LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

## 1. APPLICATION DETAILS

**Reference No:** HGY/2016/1144 **Ward:** Muswell Hill

**Date received:** 12/04/2016

**Drawing number of plans:** 171 A102 - 109 R1 & 171 A001 - 009 (inc)

**Address:** Flat 2, 52 Church Crescent N10 3NE

**Proposal:** Erection of lower ground side extension

**Applicant**: Mr Tim Jenkin

**Ownership:** Private

**Site Visit Date:** 04/05/2016, 26/05/2016

**Officer contact:** Duncan McKane

## 2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

## 3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

### Proposed development

3.1 This is an application for the erection of a side and rear extension with a green roof and rooflights to create additional living space at lower ground level.

### Site and Surroundings

3.2 The site is part of a four storey Edwardian semi-detached property which has been subdivided in to four self contained flats. Flat 2 occupies the ground floor and part of the lower ground floor currently with a private garden to the side and rear in which the proposed extension will be located. The building is located within the Muswell Hill Conservation Area (sub area 4: Midhurst Avenue to Hillfield Park). The building is not listed.

### Relevant Planning and Enforcement history

- HGY/2010/0610 - Erection of single storey rear extension – GTD, 13-07-10
- HGY/2010/1411 - Erection of lower ground floor extension – GTD, 21-02-11
- HGY/2014/3086 - Erection of lower ground and ground floor side extension – GTD, 05-01-15
- HGY/2014/3337 - Construction of a timber clad outbuilding at the rear of back garden – GTD, 19-01-15

## 4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- LBH Conservation Officer

The following responses were received:

None received

## 5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of a site notice displayed in the vicinity of the site and 18 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
Objecting: 0
Supporting: 1

## 6 MATERIAL PLANNING CONSIDERATIONS

### Character and appearance of the conservation area

6.1 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the legal position on impacts to heritage assets as follows:

"In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

6.2 Among the provisions referred to in subsection (2) are "the Planning Acts".

In terms of policy, 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. Emerging policy DM9 of the Development Management, Development Plan Document (2015) continues this approach.

6.3 Saved UDP (2006) Policy CSV5 requires alterations and extensions to preserve and maintain the character of conservation areas and also respect characteristic features such as doors, windows or materials of buildings. This should be considered alongside Chapter 12 of the NPPF and Haringey's SPG2 'Conservation and archaeology'.

6.4 The proposed single storey, lower ground side / rear extension will infill the space between the building and the shared boundary with no. 54. The extension will wrap

around the side to end in a 'full width' extension with a depth of 3.3 metres measured from the rear elevation bay. The height will vary due a pitched roof design connecting the extension to the side wall to facilitate a stairwell providing access from the main house and a pitched light well to the rear. For the most part the roof will not exceed 2.74 metres in height. Access to the existing flat will be achieved via a stairwell and via doors to the front and rear. The additional 35m2 internal floor space will be used for a new open plan kitchen and dining area, a WC and various storage / utility spaces. The extension will be finished in red brick to match existing and will have a pitched green roof with 3 x skylights.

6.5 It is noted that approval was granted for a larger two storey extension in the same location with similar design and detailing in 2014 (HGY/2014/3086). This was considered suitably subordinate to the host building and the terrace and, by way of its siting and the sensitive use of materials, was considered not to pose any detrimental impact to the character and appearance of the conservation area.

6.6 The current proposal replicates the high quality design that allowed the previous application to be approved on the grounds that it effectively preserved and enhanced the character and appearance of the building and its setting. The current application significantly reduces the height of the extension (by 1 whole storey) when compared with the 2014 proposal and, as such, the impact upon visual amenity of neighbours and passersby is considered to be further reduced.

6.7 For these reasons it is considered that the proposed extension will be sympathetic to the form, scale and architectural detail of the host building and will preserve and enhance the character and appearance of the Muswell Hill Conservation Area more broadly.

### Impact on the amenity of adjoining occupiers

6.8 The London Plan (2016) Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. UDP (2006) 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. Draft DM Policy (2015) DM1 'Delivering High Quality Design' continues this approach and requires developments to ensure a high standard of privacy and amenity for its users and neighbours.

6.9 As outlined above, the side extension will infill the area between the host building and the shared boundary with no.54 to the west and to the boundary with neighbouring Flat 1's garden to the east. It is considered that the size, scale and massing of the extension – particularly in terms of its height and the design of the pitched green roof - have been carefully considered so as to limit the overshadowing impact such an extension might otherwise pose. Once again, the reduction in height from what was previously approved is welcomed in this regard.

6.10 The extension will be served by 3 x rooflights to provide light to the internal spaces created. All other windows proposed are rear facing and at lower ground level. As such no additional privacy overlooking will result.

### Conclusions

6.11 The side extension is of a high quality design which is sensitive to the host building in terms of its siting, scale and massing. It is not considered that it will have any adverse visual impact when viewed from the highway or from adjoining properties and will constitute an addition which not only preserves but also enhances the character and appearance of the property and the surrounding conservation area. Permission is therefore granted in accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, London Plan (2015) Policy 7.6 and 7.8, Local Plan (2013) SP11 and SP12, UDP (2006) Saved Policy UD3 and CSV5 and emerging DM policies DM1, DM9 and DM12.

6.12 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

7.1 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/2016/1144

Applicant's drawing No.(s) 171 A102 - 109 R1 & 171 A001 - 009 (inc)

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 approved plans comprise drawing nos 171 A102 - 109 R1 & 171 A001 - 009 (inc). The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

   Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

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.

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.