

Officer Report

Application Number:	HGY/2024/0483
Application Type:	Approval of details reserved by a condition
Address:	11 View Road, Hornsey, London, N6 4DJ
Proposal:	Details pursuant to condition 3 (detailed windows & doors drawings, and details of down pipes, rainwater/foul pipes & vents) of planning permission HGY/2023/0441.
Case Officer:	Roland Sheldon
Valid Date:	23/02/2024
Applicant:	Flutter
Agent:	Other Louis Scott

RECOMMENDATION

Approve

1. SITE & SURROUNDINGS

The subject site contains a pair of two-storey semi-detached dwellinghouses on the northern side of View Road, N6. The surrounding uses are residential. The site does not contain a listed building. The site is located within Highgate Conservation Area.

2. APPROVED DEVELOPMENT

Planning permission was granted for demolition of existing pair of semi-detached dwellings and replacement with a new two storey dwelling with accommodation in the roof, under planning reference HGY/2023/0441.

3. ANALYSIS/ASSESSMENT

Condition 3 reads as follows:

Prior to the commencement of building works above grade, detailed drawings, including sections, to confirm the detailed design of the: a) Windows and doors (including plan, elevation and section drawings indicating jamb, head, sill, reveal and surrounds of all external windows and doors at an appropriate scale); and b) Details and locations of down pipes, rainwater pipes or foul pipes and all external vents shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out solely in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of the Highgate Conservation Area is preserved, consistent with Policies SP11 &

SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 & DM12 of The Development Management DPD (2017).

In support fulfilling the requirements of the condition, the following has been submitted:

- Detailed set of plans, elevations and sections of windows, doors, vents, pipes

The submitted drawings provide detailed elevations and sections for all doors and windows within the proposed development, including details of jamb, head, cill and reveal. The doors and windows would achieve a satisfactory standard of design quality appropriate for the development within its wider context, that would preserve or enhance the character and appearance of the Highgate Conservation Area.

The submitted drawings also indicate the positioning and detailing of down pipes, rainwater pipes and soil vent pipes, as well as guttering. The rainwater goods will be heritage style cast iron and painted, with circular downpipes and rectangular hopper heads. Cast iron guttering is proposed. The positioning and type of piping and vents are of an acceptable and appropriate design for the development and the wider locality, preserving the character and appearance of the Highgate Conservation Area.

4. RECOMMENDATION – Approve details

The submitted information is considered to meet the requirements of the condition and would ensure that the character and appearance of the conservation area is preserved. The submitted details can be recommended for approval accordingly.