

101 Albert Road
Planning Statement // 14/9/2022

101 Albert Road (HGY/2022/1818)

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1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by the appellants - Anna Maidment and Ben Woolf - with the guidance of planning consultant Marie Nagy (Teal Planning) and architect George Kain (Fast Plans).
- 1.2 The Planning Statement is in support of a submission for planning permission at 101 Albert Road:
- ‘L shaped dormer with rooflights on front slope plus new spiral staircase to rear.’
- 1.3 This proposal follows the refusal of a full planning application (HGY/2022/1818), submitted on submitted on 24 June 2022, received as valid 14 July 2022 and refused by Haringey Council on 24 August 2022.
- 1.4 The refusal of the first application was unexpected and we consider it to be unjustified and unreasonable, particularly in view of the numerous equivalent schemes that have been approved along Albert Road and on other nearby streets. An appeal against the refusal has accordingly been submitted.
- 1.5 This aside, we still very much wish to work positively and openly with the Planning Team. Whilst we consider that the appealed scheme is appropriate, we have developed our proposal further with our architect on the detailed plans. To produce an application that, we very much hope, is acceptable to the Planning Team.
- 1.6 Specifically, we have reduced the proposed projection of the outrigger dormer, such that it occupies no more than 50% of the length of the outrigger.
- 1.7 The following sections and Annexes follow the same structure as the Statement of Case for the appeal; but it has been updated to refer to the new application plans.
- 1.8 It includes, for reference, copies of the first application / appeal scheme form and drawings, the first officer’s report and the refusal notice. It also includes details of other equivalent loft conversion schemes that have been added to numerous nearby properties, all of which have been approved either directly by the Council or following appeals. The Statement then considers this new application against the key contextual design and planning criteria that are relevant to the proposals.
- 1.9 This assessment shows that the proposals are fully in keeping with the local character of the area and fully accord with: Policies DM1 and DM12 of the Development Management DPD 2017; Policies SP11 and SP12 of Haringey’s Local Plan, 2017; the relevant policies of the London Plan; and the NPPF.

2. PERSONAL STATEMENT

2.1

Redacted

2.2

Redacted

2.3

We submitted the work for planning approval on 24 June 2022. The consultation ran from 14 July until 8 September. Our neighbours were positive and supportive. There were no objections.

2.4

We were genuinely shocked when we received, seemingly out of the blue, the refusal on 24 August 2022. The loft conversion is, we believe, sensitive to the local area and our neighbours. In any case we know, as residents, that it is typical of the developments on the street and the wider local area. It is certainly no larger, no more impactful in scale, and no more visible than many other loft conversions that have been recently granted planning permission on Albert Road to identical properties in comparable sitings.

2.5

We were further saddened when the Council didn't engage with us to give us any guidance or further detail on the refusal such that we might better understand the decision and work with them to reapply with an acceptable design.

2.6

An appeal against the refusal of the first application has therefore now been submitted. In the absence of any guidance from the Council, a small change to the application plans have been made to form part of this new application. We sincerely hope that this is now acceptable.

3. BACKGROUND

Property

3.1 101 Albert Road is located within the London Borough of Haringey on the southern side of Albert Road.

3.1.1 Location map of 101 Albert Road



3.2 The site is not located within any conservation area and none of the buildings on the street are listed.

3.3 Aside from the recent refusal of the first application for the loft conversion, there are no previous planning records for the property.

3.4 101 Albert Road is a mid-terrace, purpose-built upper-floor two-bedroom flat. It was built in 1900-1901. It has a separate front entrance from the street and a separate back door to a private rear garden.

3.5 The majority of properties on Albert Road are of the same development - being purpose-built Edwardian buildings with two flats occupying each plot, each with a private entrance and private garden.

3.5.1 Photo of terrace



4. PLANNING STATEMENT – OVERVIEW

- 4.1 This Statement aims to set the proposal in context by giving details of comparable approved proposals in the area. It also provides a direct response to the reasons for refusal of the first application.
- 4.1.1 These reasons might be summarised as being: the dormer development of the outrigger, the visibility of the site from Clyde Road, the impact of the development on the character of the local area and the proposal's potential 'scale and bulk'.
- 4.1.2 The first Planning Officer additionally expresses secondary concern regarding the addition of rooflights to the front slope, which we also address.
- 4.2 **Consistent Pattern of Planning Approvals**
To provide context, this Statement first presents [recent planning approvals](#) on Albert Road, showing the consistent pattern of approvals for closely comparable/identical loft developments.
- 4.3 **Character of Local Area**
To give further context, we consider the [broader character of Albert Road](#). A significant proportion of properties (45%) on the street have dormer development of the loft space.
- 4.4 **Visibility**
The [visibility](#) - particularly from Clyde Road - is then considered directly.
- 4.5 Examining the siting of the proposal and its visible impact.
- 4.6 Further, we consider other approved applications for larger developments - of identical design and in identical sitings on Albert Road.
- 4.7 **Outrigger**
We have reduced our proposed development of the outrigger in this reapplication.
- 4.8 Nonetheless, to place this development more broadly into context we show, through the findings of Officer's Reports and Appeal Decisions - that outrigger dormer development is an established element of the character of Albert Road and the local area.

4.9 **Scale and design**

We have worked with our architect to reduce the scale and slim the design of our proposal.

4.10 To address this further, we set the [scale and design](#) of the previous proposal against recent approvals for identical - and larger - designs. And give detail from other [Planning Officer's Reports](#) and [Appeal Decisions](#).

4.11 **Front rooflights**

There exists a widely varied layout of rooflights - with little or no uniformity - within the [front roof slopes](#) of Albert Road. A significant proportion (over 25%) have similar - or identical - designs to our proposal.

4.12 **The first Officer's Report**

We consider the details of the [first Officer's Report](#), which contains some elements that we would dispute as incorrect and/or material mischaracterisations of our proposal. This is to assist in the consideration of this new proposal.

4.13 **Correspondence**

Finally, we show our [correspondence with the Local Planning Authority](#) during the application and following the refusal.

5. RELEVANT LOCAL PLANNING HISTORY

5.1 Recent planning approvals

Comparable/identical developments to identical properties (upper-floor, Edwardian flat) on Albert Road.

1.	Granted: 06/10/2021	HGY/2021/2336	61 Albert Road, London, N22 7AA	Officer: Fatema Begum Officer's report (P. 101)	P. 9
2.	Granted: 23/07/2021	HGY/2021/1801	165 Albert Road, London, N22 7AQ	Officer: Fatema Begum Officer's report (P. 104)	P. 10
3.	Granted: 24/11/2020	HGY/2020/2578	150 Albert Road, London, N22 7AH	Officer: Samuel Uff Officer's report (P. 106)	P. 11
4.	Granted: 20/04/2020	HGY/2020/0706	46 Albert Road, London, N22 7AH	Officer: Samuel Uff Officer's report (P. 109)	P. 12
5.	Granted: 11/03/2020	HGY/2020/0353	55 Albert Road, London, N22 7AA	Officer: Laurence Ackrill Officer's report (P. 112)	P. 13
6.	Granted: 08/01/2020	HGY/2019/2908	85 Albert Road, London, N22 7AG	Officer: Tania Skelli Officer's report (P. 117)	P. 14
7.	Granted: 20/11/2019	HGY/2019/2662	69 Albert Road, London, N22 7AG	Officer: Samuel Uff Officer's report (P. 120)	P. 15
8.	Granted: 16/09/2019	HGY/2019/2062	39 Albert Road, London, N22 7AA	Officer: Kwaku Bossman-Gyamera Officer's report (P. 123)	P. 16
9.	Granted: 12/09/2019	HGY/2019/2064	37 Albert Road, London, N22 7AA	Officer: Kwaku Bossman-Gyamera Officer's report (P. 128)	P. 17
10.	Granted on appeal: 05/04/2017	APP/Y5420/W/ 16/3166368 (HGY/2016/2454)	45 Albert Road, London, N22 7AA	Inspector: Roy Merrett BSc(Hons) DipTP MRTPI Appeal decision (P. 132)	Pp. 18- 19

The list above includes all applications for L-shaped loft conversions on Albert Road since 2019. There have additionally been two applications for single dormer conversions - 117 Albert Road (HGY/2021/1257) and 189 Albert Road (HGY/2020/3232).

In this period there have been no refusals for any dormer loft developments on Albert Road.

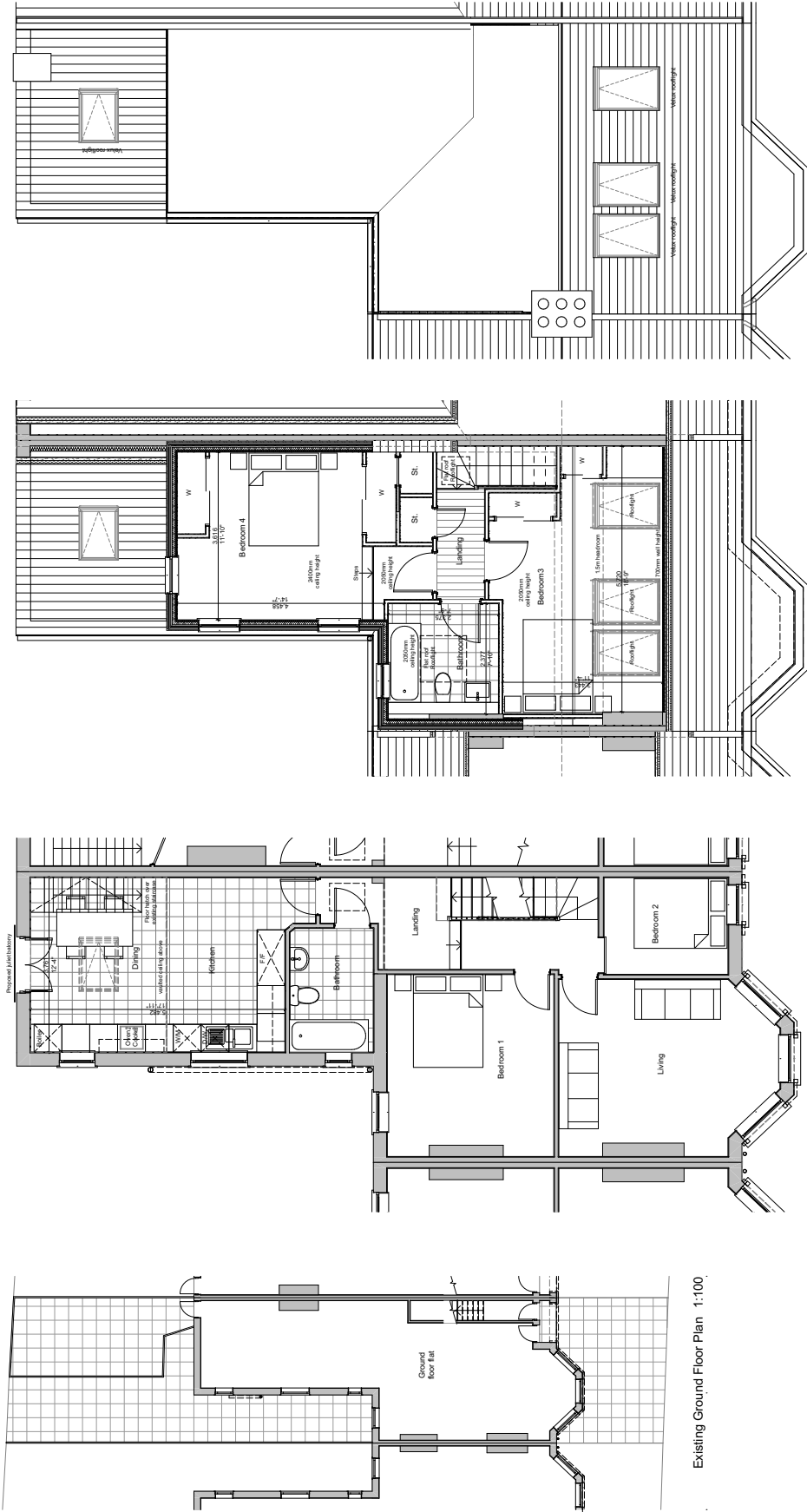
DISCLAIMER

THIS DRAWING IS FOR INFORMATION ONLY AND NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT FOR WHICH IT IS ISSUED. DIMENSIONS TO BE CHECKED ON SITE. SCALED FOR LOCAL AUTHORITY PURPOSES ONLY.

Location Plan Scale 1:1250

61 Albert Road, London, N22 7AA

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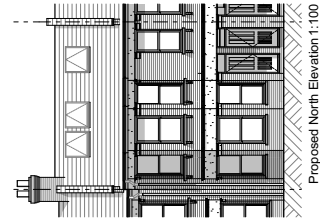


Existing Ground Floor Plan 1:100

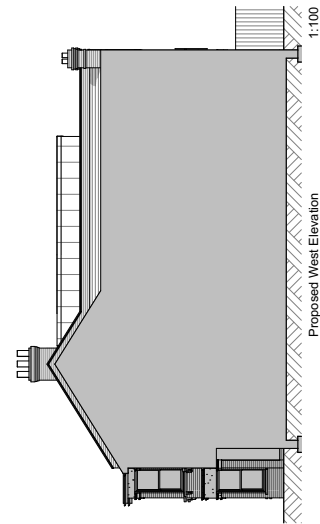
Proposed First Floor Plan 1:50

Proposed Second Floor Plan 1:50

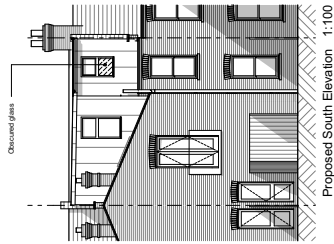
Proposed Roof Plan 1:50



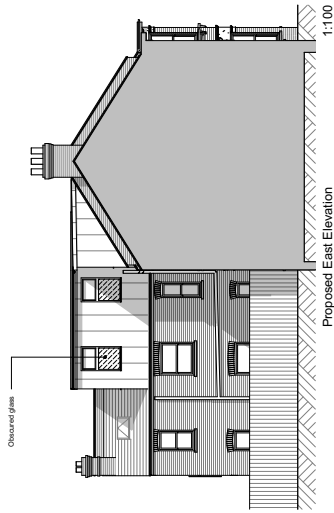
Proposed North Elevation 1:100



Proposed West Elevation 1:100



Proposed South Elevation 1:100



Proposed East Elevation 1:100

External materials

- 1. Zinc cladding
- 2. Zinc cladding
- 3. Obscured glass window
- 4. Obscured glass window
- 5. UPVC fascia and soffits to match existing
- 6. UPVC fascia and soffits to match existing
- 7. Single ply membrane flat roof covering
- 8. Single ply membrane flat roof covering



PLANNING APPROVAL

Item	Description	Date
1	Planning Permission	17.08.21
2	Planning Permission	17.08.21
3	Planning Permission	17.08.21
4	Planning Permission	17.08.21
5	Planning Permission	17.08.21
6	Planning Permission	17.08.21
7	Planning Permission	17.08.21
8	Planning Permission	17.08.21



Project

61 Albert Road, London

Proposed Loft Conversion

Drawn by

Proposed Plans and Elevations

Date

June 2021

Scale

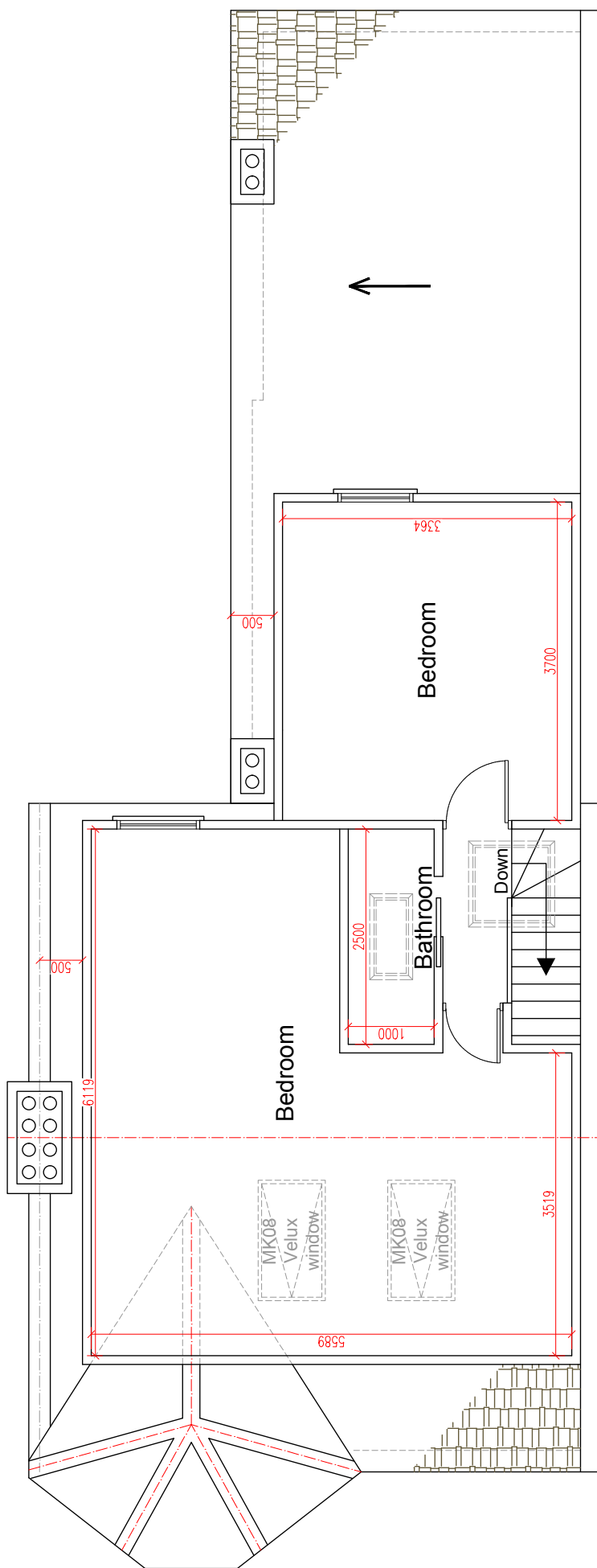
1:50, 1:100 (B/A)

Sheet

PLANNING

Revision

P5



PROPOSED LOFT PLAN
SCALE 1:50



6 Winsham Grove,
London, SW11 6ND

www.FastPlansUK.co.uk

Project: Loft Conversion with
Dormer to Rear.

