (see Policy DM9); G: They are appropriately designed, coloured and landscaped. For dishes, this may include installing a mesh or transparent structure; H: A minimum residual footway width on main pedestrian roads is preserved, in line with the Manual for Streets. E: All telecommunications equipment should be removed as soon as reasonably practicable after it is no longer required.

DPD Policy DM54 states that 'A: The Council will promote the development of advanced, high quality communications infrastructure to support economic growth and more accessible, inclusive communities. This will be achieved by requiring new development proposals to: B: Be designed in such a way as to be capable of facilitating delivery of high speed broadband technology; C: Demonstrate how they will improve communications infrastructure in areas of poor broadband connectivity, as identified in Haringey's Infrastructure Delivery Plan, including through connection of the development to a nearby trunk network; and D: Deliver "ultrafast" connections in Regeneration Areas; and E: Be designed to meet the requirements of Policy DM3.

Overall the proposal would comply with the above policies whilst also being generally accordant with DPD Policy DM1 and other relevant policies.

RECOMMENDATION

GRANT DISCHARGE CONDITION