



Officer Report

Application Number: HGY/2024/3223
Application Type: Householder planning permission
Address: 57 Grove Avenue, Hornsey, London, N10 2AL
Proposal: Demolition of existing front porch with new front door opening. New door openings and cladding added to front of existing garage.

Case Officer: Nathan Keyte
Valid Date: 19/12/2024
Applicant: Mr Ben Hayman
Agent: Mr James Colman

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

The subject property at 57 Grove Avenue is a two storey semi detached building in use as a dwelling. To the rear of the host building is a large garden, with a lower rear patio at ground floor level, rising with steps to a raised garden area to the rear of the site. The site is located within the Vallance Road Conservation Area, as well as Flood Zone 3.

2. PROPOSED DEVELOPMENT

Thus is an application for the demolition of existing front porch with new front door opening. New door openings and cladding added to front of existing garage.

3. SITE HISTORY

HGY/2024/0933,

Address: 57 Grove Avenue, Hornsey, London, N10 2AL

Proposal: Hip to gable roof conversion and addition of box dormer to main roof, side elevation. Addition of box dormer to main roof, rear elevation. Formation of new window to 1st floor, side elevation and replacement windows to rear elevation.,

Decision Date: 21 June 2024

Decision: Approve with Conditions

HGY/2024/1146,

Address: 57 Grove Avenue, Hornsey, London, N10 2AL

Proposal: Single storey rear extension; replacement of ground floor side door with windows, and change to rear garage facade.,

Decision Date: 9 July 2024

Decision: Approve with Conditions

4. CONSULTATION

Muswell Hill & Fortis Green Association: No comment received.

Haringey Conservation Officer: No objection, subject to condition for materials.

5. LOCAL REPRESENTATIONS

The application has been publicised by the way of letters and public notices. No representations were received.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and character and appearance of the conservation area; and
2. Impact on neighbouring amenity
3. Flooding

Heritage, Design and Appearance Comments:

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.

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. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

The porch is understood to be not original, though built in a similar style to the existing house and there is no objection to its removal as this would unobscure the bay window in its entirety.

Converting the garage would have a neutral impact on the significance of the conservation area, provided the design allows it to remain a subservient feature. Timber doors are introduced, and where the adjoining garage at no. 59 has also undergone changes involving timber, understood to be as part of HGY/2021/2240.

Considering the points above, and the local context of built form, the local character and visual amenity of the area will be protected.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

While the front door will change to side facing, considering its position in line with the existing bay window and similar position to the building, the proposed changes to the front porch and front façade of the garage will not result in additional bulk or overlooking on adjoining properties.

Considering the above points, the design as proposed and the surrounding context, the proposal will be in accordance with the above policies relating to amenity.

Flooding

The development will result in the removal of built form and therefore will not result in adverse flooding impacts.

Conclusion

The proposal is considered acceptable. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

7. CIL APPLICABLE

Development proposed does not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

The application is recommended for approval subject to the following 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.

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building except where otherwise noted on

the approved drawings.

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.

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.

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.