Address: 150 ALBERT ROAD
N22 7AH

Scale: 1:50 @ A3
Dwg. no: A06

Drawn by: O.B.S.
Date Drawn: 19-OCT-2020

For Drawings Tel: 020 3542 1777
E-mail: plans@FastPlansUK.co.uk

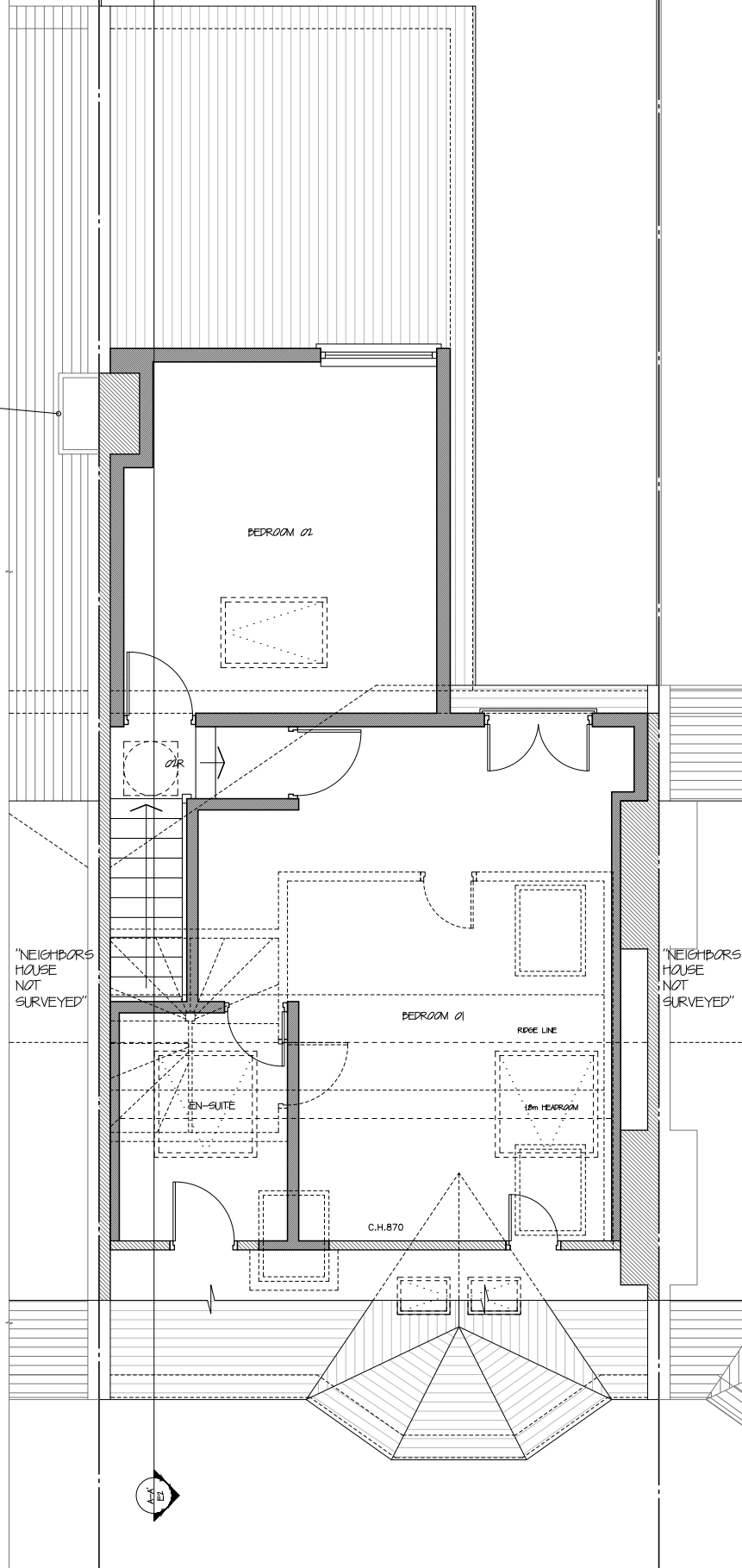
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HEAD OFFICE
15 Bessy Road
LONDON, W5 4HB
TEL: 020 8896 0777
FAX: 020 8896 2200

MORE
SPACE

100' 0" 1.0' 2.0'
30' 0" 0.5' 1.0'

CHIMNEY BREAST
LOCATION TBC



Proposed Loft

1:50

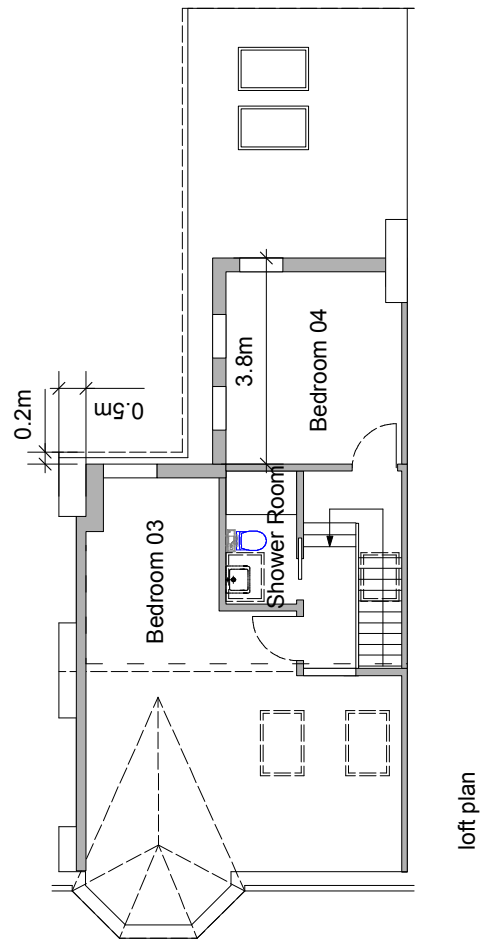
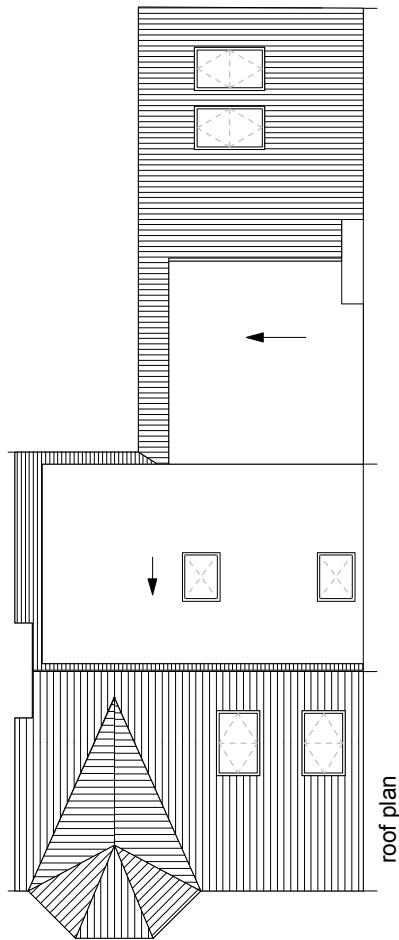
All works to be carried out in accordance with current building regulations and as per signed contract. CLIENT: Mr & Mrs Sprson
Levels to be checked and verified on site before commencing any work and any
This drawing to be read in conjunction with contract documents, project working drawings, specification, all
consultants / specialist drawings, details and specification.
All materials to be used in the construction of the external surfaces of the new works shall match those in the existing building.

JOB TITLE: Loft Conversion
JOB REF / ADDRESS: LW201900099 55 Albert Road N22 7AA (Sprson)
DRAWING TITLE: Proposed Loft Plans

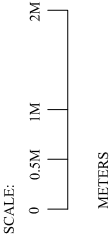
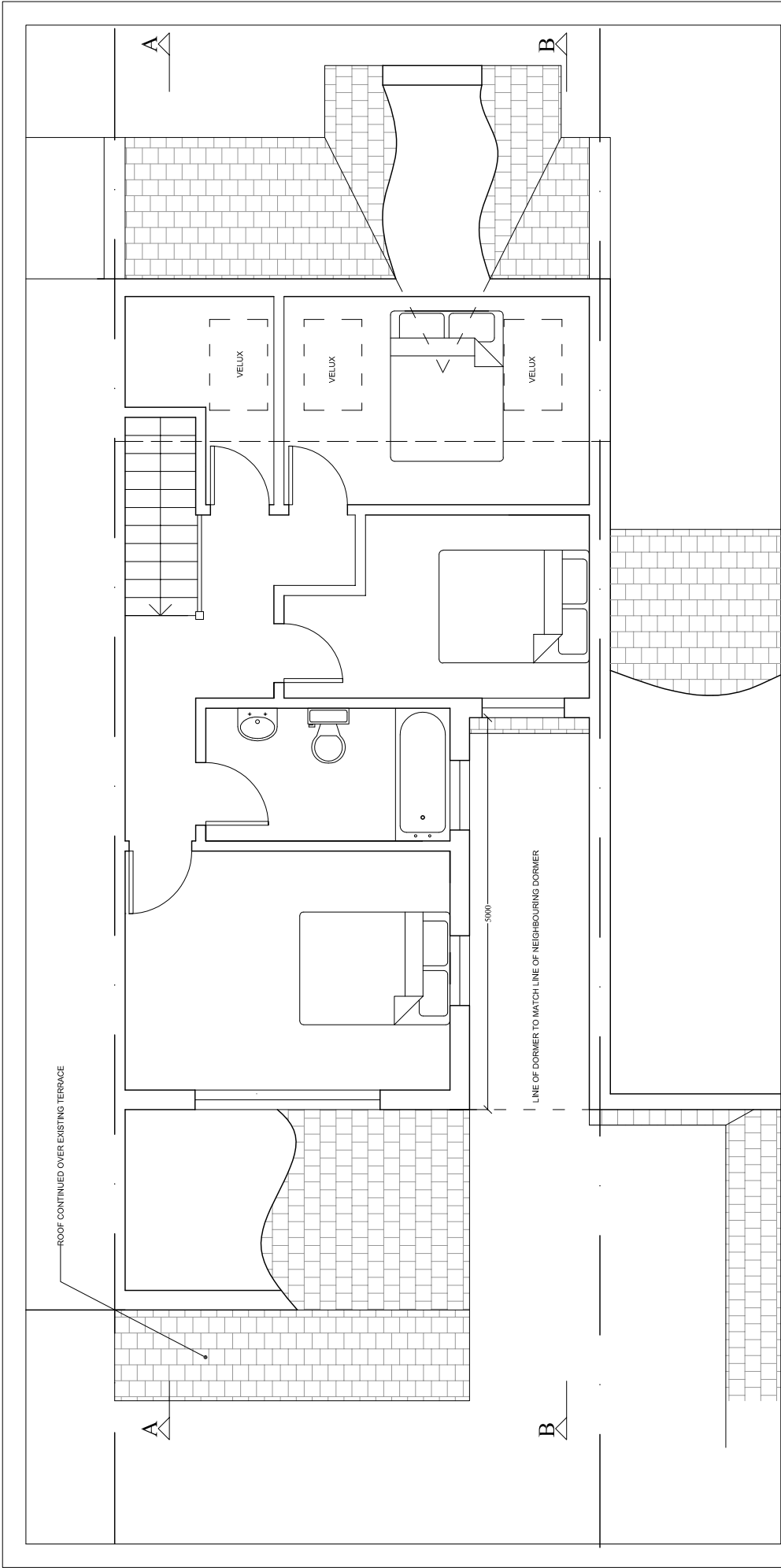
SCALE: DATE: January 20
1/100 @ A3
1/50 @ A3

PP Ref: ---
JOB NO: LW201900099
PHASE: PL
DRAWING NO: 03

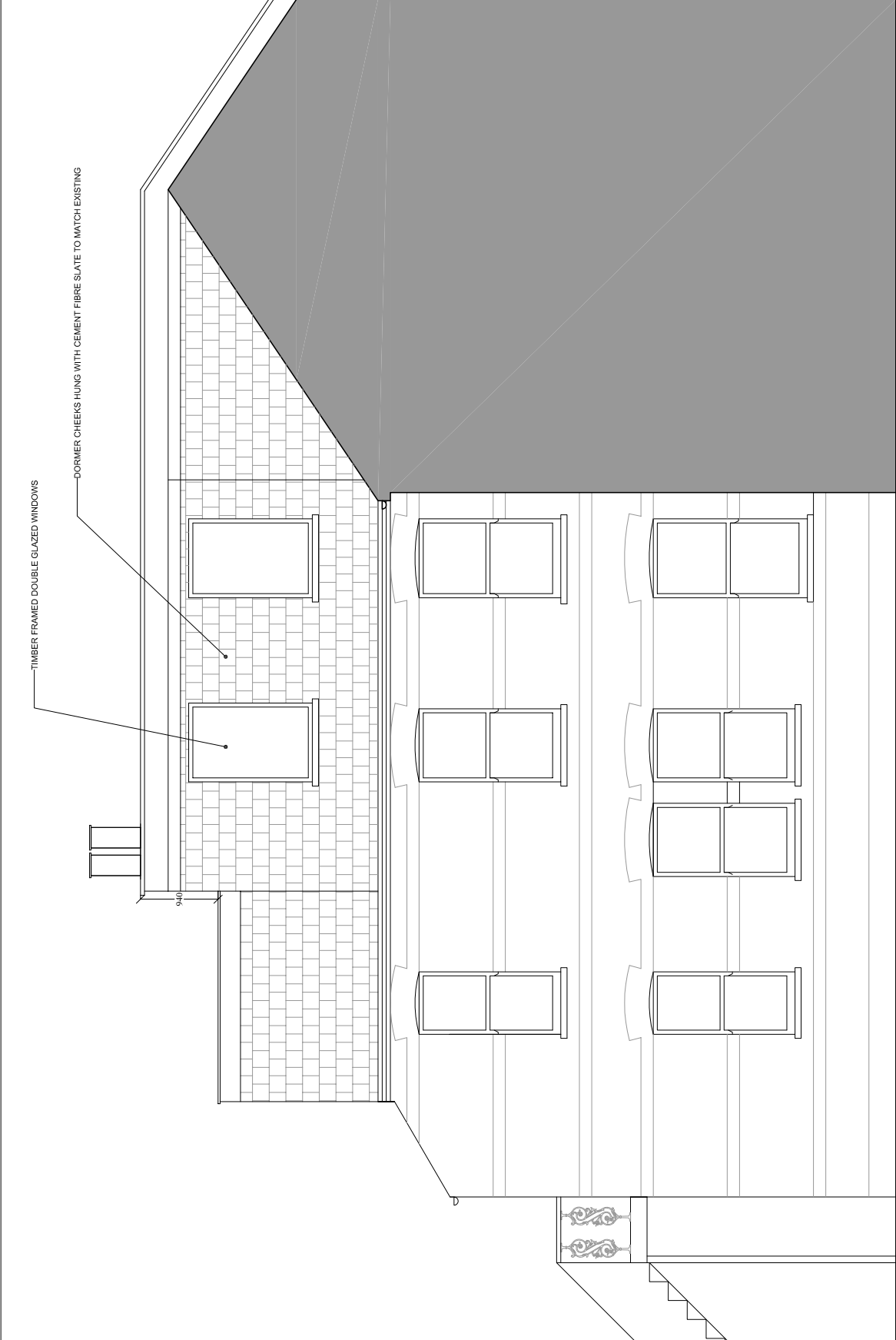
DRAWN BY: CC
REVISION: 00



Client:	Dermont Gilroy & Lella Achouri
Project:	85 Albert Road N22
19003-1-3-110	
Drawing Title:	Loft and Roof Plan - as proposed
Scale:	1:100
Date:	August 2019
P4	

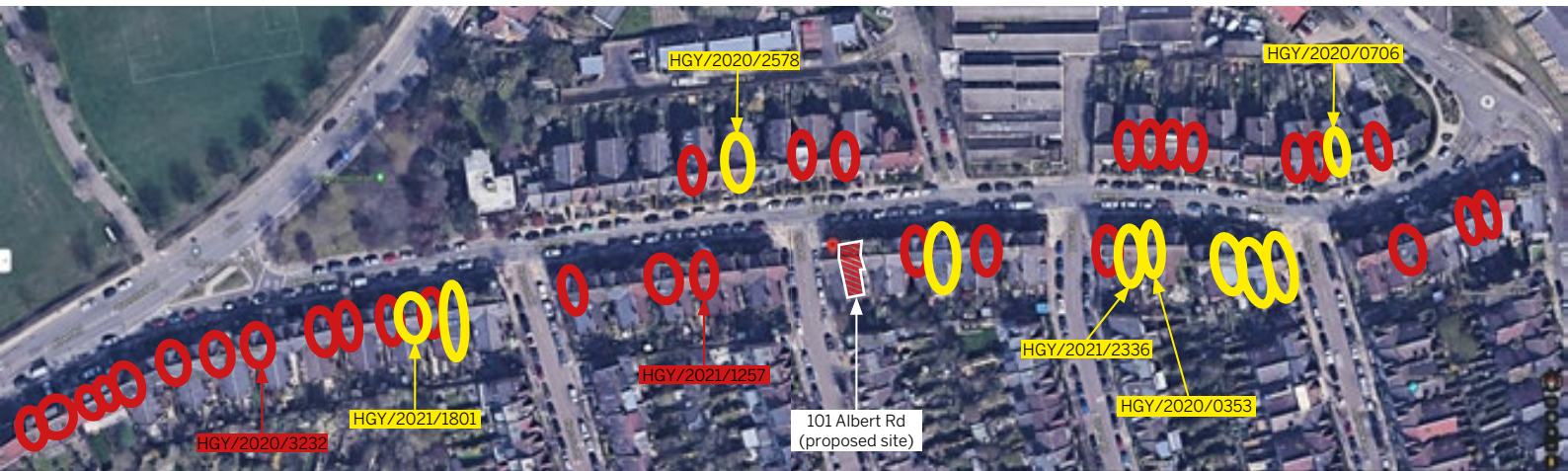


NICK SUTCLIFFE LTD ARCHITECTURAL & STRUCTURAL DESIGN BUILDING SURVEYING - PARTY WALLS 60 ALBERT PARK PLACE BRISTOL BS6 5ND INFO@SUTCLIFFESURVEYING.CO.UK 0117 904 4850	
SITE:	45 ALBERT ROAD LONDON N22
TITLE:	SECOND FLOOR PLAN AS PROPOSED
SCALE:	1:50@A3
DATE:	MARCH 2016
DWG NO:	35/8
REV:	



6. CHARACTER OF LOCAL AREA

6.1 Annotated aerial photomap of Albert Road

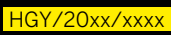




Double/L-shaped dormer conversion



Single dormer conversion



Planning approved, unbuilt at time of satellite photo (approx early 2020)

A higher resolution version of this map is enclosed as Annex 15.9 ([P. 143](#)).

	ROOFS WITH DORMERS	TOTAL ROOFS	% ROOFS WITH DORMERS
--	-----------------------------------	------------------------	---------------------------------

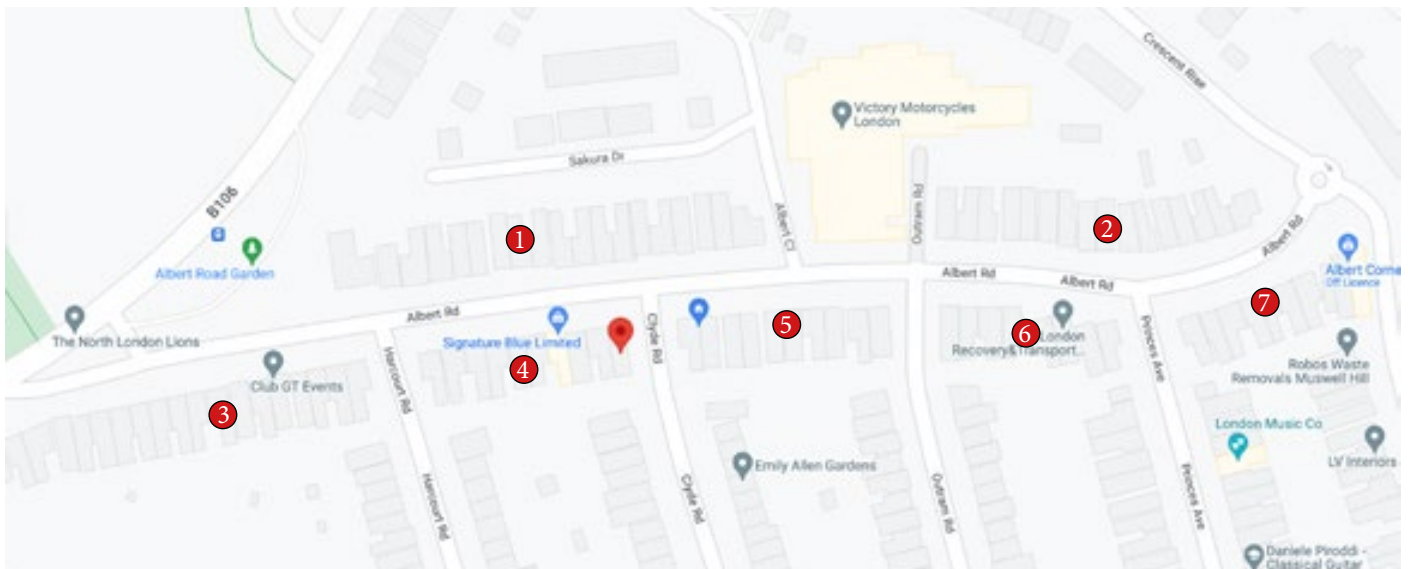
NORTH SIDE OF ALBERT ROAD

1.	Albert Rd - Durnsford Rd to Albert Close	4	17	24%
2.	Albert Rd - Outram Rd to Crescent Rise	8	15	54%

SOUTH SIDE OF ALBERT ROAD

3.	Albert Rd - Clifton Rd to Harcourt Rd	14	24	58%
4.	Albert Rd - Harcourt Rd to Clyde Rd	3	10	30%
5.	Albert Rd - Clyde Rd to Outram Rd	3	10	30%
6.	Albert Rd - Outram Rd to Princes Ave	6	8	75%
7.	Albert Rd - Princes Ave to Crescent Rd	3	7	43%

TOTAL	41	91	45%
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7. VISIBILITY OF APPLICATION SITE

7.1 The first Officer's report states that:

6.7 *'The rear of the application site is highly visible from Clyde Road to the west of the site. Therefore, the proposed dormer and outrigger would have a disproportionate, obtrusive and top-heavy feature which will be highly visible within the rear garden scape and from Clyde Road.'*

7.2 We would, however contend that it is only minimally visible (and, largely, invisible) from Clyde Road.

7.3 Specifically, the site faces away from Clyde Road and is largely shielded by the existing two-storey outrigger structure of the neighbouring corner terrace (103/105 Albert Road). There is, additionally, a large tree that further screens the view of the site from Clyde Road.

