



Officer Report

Application Number:	HGY/2024/0633
Application Type:	Full planning permission
Address:	183A Lordship Lane, Tottenham, London, N17 6XF
Proposal:	Alteration to the fenestration of the ground floor flat, repositioning of the front door and insertion of a new window.
Case Officer:	Iliyan Topalov
Valid Date:	28/03/2024
Applicant:	4 J Dixon
Agent:	Mr Ramesh Depala

RECOMMENDATION

Approve with Conditions

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions and subject to sec. 106 Legal Agreement

Conditions:

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans

Informatives:

- 1) Land ownership
- 2) Hours of construction
- 3) Party Wall Act

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

1.1. This is an application for the alteration to the fenestration of the ground floor flat. The front door will be relocated from the southern elevation to the eastern elevation. The window which is currently present on the southern elevation will be retained as it is while the existing

front door will be bricked up and a new window will be inserted on the eastern elevation next to the new front door.

Site and Surroundings

1.2. The application site is one storied structure which is a storage to residential conversion. The site is located at the rear of 183 Lordship Lane, and fronts onto Mount Pleasant Road which is one-way residential street. The site is not located in conservation area, and it is not locally or statutory listed building.

Relevant Planning and Enforcement history

OLD/1985/0724 – Use of garage at rear for mechanical repairs.

Approved: 10/09/1985

OLD/1987/1410 – Erection of rear extension (183A)

Withdrawn: 24/04/1987

HGY/1989/1128 – Change of use from motor repairs (B2) to office (B1) to storage (B8).

Refused: 10/09/1985

HGY/1992/0510 – Erection of single storey extension for use as a garage for motorcycles.

Approved: 08/09/1992

HGY/2016/4164 – Certificate of lawfulness for the use of the ground floor rear addition as a residential unit.

Approved: 15/02/2017

HGY/2020/1891 – Erection of 2-bed new dwelling

Withdrawn: 03/09/2020

HGY/2021/0747 – Erection of 2-bed dwellinghouse.

Withdrawn: 27/04/2021

2. Consultation response

2.1. The responses below were received following consultation on the application:

- No responses

3. LOCAL REPRESENTATIONS

3.1. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

- No responses

3.2. The following local groups/societies made representations:

- No responses

3.3. The following Councillor(s) made representations:

- No responses

3.4. The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- No issues were raised

3.5. The following issues raised are not material planning considerations:

- No issues were raised

4. MATERIAL PLANNING CONSIDERATIONS

4.1. The main planning considerations raised by the proposed development are:

- Design and appearance;
- Impact on neighbouring amenity;

Design and appearance

4.2. DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

4.3. The design on the new door and window as well as the relocation of the front door from the southern elevation to the eastern elevation is considered acceptable and is in keeping with the other end of terrace dwellings on Lordship Lane.

Impact on neighbouring amenity

4.4. London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

4.5. DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

4.6. The relocation of the front door would not cause any loss of privacy or overlooking to the adjoining neighbouring properties nor to those located across the street. The relocation will not include any extensions or alterations which might cause loss of light to any neighbouring properties. The proposal is not considered to impact neighbouring amenity.

Conclusion

4.7. The proposal is considered acceptable and complies with relevant planning policy.

4.8. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

5. CIL APPLICABLE

5.1. The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

6. RECOMMENDATION

GRANT PERMISSION subject to conditions and subject to sec. 106 Legal Agreement

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: 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: 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.