



Officer Report

Application Number:	HGY/2023/3308
Application Type:	Householder planning permission
Address:	325 Muswell Hill Broadway, Hornsey, London, N10 1BY
Proposal:	Replacement of a rear window with an external door.
Case Officer:	Mark Chan
Valid Date:	18/12/2023
Applicant:	MR ANTHONY NAJEV
Agent:	MR Paul Leach

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

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

2. REASONS FOR GRANTING PERMISSION

The application site is a three-storey mid-terraced building on the western side of Muswell Hill Broadway. The ground floor is a commercial unit and the top floors are residential units. The site is within the Muswell Hill Conservation Area but does not fall within the curtilage of a listed building.

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

OLD/1974/0801 – Installation of new shopfront. Granted permission 30/04/1974.

OLD/1973/0837 – Display of illuminated overhanging sign. Granted permission 21/02/1973.

OLD/1964/0556 – Display of illuminated overhanging sign. Granted permission 22/04/1964.

The proposal would replace the existing white wooden ground floor window on the southern side of the rear façade with a white wooden door. Whilst the alteration of would involve the loss of an original window, the rear of the building has already been significantly altered and is not visible from the street at this level and hence this area of the building is less sensitive to change. It is considered that this alteration overall would not impact the building's contribution to the significance of the Conservation Area and would be considered to have a neutral impact. The Council's Conservation Officer has been consulted and raised no objection.

There would be no material loss of residential amenities to neighbouring properties. The proposal is acceptable in amenity 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 will preserve or enhance the character and appearance of the conservation area.

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 external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

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.
- 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 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.