7.3.1 View from east side of Clyde Road towards site (no view of proposed works).



7.3.2 Further views from east side of Clyde Road towards site (no views of proposed works).



7.3.3 View from far side (south west) of Clyde Road (corner with Albert Road) towards site (no view of proposed works)



- 7.3.4 View from across the road (north-west side) of Clyde Road towards site (minimal view of proposed works)



- 7.3.5 View from north side of Albert Road towards proposed works (no view of proposed works)



7.4 Additionally, there are multiple examples of recently constructed (and approved) dormer developments on Albert Road corner properties (specifically, on the corners of Albert Road with Outram Road, Albert Road with Princes Avenue and Albert Road with Crescent Rise).

7.5 These developments are L-shape dormer developments featuring development of the outrigger. In terms of size, these developments are comparable to ours - in the case of 61 Albert Road, 45 Albert Road and others they are larger.

7.6 Several of these developments are in substantially more prominent locations - directly facing onto corners and visible from both Albert Road and the respective side street.

7.7 **61 Albert Road (HGY/2021/2336)**

Particularly comparable is 61 Albert Road ([HGY/2021/2336](#)).

7.7.1 61 Albert Road is **in the identical position** to 101 Albert Road (i.e. set back one property to the East of a side-street, the site facing away from the side street) - relative to Outram Road as ours is to Clyde Road.

7.7.1.1 Comparison of street positions of 61 Albert Road with proposed site.



61 Albert Road



- 7.7.2 The application and corresponding construction has a very similar/**identical design** but with a **larger footprint** to our proposed development (which has now been reduced in size compared to the first application).

8.4.1.1 Comparison of design and footprint of 61 Albert Road with proposed drawings.



61 Albert Road



101 Albert Road

- 7.7.3 61 Albert Road - like 101 Albert Road - is an Edwardian upper-floor purpose-built flat/maisonette (i.e. not a house).
- 7.7.4 Planning approval was granted in October 2021 and construction has completed recently.
- 7.7.5 View of 61 Albert Road from Outram Road (facing east) .



37 Albert Road (HGY/2019/2064)

Unlike our proposed site, which is a mid-terrace property, the approved development of 37 Albert Road ([HGY/2019/2064](#)) is situated on the corner plot and therefore directly fronts the side street (Princes Avenue).

- 7.8.1 The dormers of 37 Albert Road thereby immediately face the road (unlike our proposed site) and are not screened by an intervening two-storey outrigger and main terrace.
- 7.8.2 Whilst our proposed development would be visible only fleetingly (through the gap between the last/corner terrace house of Princes Avenue (54) and the outrigger of 103 Albert Road - and only when standing on the West side of Clyde Road), 37 Albert Road is fully visible.
- 7.8.3 Additionally, while the development of our proposed site would be entirely hidden by the existing terrace from any view from Albert Road, both dormers of this development are fully visible from Albert Road.
- 7.8.4 We believe 37 Albert Road is significantly more prominent and highly visible than our proposed works.
- 7.8.5 Planning permission was granted on 12/09/2019.
- 7.8.6 View of 37 Albert Road from Albert Road (facing to the West).





7.9 **157 Albert Road (APP/Y5420/D/19/3220311)**

The guidance given in the planning appeal decision for 157 Albert Road has, we believe, direct relevance in this matter. The full copy of this Appeal Decision is enclosed as [Annex 15.7.2](#). The Decision states the following:

157 Albert Road - APP/Y5420/D/19/3220311 // Mr. David Murray BA (Hons) DMS MRTPI, Appeal Decision // 06/03/2019

5. *Policy DM12 indicates that extensions to the roof of a property should be restricted to the rear and the size, location and design should be such that the extension appears subordinate on the roof. The Council says that the 'wrap round' dormer would extent to about 13m and therefore cover more than 50% of the roof slope and this results in the dormer not appearing to be subordinate or proportionate in scale to the host property to the detriment of its original form and architectural character.*

6. *At my site visit I considered the proposal from the garden of the property, the rear access track and the public realm around Clyde Road. The juxtaposition of the two streets is such that the proposed dormer would hardly be visible to public view. Even from the rear track, which is gated to prevent public access, views of the proposed roof extension would be limited because of the height and presence of existing outriggers. Properties facing Clyde Road also tend to have extensive rear facing flat roof dormer windows in the vicinity of the appeal site. The general impact of the roof extension on the character of the area would therefore not be harmful and the new work would not appear out of place.*

7.10

45 Albert Road (APP/Y5420/W/16/3166368)

The guidance in Appeal Decision for 45 Albert Road ([APP/Y5420/W/16/3166368](#)) is also of relevance.

The full copy of the Appeal Decision is enclosed as [Annex 15.7.1](#). The Decision states the following:

45 Albert Road - [APP/Y5420/W/16/3166368](#) // Mr. Roy Merrett BSc(Hons) DipTP MRTPI, Appeal Decision // 05/04/2017

4. *The proposal would consist of a substantial L-shaped dormer extension, covering the full width and height of the main roof and returning over part of the rear addition. The extension would exceed the maximum height of the rear addition and as such would not appear subordinate to it. It would not however exceed the maximum height of the main dwelling.*
5. *Although the extension would be substantial in scale, there are a number mitigating factors in this case. **The development would be significantly screened from public view by intervening terraces of dwellings, with only partial glimpses of the extension fleetingly available from Princes Avenue between a gap in the frontage there. It would not be visible from Albert Road at the front of the property.***

6. ***Whilst the extension would be visible from the rear of some nearby dwellings, the private location of these viewpoints would serve to restrict its visibility to relatively few residents. Furthermore, the extension would not cover the full length of the rear addition, roughly aligning with the existing dormer extension to the roof of the set back adjacent dwelling. This would therefore limit the visibility of its bulk, whilst helping to assimilate the development with its surroundings. In addition the development would be viewed in the context of other full width rear dormer extensions including the roofs of the neighbouring dwelling and those in the surrounding area such as along Outram Road. During my visit, it was apparent that numerous properties within the wider area have incorporated rear dormer extensions, some of which are similar in scale and design to the current proposal whilst being more prominently located.***
7. *I therefore conclude, taking the above factors into account, that the proposed roof extension would not appear incongruous or dominant and would not result in harm to the character and appearance of the host building and wider street scene. Accordingly it would conform with Policies 7.4 and 7.6 of the London Plan 2015; Policy UD3 of the Haringey Unitary Development Plan 2006; Policy SP11 of the Haringey Local Plan 2013; emerging Policy DM1 of the Council's Development Management Development Plan Document and the National Planning Policy Framework insofar as they seek to secure the highest standard of design which has regard to the context and character of its surroundings.*

7.11 **Rear garden-scape**

To address the first Officer's concern that the proposed development would be 'highly visible' within the rear garden-scape.

7.12 The position of the proposed development is, in fact, largely shielded from the rear garden-scape by the side wall of 54 Clyde Road to the South and the outrigger of 93/95 Albert Road (next door) to the East.

7.12.1 View from window one-storey approximately below the furthest southward projection of outrigger dormer (i.e. photo taken from the side-facing window of our kitchen at rear).





7.13.1

This map, if anything, overstates the visibility of the proposed works to the rear garden-scape, given it cannot account for the various features (fences, outbuildings, trees, etc) that further mask the view onto the proposed works. Additionally, as the proposed dormer projects along only a portion of the outrigger, the existing outrigger of 101 Albert Road itself shields and further obscures the visibility from the rear garden-scape onto the works.

7.14 The proposed development is faced primarily by the side of 54 Clyde Road. This house has only a single window on the side facing the site, which is obscure glazed.

7.14.1 The side of 54 Clyde Road - as seen from the rear (most southward) window of our kitchen (on existing first floor).

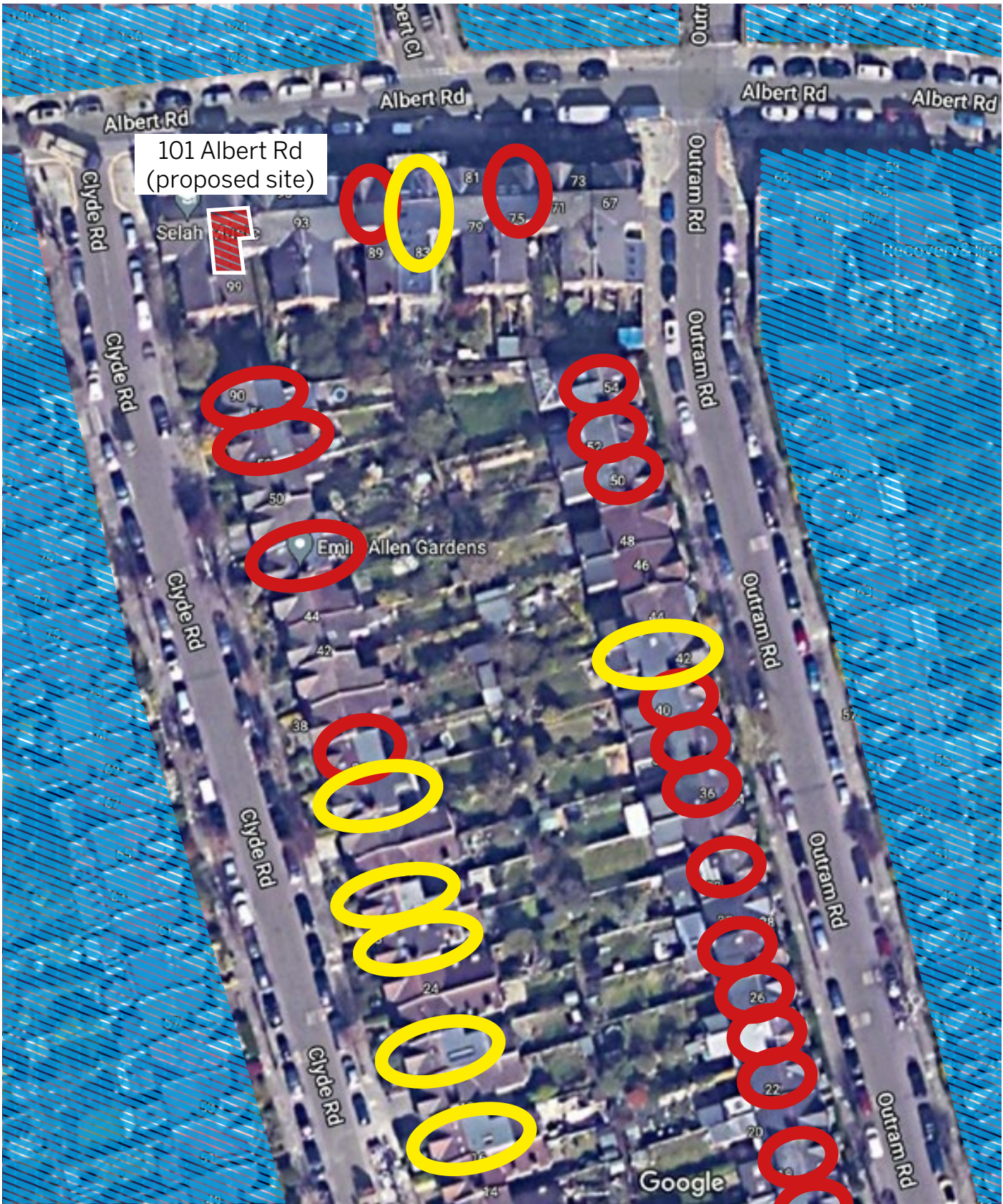


7.15 We would additionally point out that those properties that do have some limited visibility onto our proposed works (primarily on Outram Road) overwhelmingly have - almost without exception - themselves had rear dormer loft conversions.

7.15.1 The rear garden-scape - as seen from the rear (most southward) window of our kitchen (on existing first floor).



7.15.2 Existing dormer loft developments in the rear garden-scape shown in aerial photomap





Double/L-shaped dormer conversion



Single dormer conversion

8. OUTRIGGER DEVELOPMENT

8.1 The first Officer's Report states that:

6.6 The proposed outrigger will equally have an excessive scale, height and bulk, and would have a dominant and top-heavy impact. Officers are aware that within the immediate terrace there are some examples of the proposed development however these are not so common therefore it is not considered this is now the established character of the terrace.

8.2 The outrigger extension has been reduced as part of this new application.

8.3 To set the presence of a dormer outrigger in broader context, there have, since 2019, been 9 approved dormer loft conversion proposals featuring outrigger dormers that are identical/larger/closely comparable to the refused proposal.

Several of these have been of larger scale and height. They are all for upper-floor flats (not houses).

Outrigger/L-shaped dormer conversions account for over 80% of all approved loft conversions (9 out of 11) since 2019. In this same period, there have been 0 planning refusals for loft conversion proposals on Albert Road.

8.4 Most recently, 61 Albert Road ([HGY/2021/2336](#)) was granted planning approval for an L-shaped dormer conversion. The development is of equivalent height and width and includes an outrigger dormer that projects 4.98 metres in length externally (significantly longer than our originally proposed length of 4.56m - now reduced to 3.92m).

8.5 61 Albert Road is an identical property in an identical location (relative to the nearby side street - Outram Road). Specifically, like 101 Albert Road, it is a mid-terrace property set back one terrace from a side street. Like 101 Albert Road, it is an Edwardian upper-floor flat of the same period, layout and appearance.

8.6 Many of the Planning Officers' reports from other approved applications make specific reference to the established presence of L-shaped dormer conversions of comparable scale and height in the area. Explicitly stating that this design is now an 'established form of approved development' of the terrace.

8.6.1 69 Albert Road - [HGY/2019/2662](#) // Samuel Uff - Planning Officer's Report // 20/11/2019 // Full copy of Officer's Report enclosed as [Annex 15.6.7](#). Specifically, it says:

*3.3 The proposed roof extension would cover the majority of the main rear roofslope and would extend partially onto the rear outrigger. **This has become an established form of approved development on this side of Albert Road** following the appeal decision to allow a rear outrigger roof extension at no.45.*

8.6.2 37 Albert Road - [HGY/2019/2064](#) // Kwaku Bossman-Gyamera - Planning Officer's Report // 16/09/2019 // Full copy of Officer's Report enclosed as [Annex 15.6.9](#)

3.4 *It is also noted that during site inspection it was apparent that **there are numerous properties within the wider area have incorporated rear dormer extensions, some of which are similar in scale and design to the current proposal whilst being more prominently located.***

8.6.3 61 Albert Road - [HGY/2021/2336](#) // Fatema Begum - Planning Officer's Report // 06/10/2021 // Full copy of Officer's Report is enclosed as [Annex 15.6.1](#)

3.6 *The proposal is considered proportionate and subordinate to the host building and is **in keeping with the pattern of development in the area.** Therefore, the local character and visual amenity of the area will be protected.*

8.6.4 85 Albert Road - [HGY/2019/2908](#) // Tania Skelli - Planning Officer's Report // 08/01/2020 // Full copy of Officer's Report is enclosed as [Annex 15.6.6](#)

6.1 *The proposal is similar to recent developments allowed on appeal at nos. 45 and 157. Therefore, **the local character and visual amenity of the area will be protected.***

8.7 This established pattern of development along Albert Road follows the guidance given in two relevant cases of planning permission for L-shaped dormers won on appeal. Specifically, 157 Albert Road (APP/Y5420/D/19/3220311) and 45 Albert Road (APP/Y5420/W/16/3166368).

8.7.1 45 Albert Road - [APP/Y5420/W/16/3166368](#) // Roy Merrett BSc(Hons) DipTP MRTPI, Appeal Decision // 05/04/2017 // Full copy of the Appeal Decision enclosed as [Annex 15.7.1](#)

6. *... the [outrigger] development would be viewed **in the context of other full width rear dormer extensions including the roofs of the neighbouring dwelling and those in the surrounding area such as along Outram Road.** During my visit, it was apparent that **numerous properties within the wider area have incorporated rear dormer extensions, some of which are similar in scale and design to the current proposal whilst being more prominently located.***

7. *I therefore conclude, taking the above factors into account, that **the proposed roof extension would not appear incongruous or dominant and would not result in harm to the character and appearance of the host building and wider street scene...***

9. SCALE AND DESIGN

9.1 The first Officer's report states that:

6.5 The proposed dormer and outrigger roof extension will represent a dominant addition to the rear roof slope given its excessive scale and bulk. The proposed dormer rear dormer would extend across the full width of the property and would cover the whole slope of the roof from eaves to ridge. There would no significant set back from the eaves, roof ridge or side parapets.

9.2 The scale and design of this proposal has been reduced for this second application.

9.3 We recognise that the proposed conversion is a not insignificant addition to the property.

9.4 It is, though, neither negatively impactful upon our immediate neighbours, other residents or users of the street nor out of keeping with the overall street scene.

9.5 The National Planning Policy Framework states:

National Planning Policy Framework (July 2021)

120. Planning policies and decisions should:

[...]

e) Support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well- designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.

9.6 Further, the proposal is similar in design whilst being, in several cases, smaller in scale and bulk to many other recently approved proposals in the area.

61 Albert Road

Most closely comparable to our development is 61 Albert Road ([HGY/2021/2336](#)) - which occupies the same siting (relative to a side road - Outram Road) as does ours (relative to Clyde Road). The application for 61 Albert Road (which was approved in 2021) is larger in scale and bulk.

Specifically, the development at 61 Albert Road is of equivalent width and height in both dormers - covering the whole slope of the roof from eaves to ridge without set back from the eaves, roof ridge or side parapets - whilst the outrigger dormer is of a longer projection.

Of this development, the Planning Officer wrote:

- 9.7.1 61 Albert Road - [HGY/2021/2336](#) // Fatema Begum - Planning Officer's Report // 06/10/2021
// Full copy of Officer's Report enclosed as [Annex 15.6.1](#).

3.6 ***The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area.*** *Therefore, the local character and visual amenity of the area will be protected.*

3.7 *The height and depth of the proposed dormers would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.*

45 Albert Road

Also 45 Albert Road - which was approved on appeal - is again larger than our original proposal in scale and bulk.

Like 61 Albert Road, it is of equivalent width and height - covering the whole slope of the roof from eaves to ridge without set back from the eaves, roof ridge or side parapets. Like 61 Albert Road, the projection of the outrigger dormer is also longer than the proposed outrigger dormer on 101 Albert Road.

Of this development, the Inspector wrote:

4. *The proposal would consist of a substantial L-shaped dormer extension, covering the full width and height of the main roof and returning over part of the rear addition. The extension would exceed the maximum height of the rear addition and as such would not appear subordinate to it. It would not however exceed the maximum height of the main dwelling.*
5. *Although the extension would be substantial in scale, there are a number mitigating factors in this case. The development would be significantly screened from public view by intervening terraces of dwellings, with only partial glimpses of the extension fleetingly available from Princes Avenue between a gap in the frontage there. It would not be visible from Albert Road at the front of the property.*
6. *Whilst the extension would be visible from the rear of some nearby dwellings, the private location of these viewpoints would serve to restrict its visibility to relatively few residents. Furthermore, the extension would not cover the full length of the rear addition, roughly aligning with the existing dormer extension to the roof of the set back adjacent dwelling. This would therefore limit the visibility of its bulk, whilst helping to assimilate the development with its surroundings. In addition the development would be viewed in the context of other full width rear dormer extensions including ... those in the surrounding area such as along Outram Road. During my visit, it was apparent that numerous properties within the wider area have incorporated rear dormer extensions, some of which are similar in scale and design to the current proposal whilst being more prominently located.*
7. *I therefore conclude, taking the above factors into account, that **the proposed roof extension would not appear incongruous or dominant and would not result in harm to the character and appearance of the host building and wider street scene.** Accordingly it would conform with Policies 7.4 and 7.6 of the London Plan 2015; Policy UD3 of the Haringey Unitary Development Plan 2006; Policy SP11 of the Haringey Local Plan 2013; emerging Policy DM1 of the Council's Development Management Development Plan Document and the National Planning Policy Framework insofar as they seek to secure the highest standard of design which has regard to the context and character of its surroundings.*

OTHER PROPERTIES

In addition to the approval of many other similar applications of comparable scale and design on Albert Road, several Officers' Reports directly address the apparent scale and bulk of the comparable proposals and raise a range of mitigating factors that lead to their planning approval.

