

Officer Report

Application Number:	HGY/2024/1090
Application Type:	Householder planning permission
Address:	27 Gladwell Road, Hornsey, London, N8 9AA
Proposal:	Alteration to flank side elevation wall of outrigger to include removal of windows to facilitate doors and infill of existing door opening.
Case Officer:	Mercy Oruwari
Valid Date:	18/04/2024
Applicant:	4 Alycia & Nathan MacAskill & Smith
Agent:	Naveed Saber

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 is one of a set of four terraces at the end of Gladwell Road. The front elevations of the properties consist of two storeys. At the rear the outrigger is in a stepped format of a partial two/three storey structure. The site is located within the Crouch End conservation area but does not fall within the curtilage of a listed building.

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

- HGY/2022/4197 - Erection of single storey wraparound extension. Granted
- HGY/2022/0724 - Proposal is for a single storey rear extension. Refused
- HGY/2003/1018 - Installation of rear dormer window and one velux window to front elevation. Granted

The proposal includes alterations to the ground level of the side elevation of the outrigger. The works would include bricking up the existing door and replacing the wider window opening with full height glazed bi-fold doors.

The infill/bricking of the door and the new installations on the side of the outrigger would be acceptable. This part of the property is not visible from any public vantage point and the property is not listed. Also, the works do not include the alteration or enlargement of the outrigger.

The new bi-fold doors facing doors the boundary of No. 25 would pose no issues regarding any potential increase of overlooking or loss of privacy as the highest level of the opening would be retained. The view from the new doors would be the same as the existing window. Therefore, there would be no impact on the amenity of adjoining neighbouring property.

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.

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