



Officer Report

Application Number:
Application Type:
Address:
Proposal:

HGY/2024/0170
Householder planning permission
111A North View Road, Hornsey, London, N8 7LR
Removal of 2x chimney stacks and breasts on rear roof.
Alteration of 1x timber-framed double glazed non-opening window to recessed rear section of building.
Addition of 1x triangular window to rear of building Non-opening, timber-framed, double-glazed.
Adding 2x double-glazed Velux windows to rear roof
Roland Sheldon
22/01/202
4
Miss Katie Evans

Case Officer:
Valid Date:

Applicant:
Agent:

RECOMMENDATION

Approve with Conditions

RECOMMENDATION

Approval

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This application is for:

- Removal of 2x chimney stacks and breasts on rear roof.
- Alteration of 1x timber-framed double glazed non-opening window to recessed rear section of building.
- Addition of 1x triangular window to rear of building Non-opening, timber-framed, double-glazed.
- Adding 2x double-glazed Velux windows to rear roof.

Site and Surroundings

The subject site contains a two-bedroom first floor flat within a two-storey end-of-terraced L-shaped property located on the southern side of North View Road, N8. The surrounding

uses are residential. The site does not contain a listed building and is not located within a conservation area.

Relevant Planning and Enforcement History

No relevant planning history.

2. REPRESENTATIONS

The application has been publicised by way of letters sent to neighbouring properties. The number of representations received during the statutory consultation period are set out below:

Objecting: 0

Supporting: 0

Neither: 0

3. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design, Character & Appearance; and
2. Neighbouring Amenity

Design, Character and Appearance

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions 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.

The proposal seeks to make alterations to the existing building as follows:

- Removal of 2x chimney stacks and breasts on rear roof.
- Alteration of 1x timber-framed double glazed non-opening window to recessed rear section of building.
- Addition of 1x triangular window to rear of building Non-opening, timber-framed, double-glazed.
- Adding 2x double-glazed Velux windows to rear roof.

In addition to this, works are proposed to replace the existing timber framed sash units with like-for-like double-glazed sash units on the front elevation and flank wall of the outrigger projection. As the submitted information explicitly outlines that the replacement front windows will be like-for-like in appearance, they do not form part of the planning application, given the alteration to the appearance of the building must be deemed to be material as per Section 55 of the Town and Country Planning Act.

Chimney stacks

The two chimney stacks are located to the rear of the property. Whilst partially visible from the North View Road street scene, their visibility is limited, very much secondary features in comparison to the prominent gable end chimney stack on the principle section of the building.

Taking the above into consideration, the proposed removal of the 2 chimney stacks are acceptable with regards to design and character considerations.

Enlargement of rear window to recessed rear section of building and addition of 1x triangular window to rear of building.

The proposed windows would not be visible from the public realm. A number of other properties within this terrace have been subject to similar alterations to the fenestration layout at first floor level on the rear elevation, including neighbouring no. 107a North View Road. The proposed alteration to the fenestration and additional element of glazing would respect the character and appearance of the host building and wider locality, and are considered acceptable with regards to design and character considerations.

Rooflights

The proposed rooflights are proposed to be installed on the rear outrigger roof and are of a modest scale that would not lead to excessive clutter on the rear roof profile.

The alterations to the rear fenestration and rooflights are therefore considered to be acceptable with regards to design and character considerations.

Impact on neighbouring amenity

London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring residents.

The proposal would see the enlargement of the existing window within the recessed element of the outrigger at first-floor level. The property is in close proximity to the rear elevations of

nos. 110-112 South View Road, with the first outriggers approximately 11.3 metres away. This would not result in any unduly detrimental impact on the privacy from adjacent neighbouring properties on South View Road, given that there is already an outlook from the existing window.

The addition of the triangular window would not result in any loss of privacy, as it is located 2.75 metres above floor level of the room in which it would be located, and therefore would not provide outlook for occupants within the room which the window serves.

Taking the above into consideration, the proposal is acceptable with regards to neighbouring amenity considerations.

4. CONCLUSION

The proposal is acceptable with regards to design and amenity considerations.

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

5. CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

6. RECOMMENDATION

GRANT PERMISSION subject to the following 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 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.

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.

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.