Specifically:

- 9.9.1 150 Albert Road - [HGY/2020/2578](#) // Samuel Uff - Planning Officer's Report // 24/11/2020
// Full copy of Officer's Report enclosed as [Annex 15.6.3](#).

- 3.3 *The applicant has drawn attention to the developments approved at nos.45 and 157 decided on appeal. These were large roof extensions that extended onto the outrigger. A further application at no.85 has also been approved.*
- 3.4 *The applicant was advised that the template should be for that approved at no.85, which had a set down of the outrigger extension from the height of the main roof extension, but they have pointed out that this would have to be very nominal given the 2.1m head clearance in this part of the extension. Given the depth of the outrigger and height of the proposed works, coupled with the lack of a set down in the appealed cases, the scale is considered to be acceptable.*
- 3.5 *The set-up from eaves and set in from the main roof party walls is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. The rooflights will be of modest scale to respect the integrity of the front roofslope. Therefore, the local character and visual amenity of the area will be protected.*
- 3.6 *The height and depth of the extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.*
- 3.7 *The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2016 and the NPPF.*

9.9.2 55 Albert Road - [HGY/2020/0353](#) // Laurence Ackrill, Planning Officer's Report // 11/03/2020
// Full copy of Officer's Report enclosed as [Annex 15.6.5](#).

6.1 It is also noted that a number of dormers of a similar scale have been approved and allowed at appeal along the same stretch of Albert Road. As such, the proposal would have an acceptable impact upon the character and appearance of the host property and the surrounding area.

9.9.3 37 Albert Road - [HGY/2019/2064](#) // Kwaku Bossman-Gyamera - Planning Officer's Report // 12/09/2019 // Full copy of Officer's Report enclosed as [Annex 15.6.9](#).

3.5 ...Considered the dormers on its own it is excessively bulky and conflict with the DPD and SPG1, however, there are circumstances in this case which indicate a decision contrary to these policies can be made. ... It is also noted that during site inspection it was apparent that there are numerous properties within the wider area have incorporated rear dormer extensions, some of which are similar in scale and design to the current proposal whilst being more prominently located.

10. FRONT SLOPE ROOF WINDOWS

10.1 The first Officer's report states that:

6.9 *'Three rooflights are proposed to the front roof slope and one on the west slope of the crown roof. It is considered that they will dominate the front roof slope and create a visual clutter, however in the event that such an application was being approved these could be reduced to two.'*

10.2 However, there are many examples of front roof slopes containing three/four rooflights which are arranged without any evident uniformity. Specifically there are 22 roofs with three or more rooflights on Albert Road. This is approximately 25% of all roofs on the street.



1. 86 Albert Road



2. 84 Albert Road

3. 54 Albert Road



4. 52 Albert Road



5. 46 Albert Road



6. 78 Albert Road





7. 37 Albert Road



8. 61 Albert Road



9. 63 Albert Road



10. 67 Albert Road



11. 77 Albert Road



12. 85 Albert Road



13. 127 Albert Road



14. 143 Albert Road

15. 157 Albert Road



16. 159 Albert Road



17. 165 Albert Road

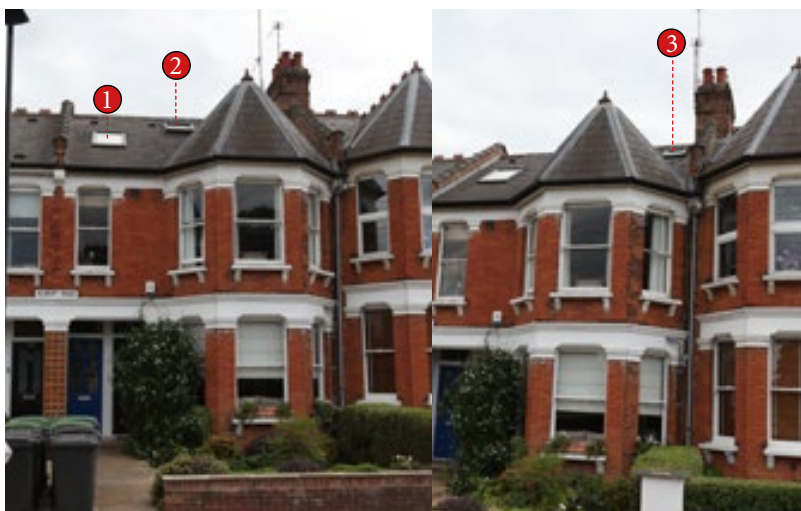


18. 175 Albert Road





19. 179 Albert Road



20. 199 Albert Road



21. 78 Albert Road



22. 126 Albert Road
(directly facing our flat)

11. CONSIDERATION OF FIRST OFFICER'S REPORT

- 11.1 The first Officer's Report (enclosed as [Annex 15.3](#)) contains a number of factual errors, misrepresentations and incoherencies. We address these points here for clarity and to help ensure these errors are not carried over into the consideration of this new submission.

Specifically:

11.2 **No consultation**

The Officer's report states:

4.1 'No consultation'

This is incorrect - there was a consultation that ran for approximately three weeks - from 14/7/22 (when our application was received as valid) until 8/9/22. During this time, the planning application was publicised as normal. Potential respondents were given details of how to respond including via links published on the Haringey planning website.

The report goes on to state (5.1) that the application was 'publicised by way of press & site notice displayed in the vicinity of the site and 21 letters.' It further states (5.2) that they received local representation - for which a consultation would have necessarily taken place.

During this period we spoke informally with our neighbours who were - uniformly - supportive, unconcerned and unsurprised by the proposed loft conversion.

There were, indeed, no objections and we did not seek letters of support (not anticipating any problems with gaining planning permission).

The representation mentioned in 5.2 was sent by our downstairs neighbour - with our input and agreement - to confirm aspects of construction that we had mutually agreed.

11.3 **House converted into two flats**

The first Officer's report states:

3.3 *'The application site is located on the southern side of Albert Road and contains a house converted into two flats.'*

This is incorrect - 101 Albert Road (like the significant majority of properties on Albert Road) is a purpose built flat constructed in 1900-1901. It has its own private front entrance from the street and private rear door to its private rear garden (as does the downstairs flat - 99 Albert Road).

11.4 **Roof Terrace**

The first Officer's report states:

6.3 *'Planning permission is sought for... a roof terrace above the existing two storey rear outrigger... The proposed terrace will measure 2.8m in width, 4.1m in depth and 1.8m in height.'*

This is incorrect. We do not seek planning permission to construct a roof terrace. This isn't indicated in our submitted plans and/or project description and/or any aspect of our application for planning permission.

For clarity - we do not seek to construct a roof terrace of any dimensions.

We are additionally unclear from what aspect of our proposed development the first Officer has derived these measurements, which seem entirely unrelated to our proposed development.

11.5 **Dormer dimensions**

The first Officer's report states:

6.3 *'The proposed dormer will measure approximately 5.3m in width, 3.2m in depth and 2.3m in height'*

The dimensions described are a significant departure from the actual dimensions of both dormers in our proposal as prepared by our architect and submitted as the basis for our planning application.

11.6 **Permission should be granted**

The first Officer's report states:

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

In 6.17 the first Officer summarises and concludes his report by advising that planning permission should indeed be granted. Elsewhere in the document he gives conflicting guidance (paragraphs 2 and 8) to the effect that the planning permission should, in fact, be refused.

The recommendation of the Officer to our first proposal regarding the granting of planning permission (or not) has real meaning to us, our family, our living arrangements and our decisions about the future. We're genuinely unclear what the meaning of this section is.

12. CORRESPONDENCE WITH PLANNING TEAM

- 12.1 There was no contact with the Planning Team following submission of the initial Planning Application prior to the publication of its refusal.
- 12.2 Following the refusal we were anxious to better understand the reasons - particularly in light of the clear existing pattern of development as cited in this document.
- 12.3 This was in the hope of getting guidance from the refusal - such that a reapplication might be of acceptable design to the Council.
- 12.4 All communication with the Planning Team since the initial application was received as valid:

	Date	Time	Sender	Recipient	Contact type	Description
1	14/7/22		Council	George Kain (Agent)	Email	Application and payment acknowledged.
2	14/7/2022 - 24/8/2022		N/A	N/A	N/A	No contact or guidance from officer or Council planning team.
3	24/8/2022		Council			Refusal decision published online.
4	25/8/2022	0934	Ben Woolf	Planning Officer	Telephone call (7 minutes)	We telephone the first Planning Officer to request further guidance. Having discussed the situation with the Officer, he requests a list of relevant planning approvals and promises to call back having reviewed the list.

	Date	Time	Sender	Recipient	Contact type	Description
5	25/8/2022	1027	Ben Woolf	Planning Officer	Email	As requested, we send through relevant planning approvals.
6	25/8/2022	1132	Ben Woolf	Planning Officer	Telephone call (unanswered)	We attempt to call the Officer back (on his mobile phone). The call is not answered.
7	25/8/2022	1156	Ben Woolf	Planning Officer	Email	We follow up with an email requesting that the Officer call us back to discuss. There is no response to this email.
8	25/8/2022-2/9/2022		N/A	N/A	N/A	No contact from the Officer or anyone at the Council.
8	2/9/2022	1403	Ben Woolf	Planning Team Switchboard	Telephone call	We call the main Planning Team switchboard, requesting to speak to the Officer's team leader. We are given contact details for the Planning Team Leader.
9	2/9/2022	1508	Ben Woolf	Haringey Team Leader	Email	We email the Team Leader to request a 'quick ring' to discuss the decision relating to us.
10	2/9/2022	1520	Haringey Team Leader	Ben Woolf	Email	The Team Leader replies, making an undertaking to call us back on Monday (5 September 2022).
11	6/9/2022	1104	Ben Woolf	Haringey Team Leader	Telephone call (unanswered)	Having received no such call the previous day, we attempt to call the Team Leader (on his mobile phone). The call is not answered.
12	6/9/2022	1106	Ben Woolf	Haringey Team Leader	Email	We email the Team Leader requesting a call. There is no response to this email.
13	8/9/2022	1026	Ben Woolf	Haringey Team Leader	Email	We email the Team Leader again requesting a call. There is no response to this email.
14	8/9/2022-14/9/2022		N/A	N/A	N/A	No contact from the Officer or anyone at the Council.

- 12.5 We have included, in full, all correspondence sent to/from both the first Officer and the Planning Team Leader as [Annex 15.8](#).
- 12.6 We hope that is clear from this correspondence that we made every effort to engage positively, openly and proactively.

13. COMPLIANCE WITH PLANNING POLICY

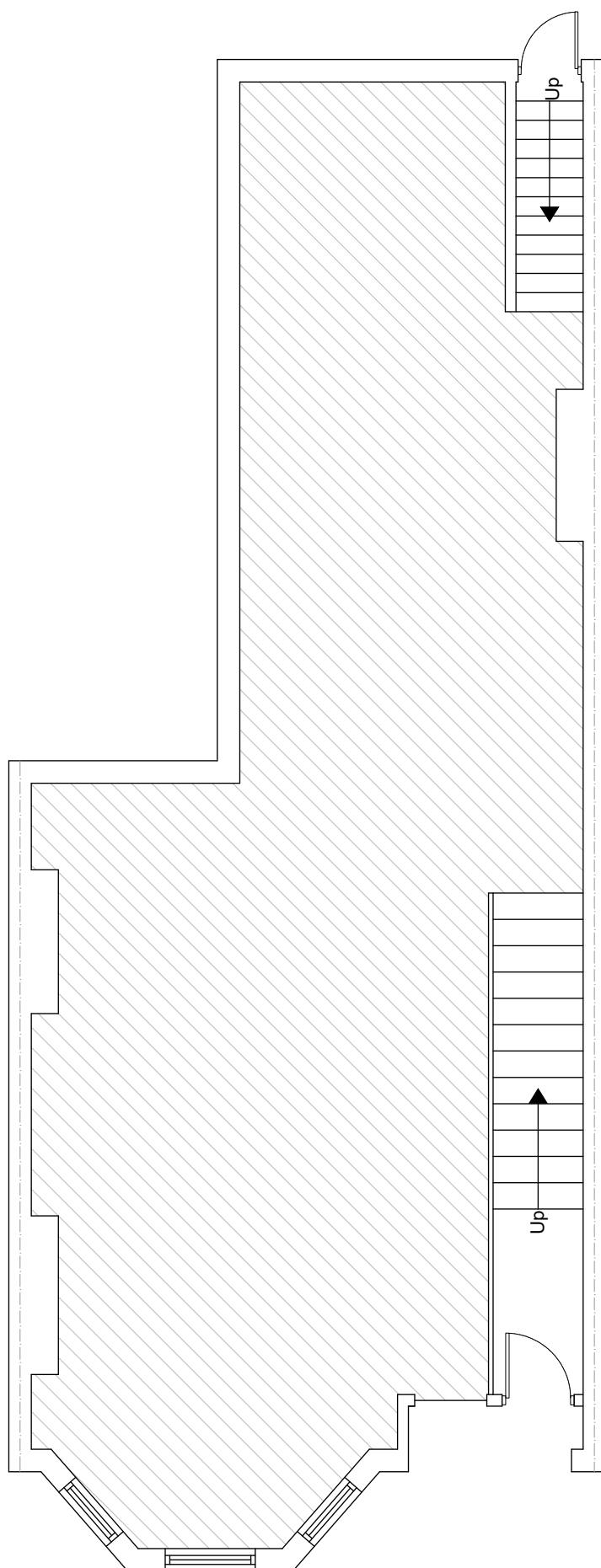
- 13.1 As set out throughout this statement, the proposals follow existing precedents for the same type and form of loft conversions along Albert Road and across the wider area. Other recent applications - for equivalent schemes - have been considered positively by Haringey Council against the same policies that are referenced in the refusal notice for our initial proposal.
- 13.2 Our initial application followed the same format as other equivalent applications along the road, relying on our case officer drawing on the clear established context of the street and on the relevant and appropriate application of the Council's planning policies.
- 13.3 The Local and London Plan policies that are referenced in the refusal notice and that have been applied to the other nearby schemes, are provided at [Annex 15.5](#). Comments have been added against the criteria set out by these policies as they relate to the proposals.
- 13.4 Additionally, we have - in this second application - reduced the scale of the proposal. Specifically, reducing the size of the outrigger dormer with the aim of ensuring that this second application is recognised as acceptable and is approved.
- 13.5 It can be seen that if the policies are appropriately and reasonably applied, all of the criteria are fully met. Given this, we hope that the proposal can and will be approved.

14. CONCLUSION

- 14.1 Thank you for reviewing this Planning Statement and for considering our new application.
- 14.2 This Statement gives background on the proposal, the street and its planning history and the character of the wider area.
- 14.3 Our first application was refused on the basis of its visibility, its outrigger dormer development and argument that the scale and bulk of the proposal were excessive. Claiming that it would be at odds with and harmful to the character of the area.
- 14.4 To address this, we have reduced the scale of the outrigger dormer proposed in this application.
- 14.5 Further, this Statement provides a direct response to the reasons for refusal of our initial proposal as set out on the Local Planning Authority's decision notice and delegated report.
- 14.4 Whilst we consider the first application scheme to be appropriate, the new proposed plans have been amended and we strongly believe it conforms with Policy D3 of the London Plan, policies DM1 and DM12 of The Development Management DPD 2017 and Policy SP11 of the Haringey Local Plan 2017.
- 14.5 We would be more than willing to discuss any thoughts or concerns, supply any further information or answer any questions.
- 14.6 Thank you.

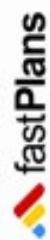
15. APPENDIX

15.1	Initial planning application drawings (101 Albert Road - HGY/2022/1818-14/07/22)	P. 57
15.2	Initial planning application form	P. 68
15.3	Officer's Report for initial application - refusal (24/08/22)	P. 86
15.4	Notice of refusal of planning permission for initial application (24/08/22)	P. 91
15.5	Relevant planning policy	P. 93
15.6	Officers' Reports on relevant approvals	P. 100
15.7	Appeal Decisions	P. 131
15.8	Full correspondence with the Council	P. 137
15.9	High resolution annotated aerial photomap of Albert Road	P. 142
15.10	Contact details	P. 144



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EXISTING GROUND FLOOR PLAN
SCALE 1:50



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Project: Loft Conversion with
Dormer to Rear.

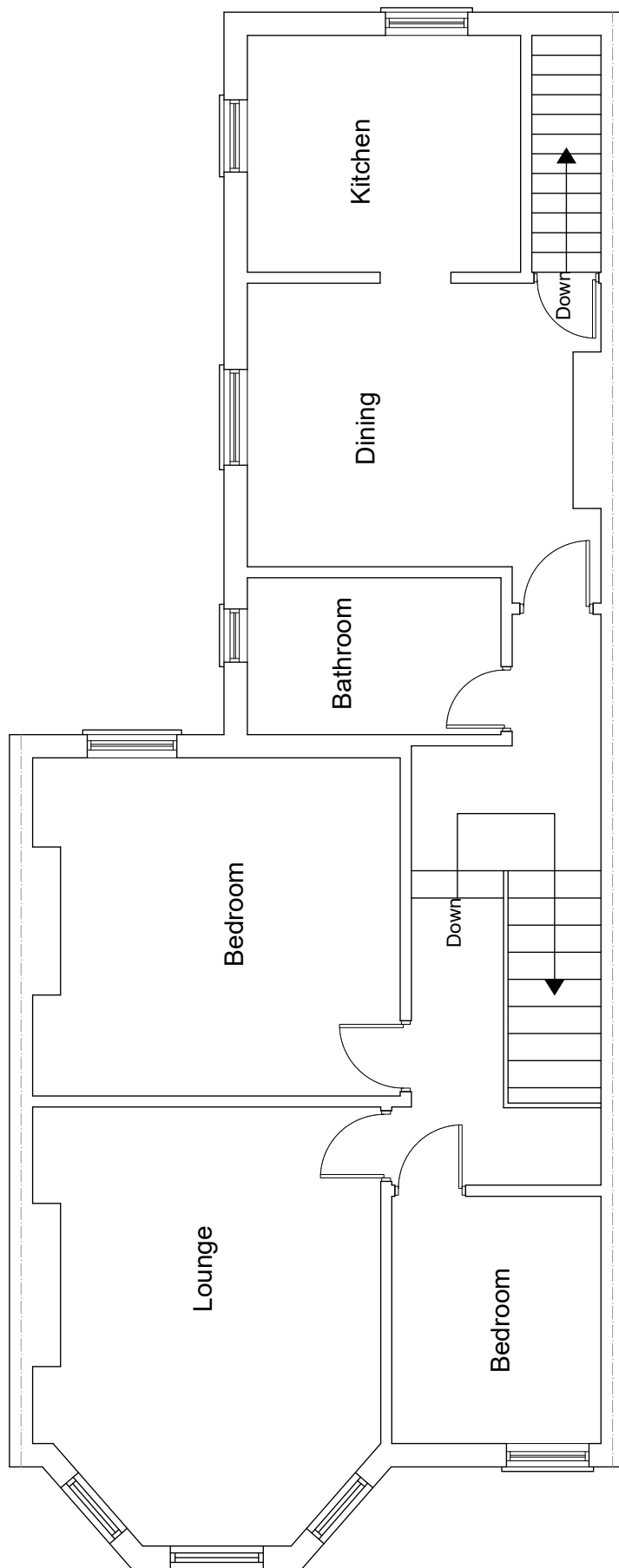
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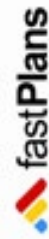
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Drawn by: O.B.S.
Date Drawn: 26-MAY-2022

