

Application Number:	HGY/2024/0938
Application Type:	Approval of details reserved by a condition
Address:	56 Denton Road, Hornsey, London, N8 9NT
Proposal:	Approval of details pursuant to condition 4 (Privacy Screen) attached to planning permission ref: HGY/2024/0126.
Case Officer:	Mark Chan
Valid Date:	30/04/2024
Applicant:	4
Agent:	Mr Steve Mustarde David Abimbola

RECOMMENDATION

Approve

1. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2024/0126 – Erection of a single storey rear extension and installation of balustrades to existing rear roof terrace. Approved 12/03/2024.

2. CONSULTATION RESPONSE

No objection was received in response to consultation.

3. ANALYSIS/ASSESSMENT

Condition 4 reads:

Prior to the commencement of the construction of the roof terrace hereby approved, a plan showing a 1.8 metre high privacy screen along the boundary with No. 58 Denton Road shall be submitted to and approved in writing by the Planning Authority. Development shall be carried out in accordance with the approved details prior to the first use of the terrace area and the screening shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Pursuant to condition 4 the applicant has provided the information described below in respect of the above referenced conditions:

- Existing and Proposed Location Plans
- Existing and Proposed Ground Floor Plans
- Existing and Proposed Elevations and Roof Plan

The submitted plans demonstrate that a 1.8m tall timber privacy screen would be installed on the approved roof terrace along the site boundary with No. 58 Denton Road. The design of the timber screen is lightweight and would not adversely affect the character and appearance of the host building and neighbouring residential amenities.

As such, the submitted details are hereby approved in respect of Condition 4.

4. RECOMMENDATION

GRANT DISCHARGE CONDITION 4