



Officer Report

Application Number: HGY/2024/0102
Application Type: Full planning permission
Address: Flat A, 96 North View Road, Hornsey, London, N8 7LP
Proposal: Removal of chimney stack at rear of outrigger, new rooflights and change of position of window in side elevation of rear room of outrigger from portrait to landscape.
Case Officer: Ben Coffie
Valid Date: 15/01/2024
Applicant: Mr Jonathan Deane
Agent:

RECOMMENDATION

Approve with Conditions

1. Consultation

Local representations

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

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

2. Planning assessment

The application site relates to an end of terrace dwelling located on the north side of North View Road. The property is characterised by a two storey front bay window feature and is finished in white render. At the rear of the properties are two storey outriggers which in most cases have two chimneys on their sides. The site is adjoining the Alexandra Palace Park to the rear and is located within the Alexandra Palace Park Conservation Area.

The application history in relation to this site is noted.

This application is being considered against DPD Policy DM12 'Housing Design and Quality' and DPD Policy DM1 'Delivering High Quality Design' which requires buildings/ structures to be of a high, site specific, and sensitive design quality, sensitive to landscaped areas and tree provision and to safeguard neighbouring amenity. Equally policy DM1 requires proposals to respond to trees on and close to a site.

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 main issues with this application are the effect of the development on the character and appearance of the host dwelling and conservation area and on the living conditions of neighbouring occupiers with regards to outlook and the impact on the existing tree in the garden.

This application is seeking consent for the removal of chimney stack at rear of outrigger, new rooflights and change of position of window on side elevation of rear room of outrigger from portrait to landscape.

The proposal alterations are considered minor works which will not significantly change the character and appearance of the host dwelling. The works are to the rear of the property and are not highly visible from the streetscene. Consequently, the alterations will not result in any harm to the conservation area.

Given the minor nature of works and their location, it is not envisaged that there will be any adverse impacts against the amenity of occupiers of neighbouring dwellings.

Overall, the proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017.

The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 as the structure will be discrete in nature and size, as well as hidden from public viewpoints as such meaning the character and appearance of the conservation area will not be harmed, as such left preserved.

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

3. Recommendation

It is therefore recommended that this application be APPROVED in accordance with 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.

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.