For Drawings Tel: 020 3542 1777
E-mail: plans@FastPlansUK.co.uk



EXISTING FIRST FLOOR PLAN
SCALE 1:50



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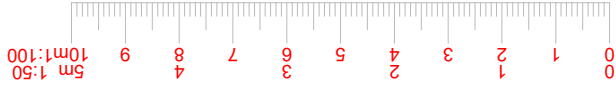
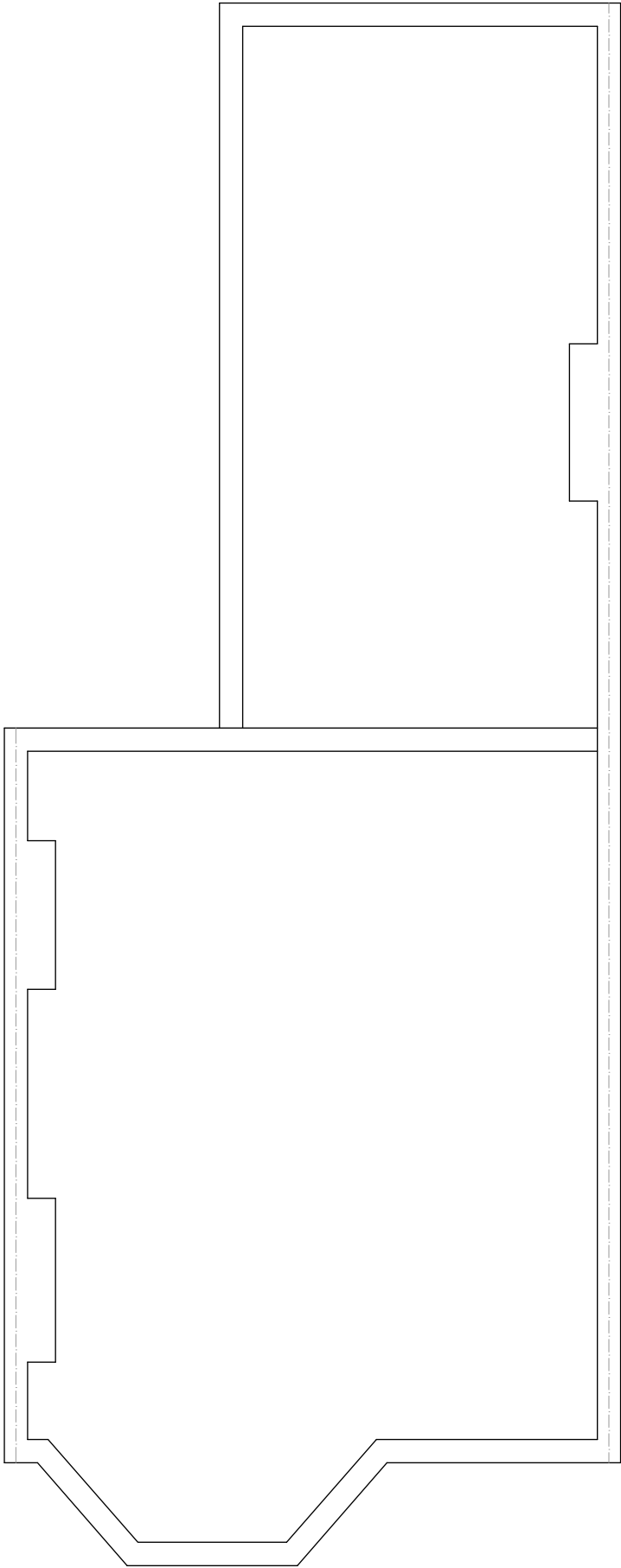
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Drawn by: O.B.S
Date Drawn: 26-MAY-2022

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EXISTING LOFT PLAN
SCALE 1:50



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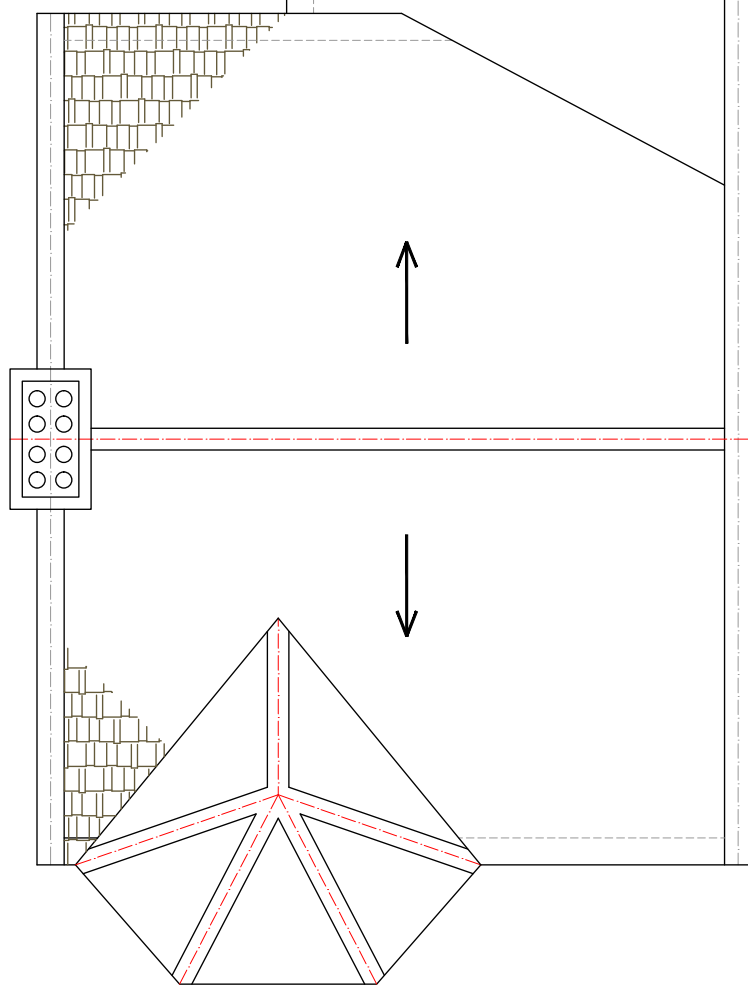
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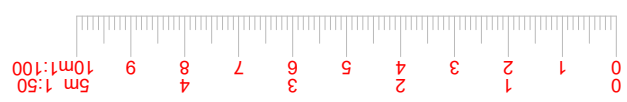
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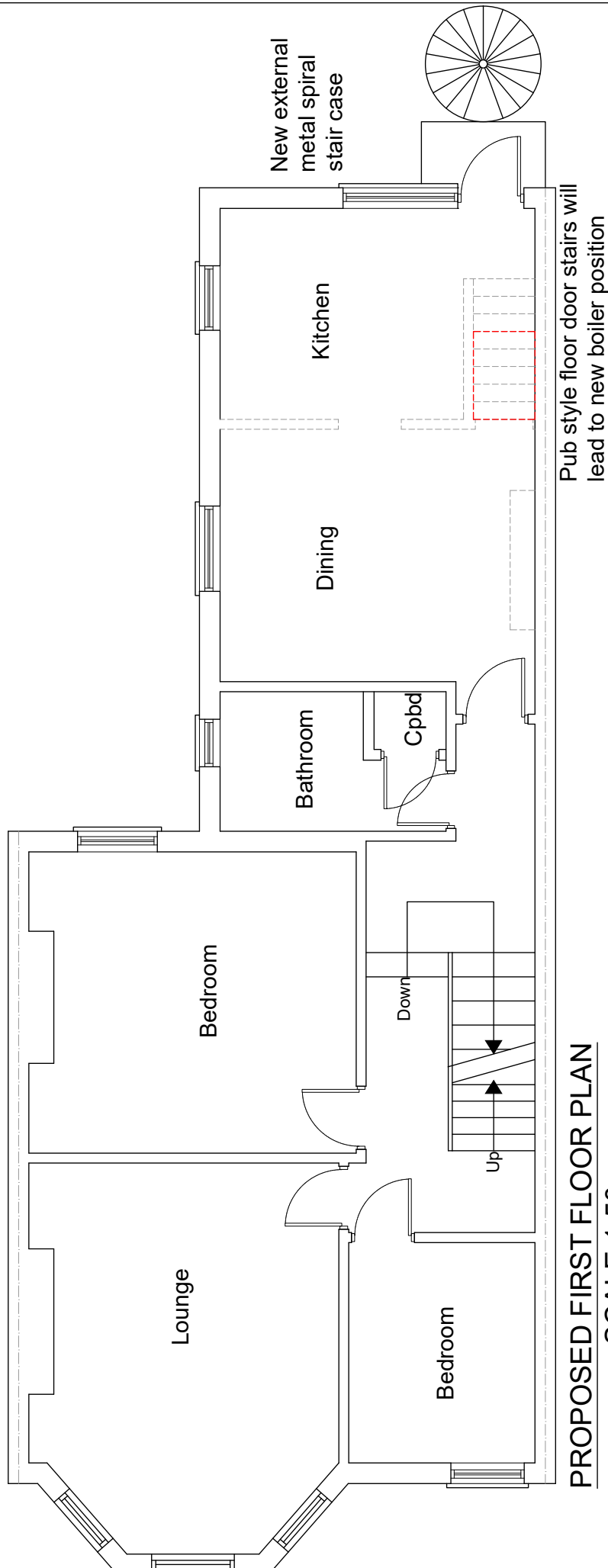
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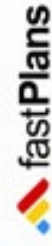
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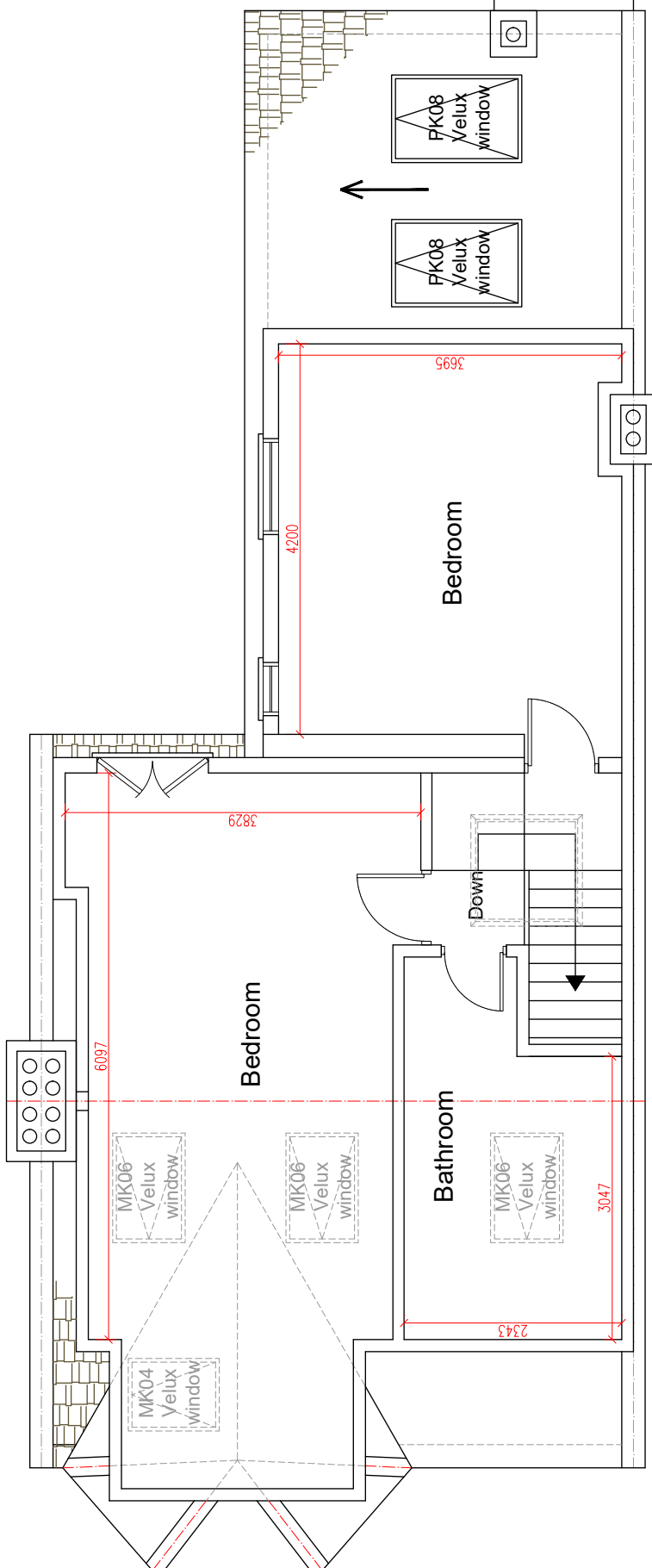
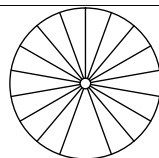
PROPOSED FIRST FLOOR PLAN
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E-mail: plans@FastPlansUK.co.uk	



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PROPOSED LOFT PLAN SCALE 1:50



www.FastPlansUK.co.uk

Project: Loft Conversion with
Dormer to Rear.

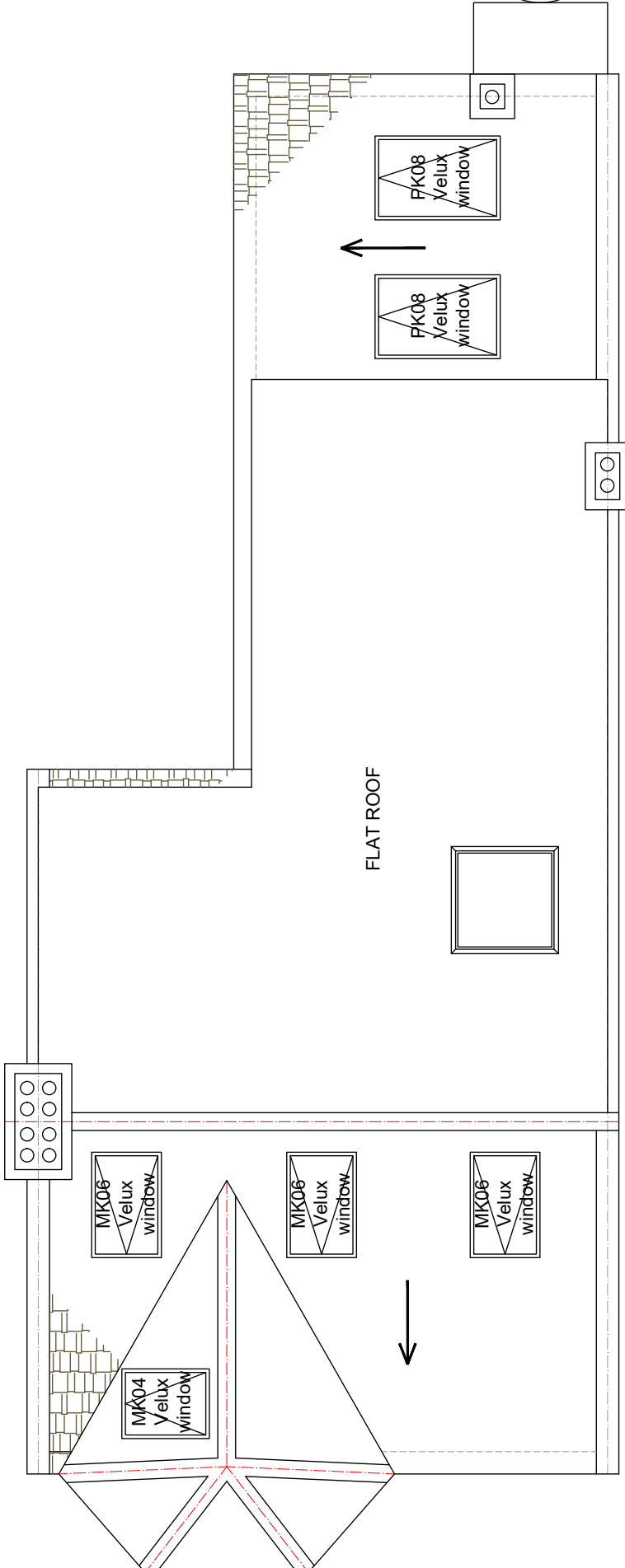
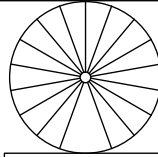
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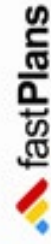
For Drawings Tel: 020 3542 1777
E-mail: plans@FastPlansUK.co.uk

0 1 2 3 4 5 6 7 8 9
0m 1:100
5m 1:50

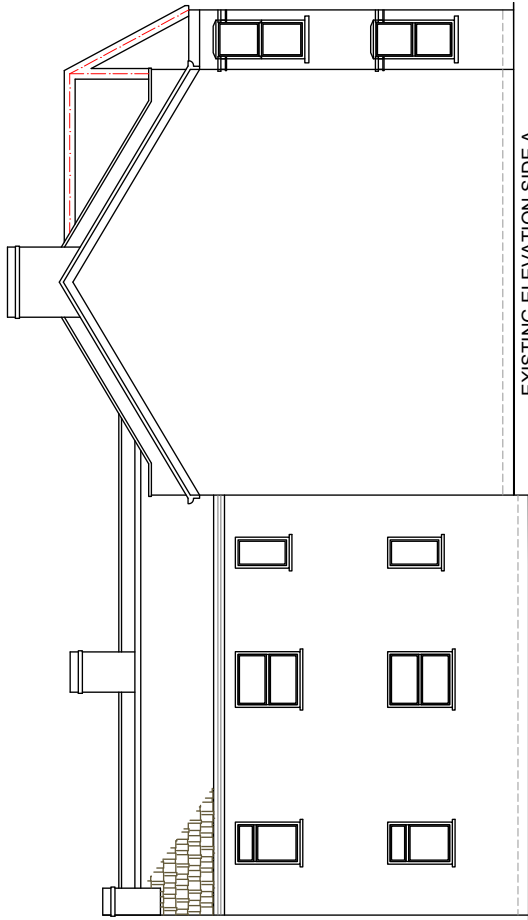


FLAT ROOF

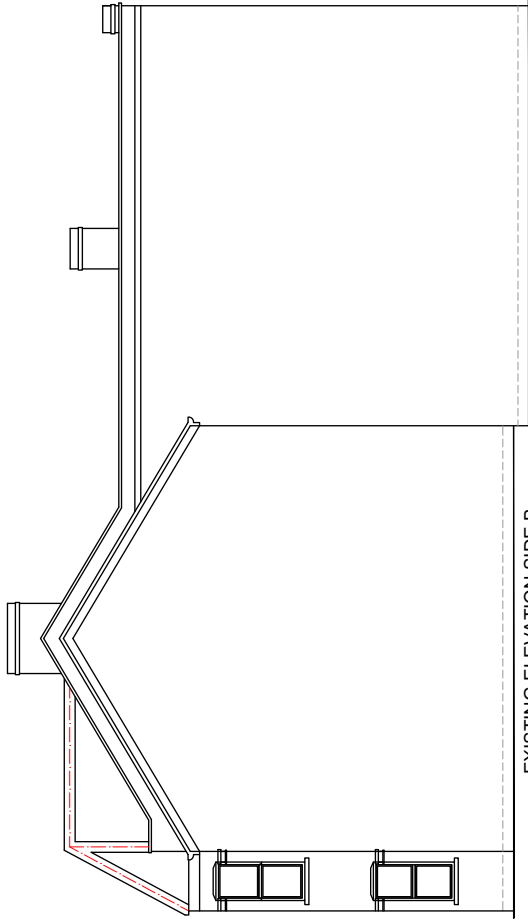
PROPOSED ROOF PLAN
SCALE 1:50



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Project:	Loft Conversion with Dormer to Rear.
Address:	101 ALBERT RD, N22 7AG
Scale:	Dwg. no:
1:50 @ A3	A07
Drawn by:	Date Drawn:
O.B.S	26-MAY-2022
For Drawings Tel: 020 3542 1777	
E-mail: plans@FastPlansUK.co.uk	

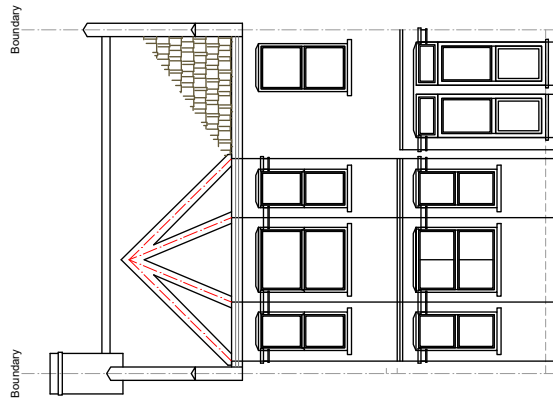


EXISTING ELEVATION SIDE A
SCALE 1:100

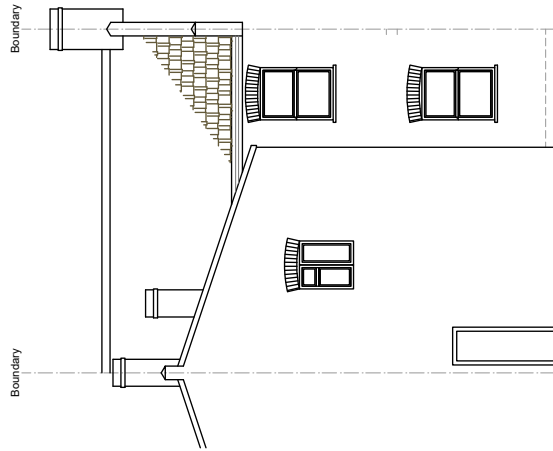


EXISTING ELEVATION SIDE B
SCALE 1:100

0 1 2 3 4 5 6 7 8 9 10m 1:50
10m 1:100



EXISTING FRONT ELEVATION
SCALE 1:100



EXISTING REAR ELEVATION
SCALE 1:100

fastPlans

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Project: Loft Conversion with
Dormer to Rear.

