LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 10/07/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/1531 **Ward:** Highgate

Date received: 20/05/2015

Last amended date: N/A

Drawing number of plans: Site Location Plan, Block Plan, 002_B, 003_B

Address: 9 Gaskell Road N6 4DU

Proposal: Formation of rear dormer (householder application)

Applicant: Mr & Mrs Kieran Flynn

Ownership: Private

Officer contact: Tobias Finlayson

2. SUMMARY OF RECOMMENDATION

REFUSE PERMISSION

Reason for refusal:

1. The proposed dormer by reason of its excessive size and inappropriate design would be an overdominant, incongruous and discordant addition failing to preserve or enhance the character and appearance of the host building, terrace and Highgate Conservation Area contrary to policies 7.4, 7.6 and 7.8 of the London Plan 2015, saved policies CSV5 and UD3 of the Haringey Unitary Development Plan 2006 and policy SP11 and SP12 of the Haringey Core Strategy 2012.

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

Planning permission is sought for the formation of rear dormer.

3.2 Site and surroundings

The application site comprises a two-storey, terrace property located on the southwestern side of Gaskell Road. The property is not a Listed Building however, is located within the Highgate Conservation Area.

The surrounding area is predominantly residential.

3.3 Relevant planning history

None.

4. CONSULTATION

The following were consulted regarding the application:

- LBH Conservation Officer
- Highgate CAAC
- Highgate Society

5. LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site and 2 letters to neighbouring properties.

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
Objecting: 1
Supporting: 0

The following local groups/societies made representations:

- Highgate CAAC: objects to the application

The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- The dormer applied for is over-large and does not follow the guidelines set out on the CA assessment. Gaskell Road is part of a characterful estate which has successfully maintained its original aspect to a large extent and this kind of damaging proposal must be refused.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning issues raised by the proposed development are:

1. The impact of the proposed development on the character and appearance of the conservation area
2. The impact on the amenity of adjoining occupiers

6.1 Character and appearance of the conservation area

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that special attention should be paid to the desirability of preserving or enhancing the character or appearance of conservation areas. The importance of properly discharging the duty conferred by these provisions and the need to pay particular attention to potential harm was recently underlined by the decision of the courts in the Barnwell Manor case.

Paragraph 129 of the National Planning Policy Framework 2012 states that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal. Policy 7.8 of the London Plan 2015 seeks to ensure that development affecting heritage assets and their settings should conserve their significance by being sympathetic to their form, scale, materials and architectural detail. Similarly Local

Plan Policy 2013 SP12 seeks to ensure the conservation of heritage assets, their setting and the wider historic environment.

The proposed rear dormer would be almost full width and full height thereby failing to maintain any visible roofslope or sufficient margins. As a result, the proposed dormer will appear as a top heavy addition, completely dominating the roofslope and failing to be subordinate to the original building.

For the reasons given the above, the proposal is unacceptable, failing to either preserve or enhance the character and appearance of the conservation area thereby resulting in harm to it contrary to policies 7.4, 7.6 and 7.8 of the London Plan 2015, saved policies CSV5 and UD3 of the Haringey Unitary Development Plan 2006 and policies SP11 and SP12 of the Haringey Core Strategy 2012.

6.2 Impact on the amenity of adjoining occupiers

Saved UDP 2006 policy UD3 states that development proposals are required to demonstrate that there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking. Similarly London Plan 2015 policy 7.6 requires buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy.

Given the position of the addition at roof level within a terrace and the existing mutual overlooking from the existing rear fenestration, it is not considered that the proposal would cause any material harm by way of overlooking and there would be no loss of light or outlook given the position of the addition at roof level within a terrace. Therefore, the proposal is acceptable in terms of its impact on neighbouring residential amenity.

6.3 Conclusions

The proposed development is not acceptable as it would harm the character and appearance of the conservation area.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. CIL APPLICABLE

The increase in internal floor area would not exceed 100sqm and therefore the proposal is not liable for the Local or Mayoral CIL charge.

8. RECOMMENDATION

REFUSE PERMISSION

Registered No. HGY/2015/1531

Applicant's drawing No.(s) Site Location Plan, Block Plan, 002_B, 003_B

For the following reason(s):

The proposed dormer by reason of its excessive size and inappropriate design would be an overdominant, incongruous and discordant addition failing to preserve or enhance the character and appearance of the host building, terrace and Highgate Conservation Area contrary to policies 7.4, 7.6 and 7.8 of the London Plan 2015, saved policies CSV5 and UD3 of the Haringey Unitary Development Plan 2006 and policy SP11 and SP12 of the Haringey Core Strategy 2012.