



Officer Report

Application Number:	HGY/2024/0066
Application Type:	Householder planning permission
Address:	23 Church Crescent, Hornsey, London, N10 3NA
Proposal:	Installation of bin store to front garden to house 4no. bins. Reinstatement of door and trellis to side entrance and addition of door to No. 25. Timber fence panels installed on boundary line between No.23 and No.25.
Case Officer:	Oskar Gregersen
Valid Date:	09/01/2024
Applicant:	4 Mrs DOUGLAS EVANS
Agent:	Mr Douglas Evans

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

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

REASONS FOR GRANTING PERMISSION

The site is a large, semi-detached; residential property with two-storey front bay window and imposing gable. The surrounding area is characterised by houses of similar appearance with fine detailing including timber sash windows. The site is located within Muswell Hill conservation area and does not contain a listed building.

There is no relevant planning history in relation to this site.

Permission is sought for the installation of a brick bin storage area along the front boundary of the site, finished in similar materials to that of the existing, as well as small alterations to the side entrance of the site including change of a single wooden door to a double one, and replacement of an existing trellis.

Local Plan Policy SP11 (2017) and Development Management Development Plan Document (DPD) Policy DM1 seek to secure the highest standard of design which respects local context and character to contribute to the creation and enhancement of Haringey's sense of place and identity. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to meet a range of criteria having regard to the following: building heights; form, scale and massing prevailing around the site; urban grain; sense of enclosure and where appropriate following existing building lines; rhythm of neighbouring or local regular plot and building widths; active, lively frontages to public realm; and distinctive local architectural styles, detailing and materials.

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.

The proposed bin storage unit would be 3m wide, by 1.27m tall, and would have timber doors painted black. The bin store would be finished in stone to match the existing wall and would sit within the existing hedge screening the front elevation of the application site.

It is noted that the current situation for bin storage on site leaves 4 x 240L refuse bins on the street/steps in front of the application site. The new solution for bin storage alleviates this situation and creates a space for the bins that would remove the need for bins to be housed on the street at any point.

Furthermore, the proposed bin store is similar in type and scale to that of others in the surrounding area, as others have taken steps to move their bins from the street to within an enclosed unit within the curtilage of their site, close to the public footway.

Given that the materials of the proposed bin store match the existing and would see the refuse bins stored neatly off-street, it is deemed that the proposed bin store would comply with DPD Policies DM1, and DM9, as it would respect the character of the surrounding area and heritage assets.

The other proposed changes include minor alterations to an existing side access door with trellis above it, and the replacement of a timber boundary fence 1.8m in height. The proposed alterations include the change of a single door to a double door, and the replacement of an existing trellis. The proposed double door would be of similar materials and appearance to the existing. It is deemed that the proposed alterations respect the character and appearance of the property, and would not adversely impact neighbouring amenity and can be approved.

The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the proposal would preserve the character and appearance of the conservation area.

The proposed development is in general accordance with Policies DM1, DM9, 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.

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 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: 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: 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: 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.