



Officer Report

Application Number:	HGY/2023/3236
Application Type:	Householder planning permission
Address:	51 Endymion Road, Hornsey, London, N4 1EQ
Proposal:	Proposed additional floor formed of a mansard roof extension
Case Officer:	Oskar Gregersen
Valid Date:	05/12/2023
Applicant:	Mr Frank Osei
Agent:	Mr Ibi Ekineh

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

No representations were received in response to notification and publicity of the application.

2. REASONS FOR GRANTING PERMISSION

The property is located at the junction of Green Lanes and Endymion Road. The site was previously used as a single storey garage at the rear of 329 Green Lanes and fronting onto Endymion Road and was allowed under a previous appeal decision.

The planning history of the site has been taken into account when coming to this decision, and is as follows:

- HGY/2014/2018 | 329 Green Lanes N4 | Demolition of existing garage and erection of two storey building to provide 1x1 bedroom flat. Refuse - Appeal AP-7925 | 329 Green Lanes N4 Appeal Allowed

Permission is sought for the formation of an additional floor, in the shape of a mansard roof, to facilitate an additional bedroom and bathroom to the existing building. The proposed mansard would be finished in metal flashing and would blend well with the lighter coloured brick of the existing.

The host building is stepped along its southern elevation on Endymion Road, where the majority of the host building is finished in darker coloured brick to the application site, with light red/orange roof tiles. The proposed mansard roof would be finished in metal flashing with two front facing windows in line with the windows and door below. The height of the mansard roof would be in line with the eaves of the adjoining portion of the building, maintaining the stepped character of the roofline of the building as a whole.

It is noted that the brick of the two-storey element of the building is lighter in colour by virtue of the building being newer than the remainder of the building. As such, the choice to add a mansard in light metal coloured flashing is deemed to appear consistent with the appearance of the building and adds to its character.

The proposed new room within the mansard extension is proposed to add a bedroom and additional bathroom, and would be 15.8sqm. The new room would be dual aspect and is deemed to create an appealing space with a good layout and access to light.

The application site is set forward, across an alley, of neighbouring 50 Endymion Road. Documents submitted show that the proposed mansard would not adversely affect the outlook or access to light of habitable rooms of neighbouring properties. As such the scale and massing of the extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

The proposal is considered proportionate and subordinate to the host building, finished in materials sensitive to the host building that would complement its appearance. Therefore, the local character and visual amenity of the area will be protected.

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.

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

3. 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: 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.

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.