

Officer Report

Application Number:	HGY/2024/3431
Application Type:	Full planning permission
Address:	Flat C, 8 Park Avenue, Wood Green, London, N22 7EX
Proposal:	Relocation of flue pipe
Case Officer:	Sion Asfaw
Valid Date:	16/12/202
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Applicant:	Josefina Hams
Agent:	Mr Mark Mirams

RECOMMENDATION

Approve with Conditions

1. Representations

Internal & External Consultees

The following were consulted on the planning application:

- LBH Conservation Officer: Expressed concerns about reusing the existing flue position due to potential stability issues and regulatory compliance. As such amendments were suggested to be more visually acceptable and preserve the window arch (Officer comment: amendments were followed.)

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses 0

2. Planning Assessment

The application site relates to Flat C, 8 Park Avenue, a three-storey, mid-terrace building located within the Trinity Gardens Conservation Area. The site is primarily residential, with a mix of commercial and residential uses in the surrounding area. The planning history of the site has been taken into account when assessing this application.

The proposal is for the relocation of an existing gas boiler flue to a new position on the front elevation of the building. The relocation is required due to gas safety concerns, as the current flue is positioned too close to a terrace door. Gas Safe has confirmed that a gas safety certificate cannot be issued unless the flue is repositioned to a compliant location. The new position has been selected to ensure compliance with Gas Safe regulations while minimising any visual or amenity impacts.

The proposed flue is a standard, slim-profile metal pipe that will be painted to match the existing façade, ensuring that it blends with the host building. Given its modest scale and positioning, it is not considered to be visually prominent or harmful to the character of the conservation area. The relocation will not affect any significant architectural features of the building or its surroundings. The design approach ensures that the local character and visual amenity of the area will be preserved in accordance with Policy DM9 of the Development Management, Development Plan Document 2017.

Based on the siting of the flue and its separation from neighbouring properties, there will be no material impact on the amenity of neighbouring occupiers. The proposal complies 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.

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

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.