

Officer Report

Application Number:	HGY/2024/0385
Application Type:	Householder planning permission
Address:	Flat 2, 86 Alexandra Park Road, Hornsey, London, N10 2AD
Proposal:	Relocation of the current boiler from the internal location of the children's room to an external location outside the window above the single storey level overlooking the rear of the building (per certified gas engineer's recommendation due to gas smell in room).
Case Officer:	Mercy Oruwari
Valid Date:	30/05/2024
Applicant:	4
Agent:	Mr. Serkan Ayvaz

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 relates to a three storey property located on the corner of Alexandra Park Road and Rosebery Road. The property was converted into three flats in 2019. The proposal relates to Flat 2. The site is located within the Muswell Hill conservation area but is not within the curtilage of a listed building.

The rear of this building is highly visible from Rosebery Road so any works carried out especially on the upper level can be clearly seen when travelling up Rosebery Road.

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

- HGY/2017/2762 - Conversion of existing dwelling house into 3 flats (2x3bed, 1x2bed) and associated erection of single storey rear extension and formation of roof terraces on first and second floors and conversion of existing garden building at rear of site into self-contained two-bedroom dwelling house and associated landscaping of site and insertion of new windows, roof lights and doors. Approved with conditions.

- HGY/1999/1293 - Conversion of coach house with provision of ground floor extension and use of roofspace as habitable accommodation to provide 2 bedroom detached dwelling house with one off street parking. Approved with conditions.

The proposed works include relocating the boiler from the current internal location in the children's bedroom to the external location on the flat roof outside the first-floor window. As submitted the boiler would have been attached to the wall. Although the size of the boiler would be only 0.08m², due to the high visibility from Rosebery Road the location would have not been suitable.

The revision involves the position of the boiler being placed lower down directly on the roof tucked into the corner partially hidden by the adjacent roof terrace. In addition, the equipment would be enclosed in a brick like cladded storage to seamlessly blend into the existing brick work of the building. This both approves the visual appearance from Rosebery Road making it barely detectable from a public view point, but also improves the visual outlook for those using the adjacent terrace.

The proposed revision to the positioning of the boiler, and the use of a brick like clad storage, would result in the placement of the unit being considered to be a minor change to the roof. It would have no material impact on the pattern of development in the area. Therefore, the local character and visual amenity of the area would not be harmed, leaving the appearance of the conservation area preserved.

An informative would be added regarding the maintenance of the equipment considering the new external location

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.

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: 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.