Address:

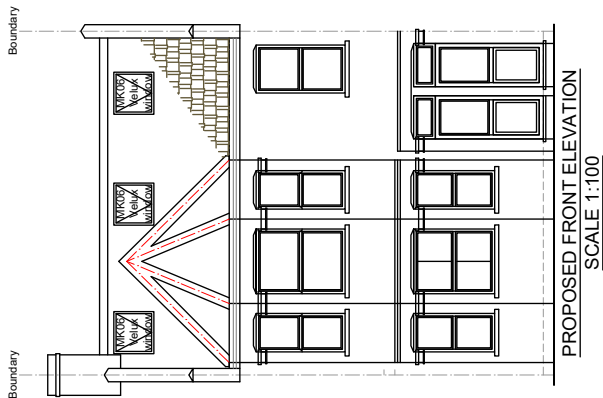
101 ALBERT RD, N22 7AG

Scale: 1:100 @ A3
Dwg. no: A08

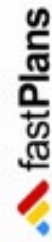
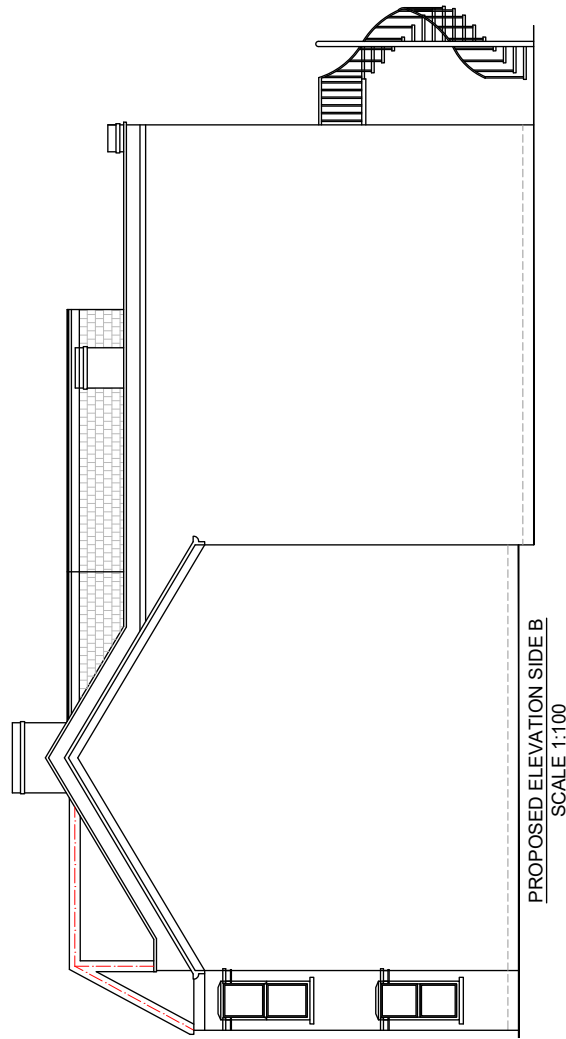
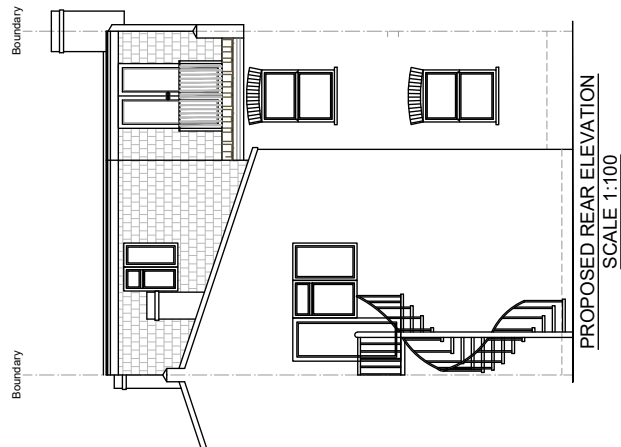
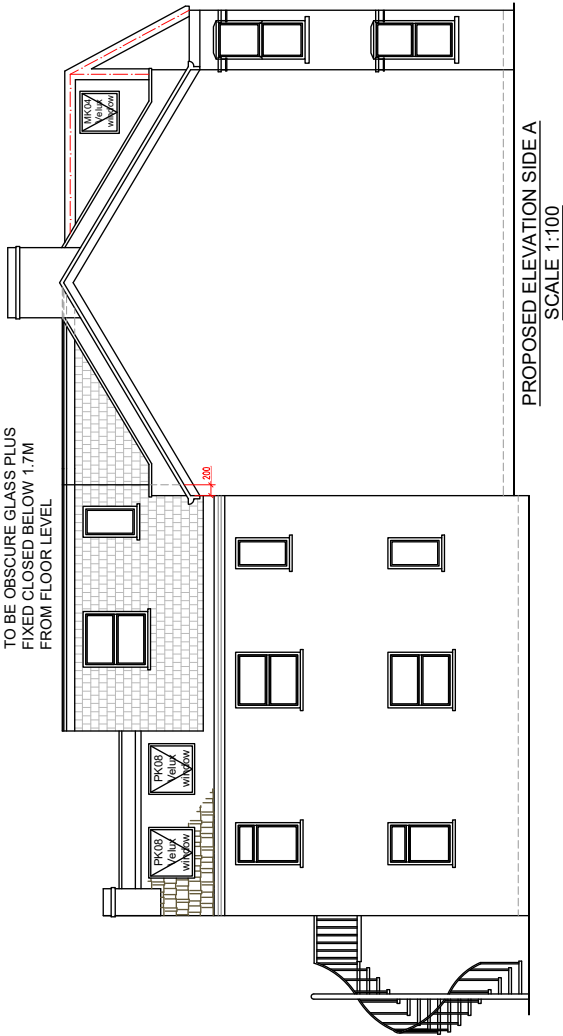
Drawn by: O.B.S
Date Drawn: 26-MAY-2022

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NEW SIDE FACING WINDOWS
TO BE OBSCURE GLASS PLUS
FIXED CLOSED BELOW 1.7M
FROM FLOOR LEVEL



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Project: Loft Conversion with
Dormer to Rear.

Address:

101 ALBERT RD, N22 7AG

Scale: 1:100 @ A3

Dwg. no: A09

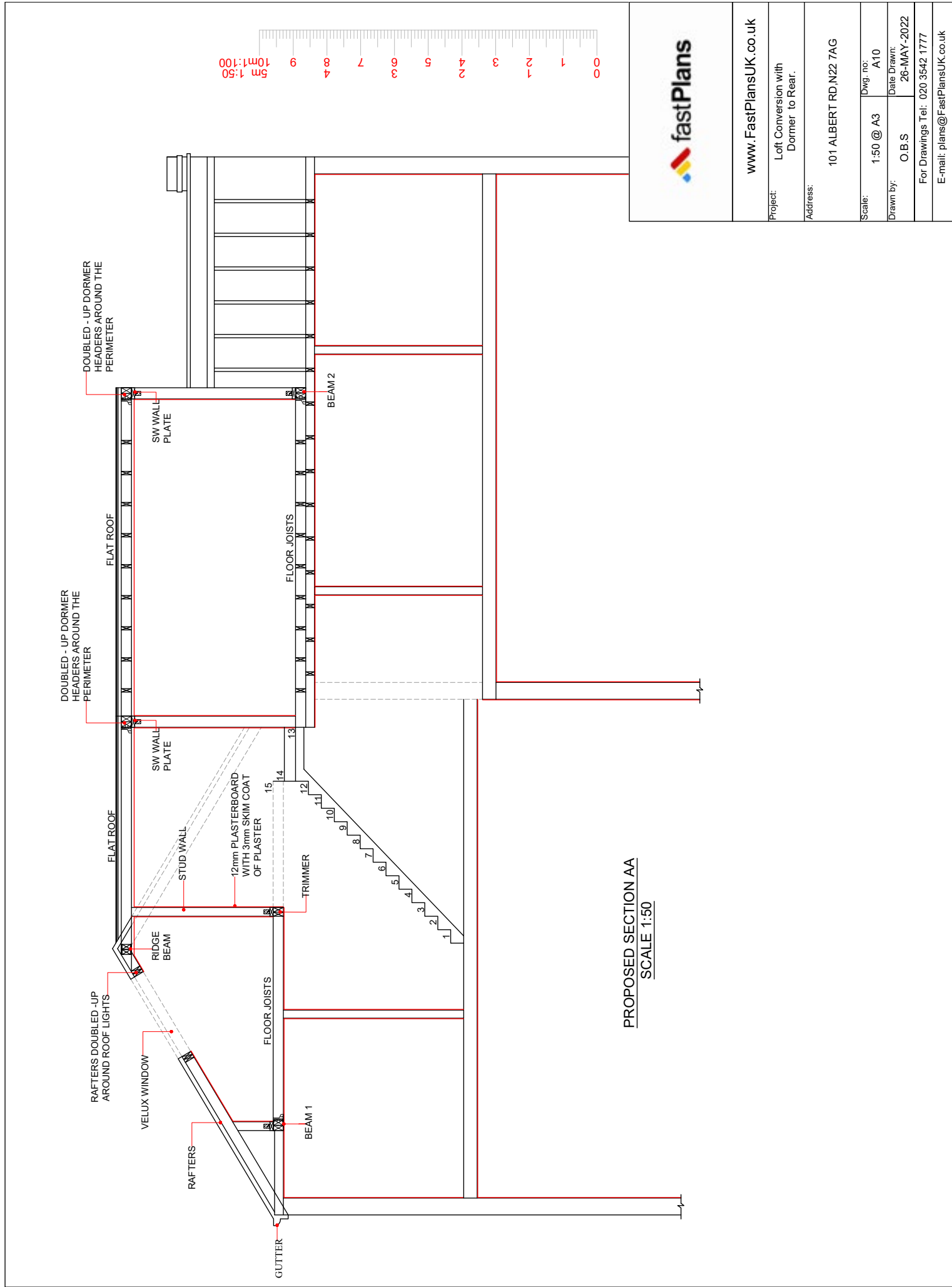
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Date Drawn: 26-MAY-2022

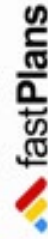
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PROPOSED SECTION AA
SCALE 1:50



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Project: Loft Conversion with
Dormer to Rear.

Address:

101 ALBERT RD, N22 7AG

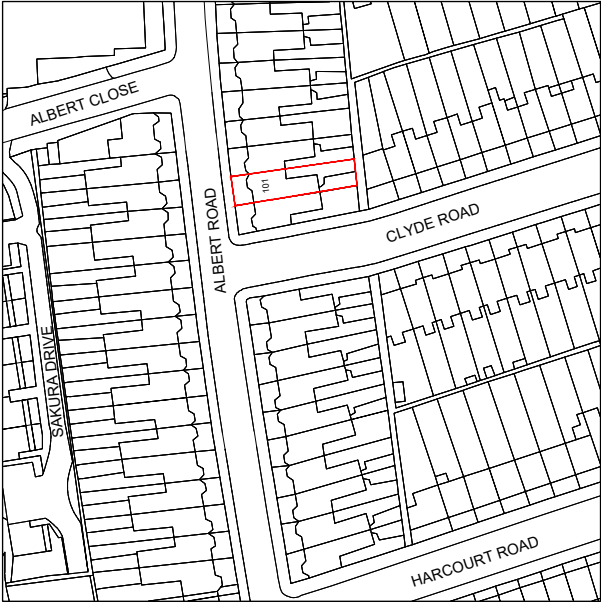
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Dwg. no: A10

Drawn by: O.B.S
Date Drawn: 26-MAY-2022

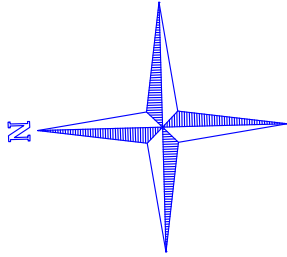
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BLOCK PLAN
SCALE 1:500



LOCATION PLAN
SCALE 1:1250



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Project:	Loft Conversion with Dormer to Rear.
Address:	101 ALBERT RD,N22 7AG
Scale:	Dwg. no: 1:500 @ A3 A11
Drawn by:	Date Drawn: O.B.S 26-MAY-2022
For Drawings Tel: 020 3542 1777	
E-mail: plans@FastPlansUK.co.uk	



6th Floor, River Park House, 225 High Road, Wood Green, London, N22 8HQ

E-mail: planningcustomercare@haringey.gov.uk

Website: www.haringey.gov.uk/planning-and-building-control

Tel: 020 8489 5504

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Site Area

What is the measurement of the site area? (numeric characters only).

Unit

Site information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).
[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

Title Number: NGL14689

Energy Performance Certificate Number

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

- ☐ Yes
☒ No

Public/Private Ownership

What is the current ownership status of the site?

- ☐ Public
☒ Private
☐ Mixed

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

L shaped dormer with rooflights on front slope PLUs new spiral staircase to rear

Has the work or change of use already started?

- ☐ Yes
☒ No

Further information about the Proposed Development

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#). [View more information on the collection of this additional data and assistance with providing an accurate response](#).

Are the proposals eligible for the 'Fast Track Route' based on the affordable housing threshold and other criteria?

- ☐ Yes
☒ No

Do the proposals cover the whole existing building(s)?

- ☐ Yes
☒ No

Where proposals only affect part(s) of building(s), please provide details (e.g. 'Rear Ground Floor', 'Unit 1 - 1st-3rd Floor')

loft

Current lead Registered Social Landlord (RSL)

If the proposal includes affordable housing, has a Registered Social Landlord been confirmed?

If the proposal does not include affordable housing, select 'No'.

- ☐ Yes
☒ No

Details of building(s)

Please add details for each new separate building(s) being proposed (all fields must be completed). Please only include existing building(s) if they are increasing in height as part of the proposal.

Building reference:

na

Maximum height (Metres):

0

Number of storeys:

0

Loss of garden land

Will the proposal result in the loss of any residential garden land?

☐ Yes

☒ No

Projected cost of works

Please provide the estimated total cost of the proposal

Up to £2m

Vacant Building Credit

Please note: This question is specific to applications within the Greater London area.

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[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does the proposed development qualify for the vacant building credit?

☐ Yes

☒ No

Superseded consents

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).
[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does this proposal supersede any existing consent(s)?

☐ Yes

☒ No

Development Dates

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).
[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Please add the expected commencement and completion dates for all phases of the proposed development. If the entire development is to be completed in a single phase, state in the 'Phase Detail' that it covers the 'Entire Development'.

Phase Detail:

entire development

When are the building works expected to commence?:

2022-10

When are the building works expected to be complete?:

2022-12

Scheme and Developer Information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Scheme Name

Does the scheme have a name?

- ☐ Yes
☒ No

Developer Information

Has a lead developer been assigned?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

1st floor flat

Is the site currently vacant?

- ☐ Yes
☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes

☒ No

Existing and Proposed Uses

Please note: This question contains additional requirements specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#). [View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for any proposed new uses should also be added.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these, select 'Other' and specify the use where prompted. [View further information on Use Classes](#). Multiple 'Other' options can be added to cover each individual use.

Use Class:

C3 - Dwellinghouses

Existing gross internal floor area (square metres):

70

Gross internal floor area lost (including by change of use) (square metres):

0

Gross internal floor area gained (including change of use) (square metres):

20

Total Existing gross internal
floorspace (square metres)

70

Gross internal floor area lost (including by
change of use) (square metres)

0

Gross internal floor area gained (including
change of use) (square metres)

20

Materials

Does the proposed development require any materials to be used externally?

☒ Yes

☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Roof

Existing materials and finishes:

tiles

Proposed materials and finishes:

tiles 3 layer torch on felt

Type:

Walls

Existing materials and finishes:

brickwork

Proposed materials and finishes:

brickwork

Type:

Windows

Existing materials and finishes:

timber/pvc

Proposed materials and finishes:

timber/pvc

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☐ Yes

☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

☐ Yes

☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes

☒ No

Are there any new public roads to be provided within the site?

☐ Yes

☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes

☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes

☒ No

Vehicle Parking

Vehicle parking

Please note: This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

☐ Yes

☒ No

Electric vehicle charging points

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities?

☐ Yes

☒ No

Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes

☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes

☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

☐ Yes

☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes

☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes

☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☒ Main sewer

☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

c) Features of geological conservation importance

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Open and Protected Space

Please note: This question is specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Open Space

Will the proposed development result in the loss, gain or change of use of any open space?

☐ Yes

☒ No

Protected Space

Will the proposed development result in the loss, gain or change of use of a site protected with a nature designation?

☐ Yes

☒ No

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☒ Yes
☐ No
☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Connection will be to existing soil stack at 2nd floor level

Water management

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).
[View more information on the collection of this additional data and assistance with providing an accurate response](#).

Please state the expected percentage reduction of surface water discharge (for a 1 in 100-year rainfall event) from the proposal

0

percent

Are Green Sustainable Drainage Systems (SuDS) incorporated into the drainage design for the proposal?

- ☐ Yes
☒ No

Please state the expected internal residential water usage of the proposal

0.00

litres per person per day

Does the proposal include the harvesting of rainfall?

- ☐ Yes
☒ No

Does the proposal include re-use of grey water?

- ☐ Yes
☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
☒ No

Residential Units

Please notes: This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Residential Units to be lost

Does this proposal involve the loss or replacement of any self-contained residential units or student accommodation (including those being rebuilt)?

☐ Yes

☒ No

Residential Units to be added

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)?

☐ Yes

☒ No

Non-Permanent Dwellings

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does this proposal involve the loss or gain of any non-permanent dwellings? Note that this covers any non-permanent dwellings if used as main residence (e.g. caravans, mobile homes, converted railway carriages), traveller pitches/plots or houseboat moorings.

☐ Yes

☒ No

Other Residential Accommodation

Please note: This question contains additional requirements specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does this proposal involve the loss or gain of any other residential accommodation? Note that this covers all other permanent residential accommodation that is outside of Use Classes C3 and C4 (apart from student accommodation), including rooms that are specifically provided for older persons.

☐ Yes

☒ No

Waste and recycling provision

Please note: This question contains additional requirements specific to applications within the Greater London area. The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for dry recycling, food waste and residual waste?

☒ Yes

☐ No

Utilites

Please note: This question contains additional requirements specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).
[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Water and gas connections

Number of new water connections required

Number of new gas connections required

Fire safety

Is a fire suppression system proposed?

- ☐ Yes
☒ No

Internet connections

Number of residential units to be served by full fibre internet connections

Number of non-residential units to be served by full fibre internet connections

Mobile networks

Has consultation with mobile network operators been carried out?

- ☐ Yes
☒ No

Environmental Impacts

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).
[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Community energy

Will the proposal provide any on-site community-owned energy generation?

- ☐ Yes
☒ No

Heat pumps

Will the proposal provide any heat pumps?

- ☐ Yes
☒ No

Solar energy

Does the proposal include solar energy of any kind?

- ☐ Yes
☒ No

Passive cooling units

Number of proposed residential units with passive cooling

0

Emissions

NOx total annual emissions (Kilograms)

0.00

Particulate matter (PM) total annual emissions (Kilograms)

0.00

Greenhouse gas emission reductions

Are the on-site Green House Gas emission reductions at least 35% above those set out in Part L of Building Regulations 2013?

☐ Yes

☒ No

Green Roof

Proposed area of 'Green Roof' to be added (Square metres)

0.00

Urban Greening Factor

Please enter the Urban Greening Factor score

0.00

Residential units with electrical heating

Number of proposed residential units with electrical heating

0

Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

50

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☐ Yes

☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes

☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

99

Suffix:

Address line 1:

Albert Road

Address Line 2:

Town/City:

Postcode:

N22 7AG

Date notice served (DD/MM/YYYY):

01/06/2022

Person Family Name:

Person Role

- ☐ The Applicant
☒ The Agent

Title

Mr

First Name

George

Surname

Kain

Declaration Date

24/06/2022

☒ Declaration made

Declaration

I / We hereby apply for Full planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

George Kain

Date

24/06/2022

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2022/1818

Ward: Alexandra Park

Date received: 14/07/2022

Drawing number of plans: A01, A02, A03, A04, A05, A06, A07, A08, A09, A010, A011, Fire safety statement.

