

Officer Report

Application Number:	HGY/2023/1154
Application Type:	Householder planning permission
Address:	41 North Hill, Hornsey, London, N6 4BS
Proposal:	Construction of new front and side boundary walls and gate
Case Officer:	Eunice Huang
Valid Date:	27/04/2023
Applicant:	3 Ms Safia Mulvaney
Agent:	Mr Ed Powell

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

Approve

2. CONSULTATION RESPONSES

2.1 The following responses were received following consultation on the application:

1) LBH Conservation : Objected to original proposal to increase height of front masonry wall because it would reduce the openness of the street and harm the conservation area and neighbouring listed buildings. The proposal underwent a number of revisions where the masonry portion of the front wall was reduced and piers were added. No objections were raised to the revised height, although it was advised that the railings and gate needed to be simplified to be sympathetic to the conservation area. The proposal was subsequently revised with simple black railings and gate.

3. LOCAL REPRESENTATIONS

3.1 The application has been publicised by way of press advert, site notice and letters. One representation was received.

3.2 The following issues were raised in representations from Highgate Conservation Area Advisory Committee and are addressed in the next section of this report:

- Height and design of boundary walls are out of keeping with the street scene and would cause harm to Highgate Conservation Area.

4. REASONS FOR GRANTING PERMISSION

4.1 This is an application for the construction of new front and side boundary walls and gate. The application was originally submitted proposing front and side boundary walls composed of masonry. The application has undergone several revisions, culminating in amended plans received on 25 January 2024, which includes a front fence comprising the addition of simple black railings between capped brick piers, above a masonry wall.

4.2 The application site is a two storey dwelling house. The site is located within Highgate Conservation Area. Adjacent to the development site lies a group of Grade II listed buildings, most of which are C18 houses.

4.3 The planning history of the site has been taken into account when coming to this decision.

4.4 Permission is sought for the reconstruction of the front wall to a maximum height of 1.87m. The proposal generally retains the existing height of the existing masonry wall, with the addition of simple black railings and additional masonry height for piers between the railings and gate. The height of the masonry pier adjoining No. 43 North Hill, would match the adjacent pier height of this neighbour. The masonry portion of the front wall would be constructed of reclaimed bricks to match existing.

4.5 The increase in height of the front wall would thus maintain the openness of the street, whilst provided security to the application site. The proposed front wall would also maintain the current distinction in boundary treatment between the application site and the adjacent Grade II Listed No. 43 and 47-49. This distinction in boundary treatment highlights the prominence of the listed buildings. Therefore, the local character and visual amenity of the area will be protected.

4.6 The existing side wall is in a red engineering brick. The replacement side wall would be constructed of reclaimed bricks to match the existing front wall, to a maximum height of 2.46m, to provide security to the application site. The height of the side wall at the front boundary would be 1.6m to meet the height of the front wall. The appearance of the replacement side wall would be acceptable within the streetscene and would not cause harm to the Conservation Area.

4.7 The proposal is therefore considered acceptable in relation to impact upon the character and appearance of the Conservation Area. There will be no material loss of privacy, daylight or sunlight to neighbouring properties.

4.8 The proposed development is in general accordance with Policies DM1, DM9 & DM12 of the Development Management, Development Plan Document 2017, Policies SP11 & SP12 of Haringey's Local Plan Strategic Policies 2017 and Policy DH6 of Highgate Neighbourhood Plan 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

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

RECOMMENDATION

GRANT PLANNING 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 The brick to be used for the proposed development shall match in colour, size, shape and texture to those of the existing wall.

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 D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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: 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.