



Officer Report

Application Number:	HGY/2024/0937
Application Type:	Householder planning permission
Address:	1 Tivoli Road, Hornsey, London, N8 8RE
Proposal:	Erection of single storey side/rear infill extension, replacement of existing first floor uPVC windows on the rear elevation with double-glazed timber windows, and the installation of a new side door leading to the garden and a new side window for the first-floor utility room.
Case Officer:	Neil McClellan
Valid Date:	03/04/2024
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Applicant:	Ms En-chi Chang
Agent:	Mr Jorge Giraldo

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

The erection of single storey side/rear infill extension, replacement of existing first floor uPVC windows on the rear elevation with double-glazed timber windows, and the installation of a new side door leading to the garden and a new side window for the first-floor utility room.

Site and Surroundings

The subject site is a 2-storey Victorian end of terrace house situated at the junction of Tivoli Road and Wolseley Road.

To the side and rear of the site, set back from the corner of the junction is a detached single storey contemporary dwelling built in the 1990s. The flank wall of this development forms the side boundary of the application property's rear garden.

The site is within the Crouch End conservation area. It is not within or close to the curtilage of any listed building.

Relevant Planning and Enforcement History

HGY/2024/1156 – Application for works to a trees in a conservation area comprising the felling of two Chinese Privet trees at the end of the property's rear garden. No objection.

HGY/2013/0111 – Planning permission granted for the extension of existing ridgeline of roof, formation of rear dormer and the insertion of two rooflights to front roofslope.

REPRESENTATIONS

No representations have been received.

MATERIAL PLANNING CONSIDERATIONS

The proposed extension infills the space between the outrigger and the boundary with the neighbouring property. It will have a steeply sloping roof down to the side boundary and will not extend beyond the end of the outrigger. It will largely mirror in terms of scale, massing, form and appearance no. 3's existing infill extension.

In relation to the application property, the proposed extension is considered suitably subordinate in scale and complimentary in appearance. It matches in general appearance and form the neighbours existing infill extension and those of other properties in the same terrace. It is therefore considered to be in keeping with the character and appearance of the area.

The proposed new timber windows on the first-floor rear elevation will replace the existing unsympathetic Upvc windows and are designed to match the design and appearance of the existing timber windows on the property's front elevation. The submitted plans indicated timber sash and replicate the proportions and style of the original windows. Notwithstanding this a condition is recommended to ensure the replacement are genuine sliding sash and a good match for the existing timber windows on the property's principal elevation.

The new windows and door at ground floor while more contemporary in appearance are less visible than those at first level and are of sufficient quality to be considered acceptable.

Given the above considerations, the proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

Given the siting and modest size of the proposed extension, and given that it mirrors in form, height and massing the neighbouring infill extension at no.3 Tivoli Road, it would not result in a material loss of sunlight or daylight or have an overbearing appearance in relation to the neighbouring properties. The proposal is therefore acceptable in amenity terms.

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.

COMMUNITY INFRASTRUCTURE LEVY

Does not apply.

RECOMMENDATION

GRANT PERMISSION subject to the following condition(s):

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.

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building, unless otherwise stated on the plans hereby approved.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 4 The replacement double glazed windows on the first floor rear elevation shall be sliding sash and match the design and appearance of the property's existing timber windows on its principal elevation, unless any variation or alternative is first agreed in writing by the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

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 their ownership.

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: 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.