Address: 101 Albert Road N22 7AG

Proposal: L shaped dormer with rooflights on front slope plus new spiral staircase to rear.

Applicant: Ben Woolf

Ownership: Private

Officer contact: Ben Coffie

2. SUMMARY OF RECOMMENDATION

REFUSE PLANNING PERMISSION

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

- 3.1 The proposed development comprise of an L shaped dormer with three rooflights on front slope and one to the crown roof with a new spiral staircase to rear with a new door to facilitate access to the rear garden.
- 3.2 The proposed dormer will measure in 2.35m height, 3.66m depth and 6.37m width. The proposed outrigger will measure in 2.61m height, 3.98m width and in 4.56m depth.

Site and Surroundings

- 3.3 The application site is located on the southern side of Albert Road and contains a house converted into two flats. The site is not within a conservation area.

Relevant Planning and Enforcement history

- 3.4 No Relevant planning and enforcement history.

4. CONSULTATION RESPONSE

- 4.1 No consultation

5. LOCAL REPRESENTATIONS

- 5.1 The application has been publicised by way of press & site notice displayed in the vicinity of the site and 21 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: 0

- 5.2 The representation received has a neutral stance, with some assurances from the applicant that the proposed development will insure the following:

- The proposed location of the boiler is within the wall/ceiling of a bedroom of No.99 Albert Road- to prevent noise and disturbance. (Officer's comments: This element does not constitute relevant planning consideration. Although noise and disturbance the are planning matters, planning permission is not required for the relocation on boilers internally.

6 MATERIAL PLANNING CONSIDERATIONS

- 6.1 The main planning considerations raised by the proposed development are:

1. Design and character and appearance of the area;
2. Impact on neighbouring amenity.

Design and character and appearance of the area.

- 6.2 DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

- 6.3 Planning permission is sought for the proposed loft conversion with a rear dormer and three rooflights on front slope and with the addition of a roof terrace above the existing two storey rear outrigger. The proposed dormer will measure approximately 5.3m in width, 3.2m in depth and 2.3m in height. The proposed terrace will measure 2.8m in width, 4.1m in depth and 1.8m in height.
- 6.4 Albert Road and the surrounding streets form a residential area of small terraced housing in regular street blocks. The area has an attractive character and appearance derived from a uniform scale of housing and interesting front elevations with bay window features with crown roofs. The terraces are predominantly two-storey but it is evident that some houses have accommodation in the roof space as is proposed at the application property.

Dormer and Outrigger

- 6.5 The proposed dormer and outrigger roof extension will represent a dominant addition to the rear roof slope given its excessive scale and bulk. The proposed dormer rear dormer would extend across the full width of the property and would cover the whole slope of the roof from eaves to ridge. There would no significant set back from the eaves, roof ridge or side parapets.
- 6.6 The proposed outrigger will equally have an excessive scale, height and bulk, and would have a dominant and top- heavy impact. Officers are aware that within the immediate terrace there are some examples of the proposed development however these are not so common therefore it is not considered this is now the established character of the terrace.
- 6.7 The rear of the application site is highly visible from Clyde Road to the west of the site. Therefore, the proposed dormer and outrigger would have a disproportionate, obtrusive and top-heavy feature which will be highly visible within the rear garden scape and from Clyde Road.

Rear spiral stairs and proposed door

- 6.8 The proposed spiral stairs at the rear of the outrigger with the new door access would not harm the character and appearance of the host dwelling and the area in general. Whilst this element is not prevalent within the area, it is not envisages that it would be intrusive and incongruous at the rear and when viewed from the Clyde Road.
- 6.8 As such, the proposed rear dormer and outrigger are considered unacceptable and will constitute a detrimental impact against the design and character of the host property and the area in general.

Front rooflights

- 6.9 Three rooflights are proposed to the front roof slope and one on the west slope of the crown roof. It is considered that they will dominate the front roof slope and create a visual clutter, however in the event that such an application was being approved these could be reduced to two.

Impact on neighbouring amenity

- 6.10 London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.
- 6.11 DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

Roof extensions and rooflights

- 6.12 Due to the location of the proposed dormer, outrigger and rooflights above the roof slope, it is not envisaged that there would any adverse impact against the amenity of neighbouring dwellings. The proposed inside windows to be installed on the outrigger would be obscured glazing therefore would mitigate loss of privacy concerns with regard to overlooking.

Rear spiral stairs and proposed door

- 6.13 The proposed spiral stairs and door at the rear of the of the outrigger would enable access to the first floor, however, would give direct view of the gardens of both adjoining neighbouring properties to the site. This would give rise to impacts against these neighbouring sites with regards to loss of privacy through overlooking into neighbouring gardens.
- 6.14 Notwithstanding the above if this application were to be approved, a condition would be imposed to submit measures of screening to mitigate the impacts identified above.
- 6.15 As such, due to the above considerations the proposed development would not inflict any adverse impact against the amenity currently enjoyed by neighbouring properties and is in compliance with policy D6 of the London Plan and policy DM1 of the DPD.

Conclusion

- 6.16 The proposal is considered unacceptable in terms of its impact upon the character and appearance of the host property and surrounding area.

- 6.17 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

REFUSE PERMISSION

The proposed dormer and outrigger would by reason of their unacceptable scale and bulk result in an incongruous, over-dominant and disproportionate additions to the host property, at odds with and harmful to the character of this area, contrary to Policy D3 of the London Plan, policies DM1 and DM12 of The Development Management DPD 2017 and Policy SP11 of the Haringey Local Plan 2017.

Planning Service

Rob Krzyszowski Assistant Director Planning, Building Standards & Sustainability

Mr George Kain
Fast Plans
6 Winsham Grove
London
SW11 6ND

On behalf of
Ben Woolf
101 Albert Road
London
N22 7AG

Planning Application Reference No. **HGY/2022/1818**

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

NOTICE OF REFUSAL OF PLANNING PERMISSION

Location: **101 Albert Road, N22**

Proposal: **L shaped dormer with rooflights on front slope plus new spiral staircase to rear.**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby **REFUSE** the above development in accordance with the application dated 14/07/2022 and drawing numbers: A01, A02, A03, A04, A05, A06, A07, A08, A09, A010, A011, Fire safety statement.

SEE SCHEDULE OF REASONS ATTACHED

24/08/2022



Robbie McNaughton
Head of Development Management and Planning Enforcement
Planning Service

NOTE:

1. You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
2. This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

Planning Service

Rob Krzyszowski Assistant Director Planning, Building Standards & Sustainability

SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2022/1818

The application shown above has been refused for the following reason:

1. The proposed dormer and outrigger would by reason of their unacceptable scale and bulk result in an incongruous, over dominant and disproportionate additions to the host property, at odds with and harmful to the character of this area, contrary to Policy D3 of the London Plan, policies DM1 and DM12 of The Development Management DPD 2017 and Policy SP11 of the Haringey Local Plan 2017.

INFORMATIVE:

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

24/08/2022



Robbie McNaugher
Head of Development Management and Planning Enforcement
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6th Floor, River Park House,
225 High Road, Wood Green,
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T 020 8489 5504
www.haringey.gov.uk

15.5 RELEVANT PLANNING POLICY

15.5.1

The Development Management DPD 2017

Policy DM1: DELIVERING HIGH QUALITY DESIGN

Haringey Development Charter

A All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:

- a Relate positively to neighbouring structures, new or old, to create a harmonious whole;
- b Make a positive contribution to a place, improving the character and quality of an area;
- c Confidently address feedback from local consultation;
- d Demonstrate how the quality of the development will be secured when it is built; and
- e Are inclusive and incorporate sustainable design and construction principles.

Design Standards

Character of development

- B Development proposals should relate positively to their locality, having regard to:
- a Building heights;
 - b Form, scale & massing prevailing around the site;
 - c Urban grain, and the framework of routes and spaces connecting locally and more widely;
 - d Maintaining a sense of enclosure and, where appropriate, following existing building lines;
 - e Rhythm of any neighbouring or local regular plot and building widths;
 - f Active, lively frontages to the public realm; and
 - g Distinctive local architectural styles, detailing and materials.

COMMENTS:

The proposals follow and respond positively to existing precedent.

The proposals are fully in keeping with the local character of the area. High quality materials will be used that are in keeping with the existing building and local character of the street.

No feedback or objections were submitted.

This is demonstrated within the submission drawings which again follow existing precedents along the street. The submission of materials for approval can be conditioned if this is of concern.

The addition of extra accommodation is highly sustainable. The construction of the extension will fully meet current building regulation standards that incorporate sustainable design principles, including in respect of insulation and ventilation standards.

The proposals follow established precedents in relation to all of the above criteria that are relevant.

COMMENTS (cont.):

Landscaping

- C Development proposals shall demonstrate how the landscaping and planting are integrated into the development as a whole. The Council will expect development proposals to respond to:
- a Landform;
 - b Levels, slopes and the fall of the ground;
 - c Trees on and close to the site;
 - d Landscaped boundary and treatments; and
 - e Any other significant biodiversity (including prioritising native over invasive species) on or close to the site.

This is not relevant to the proposals which are for a loft extension only.

Privacy and amenity

- D Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that:
- a Provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land;
 - b Provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development; and
 - c Address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from the use and activities of the development.

All of these criteria are met as demonstrated by the proposed drawings and contextual assessment.

Policy DM12: HOUSING DESIGN AND QUALITY**POLICY DM12:
HOUSING DESIGN
AND QUALITY**

A All new housing and residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses (see Policy DM1) and are required to meet or exceed the minimum internal and external space standards of the London Plan and the Mayor's Housing SPG.

B Ground floor family housing should provide access to private garden/amenity space, and family housing on upper floors should have access to a balcony and/or terrace, subject to acceptable amenity, privacy and design considerations, or to shared amenity space and children's play space.

C In areas of especially poor residential environmental quality, development proposals should seek to include enhanced provision of green infrastructure, including the quantity and quality of landscaped areas, tree provision and, where the site allows, the provision of additional open space.

D Mixed tenure residential development proposals must be designed to be 'tenure blind' to ensure homes across tenures are indistinguishable from one another in terms of quality of design, space standards and building materials.

Residential Extensions

E Extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

F New rooms created by an extension should comply with space and amenity requirements set out in the London Plan Mayor's Housing SPG.

G Proposals for residential extensions should have regard to the Council's relevant Supplementary Planning Documents, where appropriate, including the South Tottenham House Extensions SPD.

COMMENTS:

All of these criteria are met as again demonstrated by the proposed drawings and contextual analysis.

The loft extension will benefit from access to our existing private garden.

Not relevant.

Not relevant.

The proposals fully respect the existing building and follow existing precedents in respect of design and materials.

These standards are met.

Not relevant.

SP11 - Design

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. To achieve this all 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;
- Ensure impacts on health, climate change, natural resources and biodiversity are minimised by adopting and improving sustainable design and construction techniques;
- Incorporate solutions to reduce crime and the fear of crime, such as promoting social inclusion; creating well-connected and high quality public realm that is easy and safe to use; and by applying the principles set out in 'Secured by Design' and Safer Places;
- Promote high quality landscaping on and off site, including improvements to existing streets and public spaces;
- Seek the highest standards of access in all buildings and places; and
- Ensure buildings are designed to be flexible and adaptable – and able to integrate services and functions.

Applications for tall buildings will be assessed against the following criteria:

- an adopted Area Action Plan or existing adopted masterplan framework for the site and surrounding area;
- assessment supporting tall buildings in a Characterisation Study which should be prepared as supporting evidence for all AAP areas;
- compliance with the Development Management Policies criteria for Tall and Large Building siting and design;
- compliance with all the relevant recommendations as set out in CAGE / English Heritage "Guidance on Tall Buildings", 2007.

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. To achieve this all development shall:

COMMENT: The proposals are for a roof extension only. They fully respect the existing building and follow existing precedents in respect of design and materials.

- 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;

COMMENT: The proposals respect the existing building and follow the established character and therefore existing identity of the area.

- Ensure impacts on health, climate change, natural resources and biodiversity are minimised by adopting and improving sustainable design and construction techniques;

COMMENT: The plans will meet existing building regulation standards as a minimum, including heating, insulation and ventilation standards. This will benefit the sustainable design rating of the whole of the top floor flat.

- Incorporate solutions to reduce crime and the fear of crime, such as promoting social inclusion; creating well-connected and high quality public realm that is easy and safe to use; and by applying the principles set out in 'Secured by Design' and Safer Places;

COMMENT: The proposals will add extra accommodation to an existing flat. No additional overlooking will be provided to the street or significantly to the rear of the property, but this is to the benefit of respecting the character of the area and privacy and amenity of our neighbours.

- Promote high quality landscaping on and off site, including improvements to existing streets and public spaces;

COMMENT: Not relevant. The proposal are for a top floor flat roof extension only.

- Seek the highest standards of access in all buildings and places; and

COMMENT: Access to the existing flat will not be affected. Internal access will fully meet building regulation requirements

- Ensure buildings are designed to be flexible and adaptable – and able to integrate services and functions.

COMMENT: The extension will provide more flexible accommodation.

Applications for tall buildings will be assessed against the following criteria:

- an adopted Area Action Plan or existing adopted masterplan framework for the site and surrounding area;
- assessment supporting tall buildings in a Characterisation Study which should be prepared as supporting evidence for all AAP areas;
- compliance with the Development Management Policies criteria for Tall and Large Buildings siting and design; and
- compliance with all the relevant recommendations as set out in CABE / English Heritage "Guidance on Tall Buildings", 2007.

COMMENT: Not relevant.

Policy D3 - Optimising site capacity through the design-led approach**Policy D3 Optimising site capacity through the design-led approach****The design-led approach**

- A All development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site's context and capacity for growth, and existing and planned supporting infrastructure capacity (as set out in [Policy D2 Infrastructure requirements for sustainable densities](#)), and that best delivers the requirements set out in Part D.
- B Higher density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling, in accordance with [Policy D2 Infrastructure requirements for sustainable densities](#). Where these locations have existing areas of high density buildings, expansion of the areas should be positively considered by Boroughs where appropriate. This could also include expanding Opportunity Area boundaries where appropriate.
- C In other areas, incremental densification should be actively encouraged by Boroughs to achieve a change in densities in the most appropriate way. This should be interpreted in the context of [Policy H2 Small sites](#).
- D Development proposals should:

Form and layout

- 1) enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions
- 2) encourage and facilitate active travel with convenient and inclusive pedestrian and cycling routes, crossing points, cycle parking, and legible entrances to buildings, that are aligned with peoples' movement patterns and desire lines in the area
- 3) be street-based with clearly defined public and private environments
- 4) facilitate efficient servicing and maintenance of buildings and the public realm, as well as deliveries, that minimise negative impacts on the environment, public realm and vulnerable road users

Experience

- 5) achieve safe, secure and inclusive environments
- 6) provide active frontages and positive reciprocal relationships between what happens inside the buildings and outside in the public realm to generate liveliness and interest
- 7) deliver appropriate outlook, privacy and amenity
- 8) provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity
- 9) help prevent or mitigate the impacts of noise and poor air quality
- 10) achieve indoor and outdoor environments that are comfortable and inviting for people to use

COMMENTS:

The proposals will provide additional accommodation, making efficient use of the existing residential property and optimising the capacity of the site.

The Plans follow existing precedents and therefore the established character of the area.

The proposal responds positively to existing roof extensions – and follows the design precedents set by them.

Not relevant

Not affected

Servicing and maintenance will not be affected

All of these criteria have been carefully considered. The plans respect privacy and amenity and the general setting of the property.

Quality and character

- 11) respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character
- 12) be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well
- 13) aim for high sustainability standards (with reference to the policies within London Plan Chapters 8 and 9) and take into account the principles of the circular economy
- 14) provide spaces and buildings that maximise opportunities for urban greening to create attractive resilient places that can also help the management of surface water.

E Where development parameters for allocated sites have been set out in a Development Plan, development proposals that do not accord with the site capacity in a site allocation can be refused for this reason.

COMMENTS (cont.):

The proposal will be fully in keeping with the character of the area and will meet all sustainable design criteria as set out in current building regulation standards.

Not relevant.

All criteria are met.

15.6 OFFICERS' REPORTS

Officers' Reports:

1.	Granted: 06/10/2021	Officer: Fatema Begum	HGY/2021/2336	61 Albert Road, N22 7AA	P. 101
2.	Granted: 23/07/2021	Officer: Fatema Begum	HGY/2021/1801	165 Albert Road, N22 7AQ	P. 104
3.	Granted: 24/11/2020	Officer: Samuel Uff	HGY/2020/2578	150 Albert Road, N22 7AH	P. 106
4.	Granted: 20/04/2020	Officer: Samuel Uff	HGY/2020/0706	46 Albert Road, N22 7AH	P. 109
5.	Granted: 11/03/2020	Officer: Laurence Ackrill	HGY/2020/0353	55 Albert Road, N22 7AA	P. 112
6.	Granted: 08/01/2020	Officer: Tania Skelli	HGY/2019/2908	85 Albert Road, N22 7AG	P. 117
7.	Granted: 20/11/2019	Officer: Samuel Uff	HGY/2019/2662	69 Albert Road, N22 7AG	P. 120
8.	Granted: 16/09/2019	Officer: Kwaku Bossman-Gyamera	HGY/2019/2062	39 Albert Road, N22 7AA	P. 123
9.	Granted: 12/09/2019	Officer: Kwaku Bossman-Gyamera	HGY/2019/2064	37 Albert Road, N22 7AA	P. 128

15.7 Appeal Decisions:

10.	Granted on appeal: 05/04/2017	Inspector: Roy Merrett BSc(Hons) DipTP MRTPI	APP/Y5420/W/ 16/3166368 (HGY/2016/2454)	45 Albert Road, N22 7AA	P. 132
11.	Granted on appeal: 06/03/2019	Inspector: David Murray BA (Hons) DMS MRTPI	APP/Y5420/D/ 19/3220311 (HGY/2018/3204)	157 Albert Road, N22 7AQ	P. 134

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2021/2336

Ward:

Date received: 12/08/2021

Officer contact: Fatema Begum

Drawing number of plans: 21/248/100 P2, 21/248/101 P5, 21/248/102 P2, 21/248/103 P1, Design and Access Statement Rev A.

Address: 61 Albert Road, London N22 7AA

Proposal: Proposed loft conversion above existing flat including dormers to rear roof slope to form additional bedrooms and bathroom. Rooflight above kitchen

Applicant: Danielle Roet

2. REPRESENTATIONS

- 2.1 1 representations were received in response to notification and publicity of the application.
- 2.2 The following issues were raised by neighbours, local groups and Councillors:
 - Overlooking

3. REASONS FOR GRANTING PERMISSION

- 3.1 The subject site is a mid-terraced property. The site is not located within any conservation area and does not fall within the curtilage of a listed building.
- 3.2 The planning history of the site has been taken into account when coming to this decision.
- 3.3 This proposal is for a proposed loft conversion on main roof and outrigger roof, with x 3 roof lights to the front roof slope. This proposal also seeks to remove the first floor rear window and replace with double doors and Juliet balcony. The proposed windows on the side elevation of the dormers would be obscure glazed to prevent any overlooking into the neighbouring properties.
- 3.4 The proposed double doors and Juliet balcony on the first floor rear elevation is considered acceptable and is not too dissimilar to having a large window in its place, therefore the level of overlooking would be minimal and not too dissimilar to that of a Juliet balcony on dormer, which are generally approved in the borough. Juliet balconies are designed as a barrier and does not allow for any access to step out, therefore providing the same level of overlooking as a window.

- 3.5 In recent years' similar developments for dormers and outrigger dormers have been approved at no 39 Albert Road (HGY/2019/20620 and no. 45 Albert Road (HGY/2016/2454 won on appeal).
- 3.6 The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.
- 3.7 The height and depth of the proposed dormers would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.
- 3.8 The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.
- 3.9 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:

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: (21/248/100 P2, 21/248/101 P5, 21/248/102 P2, 21/248/103 P1, Design and Access Statement Rev A). 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: 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.

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.

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2021/1801

Ward: Alexandra

Date received: 15/06/2021

Officer contact: Fatema Begum

Drawing number of plans: 151214H/LP1, 2021-17, 2021-17-X1, Design and Access Statement

Address: 165 Albert Road N22 7AQ

Proposal: Rear dormer on the main roof slope with a dormer on the rear outrigger and roof lights to the front roof slope.

Applicant: Mr. & Mrs D & L Desscan

2. REPRESENTATIONS

- 2.1 No representations were received in response to notification and publicity of the application.

