

Officer Report

Application Number:	HGY/2024/0063
Application Type:	Full planning permission
Address:	Greville Lodge, Avenue Road, Hornsey, London, N6 5DP
Proposal:	Replacement roof insulation, waterproof coverings, fascia, soffit boards, rainwater goods and access hatch, raising of roof parapet height, removal of existing water tank housings and flues, and painting the existing front brown weatherboards black.
Case Officer:	Eunice Huang
Valid Date:	29/01/2024
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Applicant:	Greville Lodge Freehold Limited
Agent:	Mr William Carter

RECOMMENDATION

Approve with Conditions

1. CONSULTATION RESPONSE

No consultation response from consultees were received.

2. REPRESENTATIONS

The application has been publicised by way of press advert, site notice and letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No. of individual responses: 1

The following issues were raised in representations that are material to the determination:

- Request for clarification of proposal due to inconsistency in description of works. (*Officer note: The agent has confirmed that the proposal retains the existing brown weatherboards on the front façade of the building. These weatherboards are composed of a mixture of timber and plastic, and will be painted black to match the front porch. There is no change proposed to the white rendered/painted sections of the front façade.*)
- Concern about durability of paintwork on uPVC, particularly considering the stark colour contrast between white uPVC and black paint. (*Officer note: The agent has advised that the weatherboards would be painted with dulux weathershield system including the high grip*

primer where applicable with a 6-8 year life expectancy. This is considered satisfactory for the application of black paint on brown weatherboards, which would streamline the colour scheme of the building.)

- Front elevation drawing and CGI should be submitted with existing colours and proposed colours to understand proposed scope of works and impact. (*Officer note: The agent has clarified the existing and proposed colour scheme within a revised elevation drawing, which is satisfactory for this assessment.*)

3. REASONS FOR GRANTING PERMISSION

This application is for replacement roof insulation, waterproof coverings, fascia, soffit boards, rainwater goods and access hatch, raising of roof parapet height, removal of existing water tank housings and flues, and painting the existing front brown weatherboards black.

The application site is a part three, part four storey residential block of flats. The site is located within Crouch End Conservation Area. It is not within the curtilage of a listed building.

The most recent planning history relating to the site is as follows:

- HGY/2006/1987 - Creation of additional bedroom forming 1 x 2 bedroom flat. - Flat 12 Greville Lodge Avenue Road Hornsey London N6 5DP London – Approved with Conditions 05/12/2006.
- OLD/1965/0037 - Demolition of two houses and erection of 3/4 storey block of 12 flats and group of 15 garages - Demolition of two houses and erection of 3/4 storey block of 12 flats and group of 15 garages - Approved with Conditions 10/2/1965.
- OLD/1964/0049 - Demolition of two houses and erection of four-storey block of 12 flats (34 habitable rooms and group of 15 lock-up garages (revised proposal) - Approved with Conditions 26/10/1964.

The proposed changes to the roof – which include replacement roof insulation, waterproof coverings, fascia, soffit boards, rainwater goods and access hatch, raising of roof parapet height, removal of existing water tank housings and flues – would not result in an unacceptable impact upon the character and appearance of the building. The new access hatch and podium on the roof are setback from the front façade, which limits visibility from the street. The increase in parapet height by 205mm would not have a visually overbearing effect on the neighbouring properties, and would not result in an unacceptable impact on the composition or scale of the building. The new fascia and soffit colour would be composed of RAL 7016 Anthracite Grey.

The proposal also includes the painting of existing brown weatherboards on the front façade to a black colour, to match the existing porch. This will consolidate the colour scheme of the building, with black and dark grey detailing, improving the appearance of the site.

On this basis, the proposed roof and front façade changes will have a neutral impact on the character and appearance of the conservation area, leaving it preserved.

The proposed development is in general accordance with Policies DM1, DM9 and DM12 of the Development Management DPD 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

Approve with 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.