



Officer Report

Application Number:	HGY/2024/0237
Application Type:	Householder planning permission
Address:	Imperial Court, 36 Shepherds Hill, Hornsey, London, N6 5WA
Proposal:	Replacement of two existing garage roofs with new corrugated metal roofs.
Case Officer:	Mercy Oruwari
Valid Date:	30/01/2024
Applicant:	Mr Anthony Otten
Agent:	

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

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

2. REASONS FOR GRANTING PERMISSION

The application site relates to a set of standalone garages at the rear of Imperial Court, 36 Shepherds Hill. The garages are located in the carpark for Imperial Court but also sit behind Pastor House. The structure is a single storey bricked structure with a black entrance door of the side and black garage doors. The building contains 3x garages. The works would only include two of the three garages. The garage slightly set back is not included. The site is located within the Highgate conservation area.

Although the garages are visible from the road and from the rear of the flats, they are set back and very discreetly positioned at the back of the communal carpark under a canopy of trees.

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

The proposed development involves [outline] a change to the material of the roof which would be swapped to corrugated metal from the existing corrugated plastic. The proposal does not include any structure changes to the garages. As the garages are set back at the rear of the carpark any changes to the material of the roof would be barely detectable from a public view point.

The proposed change of material to the roof of the two garages is a very minor alteration that would have no impact on the pattern of development in the area. Therefore, the local character and visual amenity of the area would not be harmed, leaving the appearance of the conservation area preserved.

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.

3. **RECOMMENDATION**

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.

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: 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.