LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/1934 **Ward:** Highgate

Date received: 15/06/2016

Drawing number of plans: Site Plan, 2015.10.1204-00, 2015.10.1204-01, 2015.10.1204-07, 2015.10.1204-08, 2015.10.1204-09 & 2015.10.1204-10

Address: 8 Yeatman Road N6 4DT

Proposal: Formation of rear dormer extension including 2 sash windows, and addition of two rooflights within the front sloped roof (householder application)

Applicant: Mr Khilan Hingrajia

Ownership: Private

Site Visit Date: 20/07/2016

Officer contact: Laurence Ackrill

2. 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
3) Materials to match the existing
4) Conservation rooflights

Informatives:

1) Hours of construction
2) Party Wall Act

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for a rear dormer and 2 no. rooflights in the front elevation roof slope.

Site and Surroundings

3.2 The building to which this application relates is a two storey, Edwardian terraced property located within the Gaskell Estate. The area is primarily residential in character. The site is located within Highgate Conservation Area.

Relevant Planning and Enforcement history

- HGY/2008/0258 - PERM DEV - 18-03-08 - 8 Yeatman Road London - Erection of a single storey rear extension.
- HGY/2015/3791 - REF - 10-02-16 - 8 Yeatman Road London - Formation of rear dormer extension and two front rooflights.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- LBH Conservation Officer
- Highgate Society
- Highgate CAAC

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of site notice displayed in the vicinity of the site and 5 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

5.2 The following local groups/societies made representations:

- None

5.3 The following Councillor(s) made representations:

- None

6 MATERIAL PLANNING CONSIDERATIONS

6.1 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; and
2. The impact on the amenity of adjoining occupiers.

Design and impact on the character and appearance of the Conservation Area

6.2 Local Plan (2013) Policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high

quality, attractive, sustainable, safe and easy to use. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity which is supported by London Plan (2016) Policies 7.4 and 7.6. Draft DM Policy (2015) DM1 'Delivering High Quality Design' continues this approach and requires development proposals to relate positively to their locality.

6.3 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.

6.4 Saved UDP (2006) Policy CV5 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, SPG2 'Conservation and archaeology'.

6.5 The Highgate Conservation Area Appraisal highlights the 'homogenous nature' of the Gaskell Estate, which includes Yeatman Road. The appraisal states that this has been 'successfully maintained' and is an 'integral feature of its character and helps create a harmonious and attractive environment'. Furthermore, the 'Management Plan and Design Guide' section of the aforementioned appraisal states that side and rear dormers 'should be suitably set in from the front of the eaves, ridges and side of the roof of the host building, ideally by at least 1m'.

6.6 It is noted that the proposal follows a previously refused application, under reference HGY/2015/3791, dated 11/02/2016. That application was refused due to the proposed rear dormer, by reason of its excessive scale would be an incongruous and discordant addition causing harm to the character and appearance of the host building and the wider terrace and failing to preserve or enhance the character and appearance of Highgate Hill Conservation Area.

6.7 As part of the amended drawings, the rear dormer has been set down from the main ridge of the roof, set further up the roof slope by 0.25m, reduced in width, being set further away from each neighbouring boundary, whilst not 1 metre from the neighbouring boundary with No. 10 Yeatman Road, the size of the dormer is considered to be subordinate in appearance.

6.8 As such, it is considered that the proposed development would overcome the previous reasons for refusal and would be more sympathetic to the surrounding area and would preserve the character and appearance of the conservation area.

Impact on the amenity of adjoining occupiers

6.9 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.

6.10 It is noted that as part of the previously refused application, that the proposed dormer would not impact on the amenity of neighbouring occupiers. As there are already windows on the main rear elevation of the building, the additional dormer windows would not have a negligible effect in terms of overlooking of the adjoining properties. It is not considered that the alterations, given that the scale of the dormer has been reduced, would give rise to any further concerns relating to amenity over and above what has previously been assessed. As such, the proposal is still not considered to have a significant, detrimental impact on the amenities of the neighbouring properties.

Conclusions

6.11 The proposed dormer is considered to preserve the character and appearance of the Conservation Area and would have an acceptable impact on the character and appearance of the host property and on the amenity of neighbouring occupiers, overcoming the previous reason for refusal.

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

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/2016/1934

Applicant's drawing No.(s) Site Plan, 2015.10.1204-00, 2015.10.1204-01, 2015.10.1204-07, 2015.10.1204-08, 2015.10.1204-09 & 2015.10.1204-10

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 Site Plan, 2015.10.1204-00, 2015.10.1204-01, 2015.10.1204-07, 2015.10.1204-08, 2015.10.1204-09 & 2015.10.1204-10. 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.

3. The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

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 7.6 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

4. Notwithstanding the detail shown on drawing No 2015.10.1204-10 the rooflights proposed on the front roofslope shall be conservation rooflights and shall sit flush with the roof line.

Reason: To safeguard the integrity of the building and the visual amenities of the locality.

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.