



Officer Report

Application Number:	HGY/2024/0192
Application Type:	Householder planning permission
Address:	96A Priory Road, Hornsey, London, N8 7EY
Proposal:	Installation of externally applied insulation to building.
Case Officer:	Mercy Oruwari
Valid Date:	23/01/2024
Applicant:	Ms. Rachel Weekes
Agent:	Miss Laurie MacLean

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site (No 96A) relates to a two-storey, end of terrace dwelling formed from separating the outrigger to No 96 into a separate unit with access to the original rear garden. As No.96 is a corner property on Priory Road with Warner Road to the side, the outrigger being to the rear fronts Warner Road. Both parts of the converted property (i.e. No 96 and No 96A) are accessed from Warner Road.

It is not located within any conservation area and does not fall within the curtilage of a listed building.

2. DETAILS OF PROPOSAL

This is an application for installation of externally applied insulation to the building.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The most recent applications for this site are summarised as follows:

- HGY/ 2022/1081 - Construction of a single storey rear extension and two storey side extension. Installation of new windows, externally applied insulation and solar panels to rear roof slope – Refused
- HGY/2021/3328 - Certificate of lawfulness: proposed use. Enlargement of a dwellinghouse consisting of the addition and alteration to its roof - Permission not required
- HGY/2018/0406 - Installation of externally applied insulation to building – Approved
- HGY/2017/1678 – Construction of two-storey extension to existing two storey outrigger and extension of hipped roof. Construction of a single storey rear extension and external alterations including externally applied insulation. – Refused / Considered on appeal by the Planning Inspectorate and dismissed in so far as it relates to the two-storey side extension and allowed in so far as it relates to a single[1]storey rear extension.

- HGY/2017/1789 – Certificate of lawfulness for the formation of a rear single storey side and rear extensions including the additional external alterations to include replacement of existing windows and insertion of new windows - Permission not required

4. INTERNAL & STATUTORY CONSULTATION

No consultation were sought regarding this application.

5. LOCAL REPRESENTATIONS

No representations received from neighbours, local groups, etc in response to notification and publicity of the application.

4. ANALYSIS/ASSESSMENT OF THE APPLICATION

The main planning considerations raised by the proposed development are:

1. Energy Efficiency and the benefits of the external wall insulation;
2. Design, visual amenity and impact on the character and appearance of the area.

Energy Efficiency and the benefits of the external wall insulation

Policy DM21 of the Development Management, Development Plan Document 2017 supports appropriate measures to sustainably retrofit existing homes, recognising the opportunity to improve the environmental performance of existing buildings.

This policy sees to encourage proposals for minor and householder development to incorporate energy efficient measures, including external wall insulation, providing any such treatment is sympathetic to the character and historic significance of the existing building and surrounding area and, where having regard to other Local Plan policies (DM1 Delivering High Quality Design and DM9 Management of the Historic Environment).

The proposed external insulation works will improve the quality of the building, reduce heating bills, possibility for damp and mould etc, but also will help reduce summer overheating. The works will also reduce health inequality and health outcomes for residents as a result of the improved internal environment and resultant reductions in fuel consumption and fuel bills, and reduced CO2 emissions, delivering wider environmental benefits.

Design, visual amenity and impact on the character and appearance of the area

The proposal seeks to install external insulation to all elevations of the property. It would be painted render, as per the existing external finish. It would be approximately 60mm thick, similar to that installed at No.94 Priory Road. The applicant states that this is sought in order to allow the thermal properties of the existing solid masonry wall to be improved to meet the standards required of new extensions to dwellings.

Such a thickness, whilst projecting forward of the same side of the original building which is No.96, is not considered to do so to a degree which would be visually prominent. It is also not considered to be sufficiently thick as to detract from the original architectural detailing around the windows and eaves of the property. As such, along with the fact that the resultant finish would be the same as existing (painted render), it is considered that the development would not result in any significant material change to the character of the area therefore visual amenity of the area will be protected.

Conclusion

The proposed works would significantly enhance the sustainability and energy efficiency of this house. This is strongly welcomed and will help to address climate change. The changes to the appearance of the house, subject to control over materials, is very limited.

The proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 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 is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

6. CIL APPLICABLE

N/A

7. RECOMMENDATION

The application is recommended for approval 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 Prior to its installation, details, including samples, of the exterior cladding shall be submitted to and approved in writing by the Local Planning Authority. Details should include the treatment of the claddings edge treatment where it adjoins the neighbouring attached property.

The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 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.

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.