

Officer Report

Application Number:	HGY/2023/3317
Application Type:	Householder planning permission
Address:	Nos. 25 and 27 Albert Road, Wood Green, London, N22 7AA
Proposal:	Installation of two new separate metal stairs at 25 & 27 Albert Road, including extension of the balcony at No. 25.
Case Officer:	Sabelle Adjagboni
Valid Date:	13/12/2023
Applicant:	3
Agent:	Mr Christopher Hayes

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

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

REASONS FOR GRANTING PERMISSION

The subject site comprises of two adjoining top floor maisonettes, located on the southern side of Albert Road, N22, near its intersection with Crescent Road. The site is not located within any conservation area and does not fall within the curtilage of any listed building.

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

The properties currently share a single staircase for access from the first floor to their rear gardens. The proposal is to create two separate staircases granting independent access to each property.

The proposed external staircases would have a shallow 0.875 metre depth platform of a width solely to facilitate safe access from the first floor rear doors to the proposed staircases, and would not provide additional space that would give rise to informal use as a balcony. Given that the new staircases are in the same position as the existing, and will be similar in scale, the degree of additional overlooking afforded by the proposed external staircases would not result in an unacceptable impact on privacy levels of neighbouring occupants. The scheme was amended to remove the proposed extended width/depth balcony at No. 25 to preserve the visual amenity and limit the impact on privacy into the neighbours' rear gardens.

The proposal would be considered subordinate and acceptable in terms of principle, design, layout and impact on neighbouring amenities for the reasons discussed above.

The proposed development is in general 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 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.

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: 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.