



Officer Report

Application Number:	HGY/2023/2592
Application Type:	Householder planning permission
Address:	15 Rosebery Road, Hornsey, London, N10 2LE
Proposal:	Partial removal of a rear chimney to below eaves. (AMENDED DESCRIPTION)
Case Officer:	Mark Chan
Valid Date:	02/11/2023
Applicant:	Ms. & Mr Heather & Eric Howard-Williams & Waybach
Agent:	Mr Nick Timson

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

No comment was received in response to notification and publicity of the application.

2. REASONS FOR GRANTING PERMISSION

The application site contains a two-storey mid-terraced property located on the eastern side of Rosebery Road. The site is within the Muswell Hill Conservation Area. The planning history of the site has been taken into account when coming to this decision.

The proposal involves the partial removal of a chimney on the roof of the existing two-storey rear outrigger. The existing chimney adheres to the southern flank wall of the outrigger but is currently leaning into the host building and in a very poor state of repair. Given that there are other chimneys within the property and that this chimney would not be visible from the street its removal is not viewed to be significant. The chimney in question has been deemed redundant by the applicant and that its partial removal would be a practical course of action.

The height of the chimney would be reduced from approximately 9m to 6m above ground level, falling just below the eaves. The remaining chimney stack including the vent would be retained. Based on its location and the scale of demolition, it is not considered to materially impact the character and appearance of the host building or the wider conservation area. It is observed that neighbouring properties such as Nos. 11 and 13, have had their rear chimneys partially removed like the proposal. The Council's Conservation Officer has reviewed the proposal and raised no objection. Therefore, the proposal is considered to be acceptable in design and heritage terms.

The proposed development is in general accordance with Policies DM1 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 would comply with Policy DM9 of the Development Management, Development Plan 2017 and character and appearance of the conservation area will be left preserved.

All other relevant policies and considerations, including equalities, have been taken into account. 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.

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.