LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/3358 **Ward:** Alexandra

Date received: 11/11/2015

Drawing number of plans: 14040-03-004 Rev A, 501 Rev A, 502 Rev A, 503 Rev A, 510 Rev A, 511 Rev A, 512 Rev A, 513 Rev A, 514 Rev A, 520 Rev A, 530 Rev A, 531 Rev A, 532 Rev A

Address: 70 Windermere Road N10 2RG

Proposal: Roof conversion including new rear dormer and front roof light (householder application)

Applicant: Mr Barry Wright Barryfield Investments Ltd

Ownership: Private

Site Visit Date: 27/11/2015

Officer contact: Aaron Lau

1. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

1. Development begun no later than three years from date of decision
2. In accordance with approved plans

Informatives:

1. Working with the applicant
2. Hours of construction

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

2.1 This is an application for Roof conversion including new rear dormer and front roof light

Site and Surroundings

2.2 The application site is rectangular in shape and comprises a two-storey, terraced residential dwelling house located on the eastern side of Windermere Road.

2.3 The site falls within Muswell Hill Conservation Area.

Relevant Planning and Enforcement history

- HGY/2015/2514 - Certificate of lawfulness for alterations to window openings to rear of building and lowering of basement floor - Permission not required 22/10/2015

3. CONSULTATION RESPONSE

3.1 The following were consulted regarding the application:

- Muswell Hill & Fortis Green Residents Association
- Muswell Hill/Fortis Green/Rookfield CAAC
- LBH Conservation Officer

4. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of a site notice displayed in the vicinity of the site and 9 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: 0
Objecting: 0
Supporting: 0

5 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations 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

6.1.1 Chapter 7 of the NPPF and London Plan Policies 7.4 and 7.6 require development proposals to be of the highest design quality and have appropriate regard to local context. Local Plan Policy SP11 saved UDP Policy UD3 and draft DM Policies DM1 and DM9 reinforce this strategic design approach.

6.1.2 London Plan Policy 7.8 requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Haringey Local Plan Policy SP12 requires the conservation of the historic significance of Haringey's heritage assets. Saved Haringey Unitary Development Plan Policy CSV5 requires that alterations or extensions preserve or enhance the character of the Conservation Area.

6.1.3 SPG1a 'Design guidance', further gives advice relating specifically to dormer windows, stating that '*development should be in scale with adjoining buildings*' and

'*extensions and alterations to buildings should be subordinate in scale to the original building and should respect its architectural character*'. Furthermore, '*a dormer should not undermine the sweep of a roof*' and '*dormer windows should…be subordinate to the roof, being small enough to preserve the dominance of the main pitch and its silhouette and be in keeping with the character, size and scale of the building as a whole. They should be set well within the slope of the roof away from the eaves and ridge, the flanks should be set well in from any gables or party walls*'.

6.1.4 The proposal is for the installation of new flat roofed dormer window to front roof slope. It will measure 3.8m in width, 3.2m in depth and 2.35m in height and will be finished off in dark metal cladding and incorporate a large aluminimum framed double glazed window.

6.1.5 An inspection of the site and the surrounds reveal other similar roof developments including the neighbouring site at No. 72 Windermere Road. The proposal would therefore be in keeping with the prevailing pattern of development in the street. In addition, it has been designed in a manner to be set in from the eaves (1000mm), sides (1100mm) and ridge to result in a well-designed and proportioned dormer. The dormer is therefore acceptable in meeting the above design practice and policy framework.

6.1.6 Turning to the new 550mm wide velux window to the front roof slope, the insertion of this window is acceptable in design terms as it would be compatible in size to the front elevation of the property and the streetscene without causing any undue harm upon the conservation area.

6.2 Impact on the amenity of adjoining occupiers

6.2.1 The London Plan 2011 Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking, aspect noise, pollution and of fume and smell nuisance.

6.2.2 No representations have been received following consultation.

6.2.3 The new front dormer would not incur any loss of amenity in terms of loss of daylight/sunlight and outlook to the neighbouring properties at Nos. 68 and 72 Windermere Road as it will not project beyond the rear building line or feature any windows to its cheeks. The existing separation distance will be maintained in preserving the existing levels of privacy enjoyed by the residential properties opposite the site. The proposal would not incur any amenity loss in meeting the above policies.

6.3 Conclusions

- The proposed development would not negatively affect the residential amenity in terms of loss sunlight/daylight and privacy to adjacent properties, and would maintain the design and character of the existing dwelling and area.

- All other relevant policies and considerations, including equalities, have been taken into account. 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

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/3358

Applicant's drawing No.(s) 14040-03-004 Rev A, 501 Rev A, 502 Rev A, 503 Rev A, 510 Rev A, 511 Rev A, 512 Rev A, 513 Rev A, 514 Rev A, 520 Rev A, 530 Rev A, 531 Rev A, 532 Rev A

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

   Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

   14040-03-004 Rev A, 501 Rev A, 502 Rev A, 503 Rev A, 510 Rev A, 511 Rev A, 512 Rev A, 513 Rev A, 514 Rev A, 520 Rev A, 530 Rev A, 531 Rev A, 532 Rev A

   Reason: In order to avoid doubt and in the interests of good planning.

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.