



Officer Report

Application Number: HGY/2023/0800
Application Type: Full planning permission
Address: 44A Mount View Road, London N4 4HX
Proposal: Demolition of the existing rear ground floor balcony/terrace and proposed construction of a lower ground floor rear extension including alterations to front elevation to relocate the entrance door to the lower ground floor flat.
Case Officer: Kwaku Bossman-Gyamera
Valid Date: 22/03/2023
Applicant: Dawn Pemberton and Kevin White
Agent: Mr Steven Pollock

RECOMMENDATION

Approve with Conditions

SITE HISTORY

PLANNING CASES (2)

HGY/2012/0896

Address: 44A, Mount View Road, London, N4 4HX

Proposal: Creation of single storey rear extension at lower ground level.

Decision Date: 20 June 2012

Decision: Approve with Conditions

HGY/2017/0561

Address: 44A, Mount View Road, London, N4 4HX, London

Proposal: Demolition of the existing rear ground floor balcony/terrace and proposed construction of a lower ground floor rear extension including alterations to front elevation to relocate the entrance door to the lower ground floor flat.

Decision Date: 26 April 2017

Decision: Approve with Conditions

CONSULTATION RESPONSES

The following comments were received in response to public notification of the application.

Landlord: 46C Mount View Road LONDON N4 4HX - Stance - Object

Request extra time to evaluate risks and insurance position regarding subsidence due to proposed rear extension works. Also to evaluate precautions to protect structural integrity while changing

position of front entrance. I was only made aware of the planning application this week (I am currently working in USA and renting out 46C Mount View Road) Request application decision be extended until July 2024.

46C Mount View Rd, London N4 4HX (co-owner) - Stance - Object

44 Mount View Rd has historic structural issues: the building was held up by a metal pole outside the main entrance prior to December 2006 (when we became the owners of 46c Mount View Rd). There is continuing subsidence risk overall along this terrace; and it is not known to the 4 freeholders of 46 Mount View Rd (including us) whether subsidence insurance is in place for owners for 44 and 42 Mount View Rd to mitigate against any structural damage to these connected buildings. I therefore request an extension to this application's assessment period, and full structural and subsidence risk assessment reports from licensed experts in these fields, before approval and commencement of this work.

Flat D, 46 Mount View Road, N4 4HX - Stance - Object

Underpinning was required at number 46 in the late 90s in order to treat subsidence. In light of this, would look for professional guidance/guarantees that the proposed work wouldn't adversely affect the property.

46b Mount View Road London N4 4HX - Stance - Object

Please can we request more time for an assessment of the historical issues and subsidence. We too (owners of 46b Mount View Road) were only made aware of the planning application recently and feel more time is needed for a professional assessment of the building's structural integrity and the potential subsidence risk to all properties concerned.

214 Stapleton Hall Road, London N4 4QR - Stance - Object

As the owner of 46a, my concerns are about subsidence, both at the front and rear of 46 Mount View Road. I would like to see professional guarantees from a qualified structural engineer that the structural alterations planned for 44 Mount View Road will not undermine the structural integrity of 46 Mount View Road, or indeed 42 and 40. We experienced subsidence in the late 90s which was remedied by underpinning. These issues must be fully addressed before the planning application is allowed to proceed.

Officer Comments: The objections received relate to issues outside of planning control. The objections received do not raise issues of material planning considerations. Full consideration is given to the impact on neighbouring amenity in the following sections of this report. If officers are minded to approve this application, the applicant shall be comply with building regulations to ensure the structural integrity of the host building and adjoining properties.

REASONS FOR GRANTING PERMISSION

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches.

High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context

The principle of development has been accepted by virtue of the previously approved planning permission granted in respect of this property. Mainly outlined below:

- HGY/2017/0561 – Demolition of the existing rear ground floor balcony/ terrace and proposed construction of a lower ground floor rear extension including alterations to front elevation to relocate the entrance door to the lower ground floor flat. This approved permission has therefore lapsed.

The proposed development is identical to the above outlined approved scheme in terms of design, massing, footprint and bulk. The only difference the approved scheme and current application relates to the size of the light-well. The proposed light well is slightly deeper in this current application to accommodate wheelchair access. All other aspects of the approved scheme remains the same.

It is also important to note that since the approval of the above permissions, there has not been no significant change in policy direction which would affect the current application. Therefore, the substantive development has been accepted. Given the nature of development which is similar to the approved scheme and the same location, the principle of this development is acceptable subject to the design detailing and other consideration as outlined below.

Alterations to the front of the property include the installation of a new stairway with metal railings to facilitate access to the lower ground floor unit, the replacement of an existing window with new partially glazed, timber paneled entrance door and the replacement of existing windows with sliding sash windows similar to the existing. The proposed follows officer recommendations as set out in approved submission HGY/2017/0561, including amendments to the size of the staircase in order to retain a larger portion of the front garden and amendments to the size of the proposed glazing.

There is no uniform character in the street (conservation area) owing to its nonstandard development pattern, and varied in style, scale and architectural design. The street-scene is characterised by inconsistent front garden details. Given the presence of existing front garden design to majority of the adjoining neighbours, it is considered that the proposed alteration to front garden area would not appear incongruous to the street scene. The basement entrance would be barely visible from street level as a result of careful design and proposed planting. It is not considered that proposal to front would result in any significant harm given the context of the basement and the street in general. As proposed, the front alterations are considered acceptable.

The proposed single storey rear extension is similar to that approved under HGY/2017/0561 with some minor alterations to the design. The bulk of the extension is set behind the existing brick built staircase to No.42 close to the shared boundary, concealing it's visibility from this property and

limiting any overlooking, or harmful impact. The extension is set away a considerable distance from No.46 where it is not considered to demonstrate any harm. The proposed extension is to be constructed in materials which would match the original materials used in construction of the dwelling. The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

Normally, the council would not grant planning permission for the lightwell in this instance given its size. However, officers have to attach significant weight to special circumstance relating to the need of the disabled person. Each application must be considered on its own merits and a generalised concern of the nature does not justify withholding permission in this case. The proposal was only granted on the basis of the special circumstance of the applicant's needs, therefore can not set a precedent for any future application within the street or the surrounding locality.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

Conditions:

- 4 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

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.

- 5 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.

- 6 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.

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.