

Application Number:	HGY/2023/1950
Application Type:	Full planning permission
Address:	55 Florence Road, Hornsey, London, N4 4DJ
Proposal:	Replace existing flat roof felt covering with new high-performance felt covering
Case Officer:	Oskar Gregersen
Valid Date:	14/12/2023
Applicant:	3 Ms Regina Szmajda
Agent:	Mr Matt Peters

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the replacement of the felt roof covering above the bay window at ground floor level of 55 Florence Road with newer one of similar material and appearance.

Site and Surroundings

The application site is a three storey Victorian semi-detached building, which was sub-divided into three flats in the 1970's. The application site and surrounding buildings are characterised by ground floor bay windows on the front elevation, with stucco detailing. The houses in the area have large front gardens, and the buildings on the north side of Florence Road back onto Parkland Walk.

The application site is located within the Stroud Green Conservation Area, and is not locally listed.

Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows.

HGY/2022/3827 | Replacement of existing single-glazed timber windows with new double-glazed timber windows to the front elevation and double-glazed uPVC windows to the rear elevation.
Approve w/ Conditions

OLD/1977/0308 | Conversion into three self-contained flats
Approve w/ Conditions

CONSULTATION RESPONSE

There was no internal responses to this proposal.

LOCAL REPRESENTATIONS

The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 14 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 0

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. Impact on the character and appearance of the conservation area;

Design and appearance

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

Permission is sought for the replacement of the felt roof covering to the front bay window of 55 Florence Road, as the current one is damaged and needs to be replaced. The proposed felt covering would be of similar materials to the existing, and would not alter the appearance of the front elevation.

As such, the proposal is deemed to comply with DPD Policies DM1 and DM12 as well as all other relevant policy and can be approved.

Impact on the character and appearance of the conservation area

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original

buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The application site is located within the Stroud Green Conservation Area, as such the proposal needs to comply with DPD Policy DM9, and ensure that the proposed alterations will not adversely affect the character of the area. The proposal is merely to replace felt roof covering on the ground floor bay window with one that would match the colour and general appearance of the existing. As such, it is deemed that the new roof covering would not affect the appearance of the host dwelling, as is would be made of materials similar to that of the existing.

The proposal would be generally compliant with DPD Policy DM9 as it would not impact the character of a heritage asset or the character of the conservation area as a whole and can be supported.

Conclusion

The proposal is considered acceptable as it would replace an existing feature with one of similar appearance and materials and would be generally compliant with relevant policy.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted/refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

RECOMMENDATION

GRANT PERMISSION subject to conditions

Subject to the following condition(s)

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.