3. REASONS FOR GRANTING PERMISSION

- 3.1 The subject site is a mid-terraced building. The site is not located within any conservation area and does not fall within the curtilage of a listed building.
- 3.2 The planning history of the site has been taken into account when coming to this decision.
- 3.3 This proposal is for a rear dormer on the main roof slope with a dormer on the rear outrigger and roof lights to the front roof slope. A similar scheme was approved at no. 150 Albert Road (HGY/2020/2578) which has since been erected.
- 3.4 The set-up from eaves and set in from the main roof party walls is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. The rooflights will be of modest scale to respect the integrity of the front roof slope. Therefore, the local character and visual amenity of the area will be protected.
- 3.5 The height and depth of the extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

- 3.6 The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.
- 3.7 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

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 (151214H/LP1, 2021-17, 2021-17-X1, Design and Access Statement). 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: 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.

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.

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2020/2578

Ward: Alexandra

Date received: 08/10/2020

Officer contact: Samuel Uff

Last amended date: N/a

Drawing number of plans: A01; 02; 03; 04; 05; 06; 07; 08; 09; 10; 11.

Address: 150 Albert Road N22 7AH

Proposal: Erection of rear dormer roof extension to main roof and roof of rear outrigger and installation of front rooflights

Applicant: Michael Polyviou

2. REPRESENTATIONS

- 2.1 One representation received in response to notification and publicity of the application.
- 2.2 The following issues were raised by neighbours, local groups and Councillors:
 - *No objection in principle but materials should be in-keeping* (Officer Response: A condition will require materials to match)

3. REASONS FOR GRANTING PERMISSION

- 3.1 The subject site is a mid-terrace building, which is part of a terrace that contains purpose built maisonettes. The site is not located within any conservation area and does not fall within the curtilage of a listed building.
- 3.2 The planning history of the site has been taken into account when coming to this decision.
- 3.3 The applicant has drawn attention to the developments approved at nos.45 and 157 decided on appeal. These were large roof extensions that extended onto the outrigger. A further application at no.85 has also been approved.
- 3.4 The applicant was advised that the template should be for that approved at no.85, which had a set down of the outrigger extension from the height of the main roof extension, but they have pointed out that this would have to be very nominal given the 2.1m head clearance in this part of the extension. Given the depth of the outrigger and height of the proposed works, coupled with the lack of a set down in the appealed cases, the scale is considered to be acceptable.

- 3.5 The set-up from eaves and set in from the main roof party walls is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. The rooflights will be of modest scale to respect the integrity of the front roofslope. Therefore, the local character and visual amenity of the area will be protected.
- 3.6 The height and depth of the extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.
- 3.7 The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2016 and the NPPF.
- 3.8 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

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 A09 & A10. 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 2016, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

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: 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.

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2020/0706

Ward: Alexandra

Date received: 11/03/2020

Officer contact: Samuel Uff

Drawing number of plans: Unnumbered block plan; OS sitemap; Design and Access Statement; 2020-05-01; 02; 03

Address: 46 Albert Road N22 7AH

Proposal: Rear dormer roof extensions to main roof and the rear outrigger; rear external stairwell from first floor to garden; and 6 x front rooflights

Applicant: Mr Arnaud Mungapen

2. REPRESENTATIONS

- 2.1 No representations were received in response to notification and publicity of the application.

3. REASONS FOR GRANTING PERMISSION

- 3.1 The subject site is a mid-terrace maisonette. The site is not located within any conservation area and does not fall within the curtilage of a listed building.
- 3.2 The planning history of the site has been taken into account when coming to this decision.
- 3.3 The terrace in this instance backs onto a purpose built block of flats and an industrial building. This creates a less conventional residential setting than other parts of Albert Road.
- 3.4 There a number of roof extensions visible from the application site but these are generally just to the main roofslope. The supporting DAS indicates other recent approvals for roof extensions on the outrigger but these are not in the immediate vicinity and therefore are not directly comparable, but do clearly suggest sensitive development of these properties is not out of character in the area. In this instance it is noted that this would be set well within the outrigger and up from eaves and would be acceptable in this instance, especially given the townscape of the area.

- 3.5 The use of external stairs is generally not favoured and internal arrangements such as the existing access to the garden are the preferred method of accessing gardens for first floor flats. Again, the DAS makes reference to existing examples of such development in the immediate vicinity to similar buildings in more uniform parts of Albert Road than the application site. The examples are to dwellings with the same layout and outrigger arrangement and similar design of extension and associated entrance leading on to them.
- 3.6 Although each case is considered on its individual merits, the similarity in circumstance and proximity of these previously approved schemes, as with the roof extensions, does suggest that this would not be so out of character in this area. Indeed, the greater variety in residential and non-residential design in this instance would suggest that this would have a lesser impact in this instance than those referenced. As such the scale and design of the external stairs, to be similar to that at no.85 is considered acceptable in this instance.
- 3.7 The use of a double set of doors leading onto the stairs instead of a single door and window is considered to be an acceptable form.
- 3.8 The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.
- 3.9 The scale of development would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. The ground floor flat has a set of patio doors, which appear to serve a modest sized kitchen. There is a second aspect serving this kitchen and the stairwell would be a more open structure than a standard two storey extension.
- 3.10 The projection of the platform and external stairs would be acceptable in this instance given the relationship with the adjoining neighbour's windows, especially given the distance from first floor window and non-habitable window of their garden access. As such, there will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.
- 3.11 The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2016 and the NPPF.
- 3.12 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

GRANT PERMISSION subject to conditions

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 2020-05-02; 03. 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 2016, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

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: 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.

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2020/0353

Ward: Alexandra

Date received: 23/01/2020

Drawing number of plans: Site Location Plan, BP01, 01, 02, 03, 04, 05 & 06

Address: 55 Albert Road N22 7AA

Proposal: Construction of a rear dormer with front elevation rooflights

Applicant: Ms Sproson

Ownership: Private

Site Visit Date: 09/03/2020

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 those specified in the application form

Informatives:

- 1) Land ownership
- 2) Hours of construction
- 3) Party Wall Act

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

- 3.1 This is an application for the construction of a rear dormer with front elevation rooflights.

Site and Surroundings

- 3.2 The application site relates to a two storey, terraced property located on the southern side of Albert Road. The host property is not listed and the site is not located within any conservation area.

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Relevant Planning and Enforcement history

- None

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- No consultees

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 7 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: 2

Objecting: 1

Supporting: 1

5.2 The following local groups/societies made representations:

- None

5.3 The following Councillor(s) made representations:

- None

5.4 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:

- Impact upon car parking spaces and subsequent pollution (Officer Comment: the proposal would not result in an increase in the number of residential units and the relatively small increase in floor space within the building would not significantly increase the demand for on-street car parking or increase in levels of pollution.)

6 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 area;
2. The impact on the amenity of adjoining occupiers;
3. Living conditions for future occupants.

6.1 Design and appearance

DM Policy (2017) DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting,

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period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, Local Plan (2017) Policy SP11 requires the highest standard of design that respects its local context and character and historic significance and this is supported by London Plan (2016) Policies 7.4 and 7.6.

While the proposed rear dormer would project beyond the eaves of the main roof slope, it would not project excessively along the rear outrigger and would appear subordinate in scale to the rear roof. It would also be screened from public view and from a large majority of neighbouring properties by the large existing two storey outrigger.

It is also noted that a number of dormers of a similar scale have been approved and allowed at appeal along the same stretch of Albert Road. As such, the proposal would have an acceptable impact upon the character and appearance of the host property and the surrounding area.

6.2 Impact on the amenity of adjoining occupiers

The London Plan (2016) Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. DM Policy (2017) DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development and address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from the use and activities of the development.

There would be no side elevation windows within the dormer and the Juliet balcony would enable external access. As such, the proposed rear dormer would not result in overlooking and loss of privacy into neighbouring rear gardens or windows over and above existing rear elevation windows. It would provide sufficient distance to neighbouring windows as to not appear significantly overbearing or result in a perceived sense of enclosure.

6.3 Conclusions

- The proposed roof extension would have an acceptable impact upon the character and appearance of the host property, the surrounding area and would not impact unacceptably upon the residential amenity of neighbouring occupiers.
- 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.

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8. RECOMMENDATION

GRANT PERMISSION subject to condition

Registered No. HGY/2020/0353

Applicant's drawing No.(s) Site Location Plan, BP01, 01, 02, 03, 04, 05 & 06

Subject to the following condition(s)

1. The approved plans comprise drawing nos (Site Location Plan, BP01, 01, 02, 03, 04, 05 & 06). 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.

2. 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.

3. The external materials to be used for the proposed development shall match those specified in the application form.

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 2016, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

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.

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2019/2908

Ward: Alexandra

Date received: 06/11/2019

Officer contact: Tania Skelli

Drawing number of plans: 19003-1-3-900, 901, (as existing:) 010, 011, 20, (as proposed:) 110 (floor plans), 110 (Loft and roof plan), 120, (all P4).

Address: 85 Albert Road N22 7AG

Proposal: Formation of full width dormer extension to rear roofslopes with rooflights and 2 nos. rooflights to front roofslope in association with existing first floor flat (Class use C3)

Applicant: Mr & Mrs Deromt and Leila Gilroy and Achouri

Site Visit Date: 13/11/2019

2. REPRESENTATIONS

- 2.1 No representations were received in response to notification and publicity of the application.

3. REASONS FOR GRANTING PERMISSION

- 3.1 The subject site is a two-storey mid terrace residential building purpose built as 2 flats. The subject site relates to the top flat. The site is not located within any conservation area and does not fall within the curtilage of a listed building.
- 3.2 The planning history of the site has been taken into account when coming to this decision.

Adjoining sites:

- HGY/2019/2064 - 37 Albert Road - Formation of dormer roof extensions to the main rear roof slope & to the outrigger roof slope, to create a Loft Conversion to existing first floor flat. Granted on 12/09/2019.
- HGY/2019/2062 - 39 Albert Road - Dormer window extension onto rear outrigger and re cladding on existing rear dormer to match. Internal alterations to create an additional bedroom. Granted on 16/09/2019.
- HGY/2016/2454 - 45 Albert Road - Loft conversion with rear dormer extension and rooflights to front roofslope and a rear extension. Allowed on appeal.
- HGY/2018/3098 - 157 Albert Road - Creation of a rear dormer roof extension and associated roof works. Granted on 15/11/2018.
- HGY/2018/3204 - 157 Albert Road - Creation of a rear dormer roof extension and associated roof works. Allowed on appeal.

- 3.3 Permission is sought for the formation of a full-width dormer window to the rear roof slope as well as part of the rear outrigger. Two rooflights are proposed to the front roofslope. The proposed materials are to match the existing with aluminium framed windows. The height proposed would achieve a minimum of 2.1m internal ceiling height and provide two additional bedroom for family accommodation. The proposed rooflights are considered acceptable.
- 3.4 Whilst the proposed dormer is larger than would normally be acceptable, the site is not located in a conservation area and is not visible with public realm. The proposal is similar to recent developments allowed on appeal at nos. 45 and 157. Therefore, the local character and visual amenity of the area will be protected.
- 3.5 The height and depth of the extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.
- 3.6 The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2016 and the NPPF.
- 3.7 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

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: 19003-1-3-900, 901, (as existing:) 010, 011, 20, (as proposed:) 110 (floor plans), 110 (Loft and roof plan), 120, (all P4). 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 unless otherwise shown on approved drawings.

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 2016, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

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.

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2019/2662

Ward: Alexandra

Date received: 23/09/2019

Officer contact: Samuel Uff

Drawing number of plans: OS Sitemap; 19024-X1; 19024/A

Address: 69 Albert Road N22 7AG

Proposal: Rear dormer roof extension

Applicant: Ms Stephanie Leslie

Site Visit Date:

2. REPRESENTATIONS

- 2.1 No representations were received in response to notification and publicity of the application.

3. REASONS FOR GRANTING PERMISSION

- 3.1 The subject site is an end of terrace pair of purpose built maisonettes with the appearance of a dwelling, other than the two front doors. The site is not located within any conservation area and does not fall within the curtilage of a listed building.
- 3.2 The planning history of the site has been taken into account when coming to this decision.
- 3.3 The proposed roof extension would cover the majority of the main rear roofslope and would extend partially onto the rear outrigger. This has become an established form of approved development on this side of Albert Road following the appeal decision to allow a rear outrigger roof extension at no.45. That extension was allowed at appeal and was for a larger projection on the rear outrigger.
- 3.4 A subsequent roof extension of similar design has since been granted on the other corner at no.37, albeit that was smaller in scale than that allowed at no.45. In both that instance and in this prominent site, it is considered that the lesser projection on the outrigger, significant set-in from the side boundary and up from eaves of the main roof extension and setting up from eaves of the outrigger roof extension are considered to be suitable in remaining subordinate to the original dwelling. As such the roof extensions in this instance are considered to be acceptable.
- 3.5 The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

- 3.6 The height and depth of the extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.
- 3.7 The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2016 and the NPPF.
- 3.8 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

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: OS Sitemap; 19024-X1; 19024/A. 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 2016, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

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: 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.

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2019/2062

Ward: Alexandra

Date received: 18/07/2019

Drawing number of plans: EX02; EX03; EX04; EX10; EX11; EX12; EX14; LP01; LP02; PL03; PL04; PL10; PL11; PL12; PL14

Address: 39 Albert Road N22 7AA

Proposal: Dormer window extension onto rear outrigger and re cladding of existing rear dormer to match. Internal alterations to create an additional bedroom.

Applicant: Mr Smith

Ownership: Private

Site Visit Date: 10/09/2019

Officer contact: Kwaku Bossman-Gyamera

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

- 3.1 This is an application for a rear dormer window extension onto a rear outrigger and re cladding of existing rear dormer to match.

Site and Surroundings

- 3.2 The application site is a two-storey mid terrace property situated in the southern side of Albert Road, close to the junction with Princes Avenue. The proposal relates to the first floor purpose built flat. The property has existing rear dormer window on the main rear roof slope. The surrounding area is wholly residential in character. The site is not located within a conservation area.

Relevant Planning and Enforcement history

- HGY/2010/1331 GTD 17/09/2010 Formation of rear dormer window with insertion of 2 roof lights to front roof slope and 2 x roof lights to the back addition roof slope.
- HGY/2003/0382 GTD 17/04/2003 Conversion of loft space to first floor flat to form additional bedroom and installation of roof light to rear elevation.

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4. LOCAL REPRESENTATIONS

- 5.1 The application has been publicised by way of 11 letters. The number of representations received from neighbours, local groups, in response to notification and publicity of the application were as follows:

No of individual responses: 0

Objecting: 0

Supporting: 0

6 MATERIAL PLANNING CONSIDERATIONS

Design and appearance

- 6.1 DM Policy (2017) DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, Local Plan (2017) Policy SP11 requires the highest standard of design that respects its local context and character and historic significance and this is supported by London Plan (2016) Policies 7.4 and 7.6.
- 6.2 The subject property is characterised by a double storey rear outshoot or rigger, which is subordinate in scale to the main dwelling. There is a stagger in the building line of the dwellings along this part of Albert Road, which disrupts the uniformity of their layout. The application is also located between two streets, also characterised by terraced dwelling, that runs parallel to one another and which substantially screen the rear of the application site.
- 6.3 The proposal seeks consent for the construction of a rear dormer onto the rear outrigger. Normally the Council will not approved a rear dormer of this size over the out rigger projection accept as permitted development.
- 6.4 The proposal in addition to the existing dormer on the main roof would be a substantial box like structure, extending close to party walls, although set below ridge and in from eaves. It would take up most of the rear roof slopes. The dormers on its own it is excessively bulky and conflict with the DPD, however, there are circumstances in this case, which indicate a decision contrary to these policies can be made. The adjoining property at No.45 Albert Road has substantial rear box dormer on the main roof and on the outrigger projection identical to the proposed scheme and they are part of the established appearance of the terrace and cannot be ignored in this context of the application site.
- 6.5 The rear dormers on the adjoining property at No.45 Albert Road was allowed on appeal by the Planning Inspectorate under Appeal Ref: APP/Y5420/W/16/3166368 dated 5th April 2017 for the following reasons:

- Para 5 (Appeal Decision) states: *“The development would be significantly screened from public view by intervening terraces of dwellings, with only partial glimpses of the extension fleetingly available from Princes Avenues between a gap in the frontage there. It would not be visible from Albert Road at the front of the property.”*
- Para 6 (Appeal Decision) states: *“ In addition the development would be viewed in the context of other full width rear dormer extension including the roofs of the neighbouring dwelling and those in the surrounding area such as along Outram Road. It was apparent that numerous properties within the wider area have incorporated rear dormer extensions, some of which are similar in scale and design to the current proposal whilst being more prominently located”.*

6.6 In addition to the above appeal decision and given the presence of these dormers the proposal here would not be out of place. In light of the above decision, Local Planning Authority would find it difficult to justify refusal for the proposal development given the context of the adjoining site.

6.7 The roof lights proposed to the rear roof slopes are modest in size and would not detract from the character of the street scene.

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. DM Policy (2017) DM1 ‘Delivering High Quality Design’ states that development proposals must ensure a high standard of privacy and amenity for the development’s users and neighbours.

6.9 It is considered that the degree of overlooking created by the dormer is not sufficient to warrant a refusal given the current extent of overlooking from first floor windows and other dormers within the vicinity. The rear dormer would also not be visible from public vantage points because of the intervening terraces of dwellings as indicated by the planning inspectorate and the staggered nature of the dwellings means that the roof form of the main part of the dwelling is partly obscure. The proposal is acceptable in amenity terms.

Conclusion

6.10 On balance, the proposal is considered acceptable in this instance, in keeping with the character and appearance of immediate property and would not significantly affect the residential amenities of the adjoining occupiers.

6.11 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/2019/2062

Applicant's drawing No. (s) EX02; EX03; EX04; EX10; EX11; EX12; EX14; LP01; LP02; PL03; PL04; PL10; PL11; PL12; PL14

Subject to the following conditions:

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 () EX02; EX03; EX04; EX10; EX11; EX12; EX14; LP01; LP02; PL03; PL04; PL10; PL11; PL12; PL14). 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 2016, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

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.

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2019/2064

Ward: Alexandra

Date received: 18/07/2019

Officer contact: Kwaku Bossman-Gyamera

Drawing number of plans: PET 01P; Site Location Plan

Address: 37 Albert Road N22 7AA

Proposal: Formation of dormer roof extensions to the main rear roof slope & to the outrigger roof slope, to create a Loft Conversion to existing first floor flat.

Applicant: Mr David Petrie

Site Visit Date: 10/09/2019

2. REPRESENTATIONS

- 2.1 No representation was received in response to notification and publicity of the application.

3. REASONS FOR GRANTING PERMISSION

- 3.1 The subject site is a two-storey end of terrace property situated on corner of Albert Road and Princes Avenue. The proposal relates to the first floor purpose built flat. The property has existing loft conversion with roof lights to front and rear roof slope. Surrounding area is wholly residential in character. The site is not located within a conservation area.
- 3.2 The planning history of the site has been taken into account when coming to this decision.
- HGY/2015/2292 Permission Not Required 02/10/2015 Certificate of lawfulness for extension of existing single storey rear addition, involving the building of new walls, roof windows and doors
- 3.3 The proposal seeks consent for the construction of rear dormer to the main roof, extending out onto the original rear out rigger. Roof extensions are typically required to be confined to the rear or least important facade and should not upset the scale or proportions of the building. Generally building on/ altering the roof form on the outrigger is not encouraged and rather roof extensions should be restricted to the rear roof slope of the main part of the property. It is however noted that the application site and the neighbouring property (No 41), have been altered at roof level, with a comparable roof extension being built on the next-door property to that proposed.
- 3.4 The proposed dormers would be a substantial box like structure, extending close to party walls, although set below ridge and in from eaves. It would take up most of the rear roof slopes. Considered the dormers on its own it is excessively bulky and

conflict with the DPD and SPG1, however, there are circumstances in this case which indicate a decision contrary to these policies can be made. The adjoining property at No.39 Albert Road has submitted a concurrent planning for substantial rear box dormers identical to the proposed scheme and the allowed appeal at no.45 Albert Road (Ref: APP/Y5420/W/16/3166368 dated 5th April 2017). Therefore, the four row of terrace would benefit from similar rear dormer development and as such, they are part of the established appearance of the terrace and cannot be ignored in this context of the application site. Given the presence of these dormers, the proposal here would not be out of place. It is also noted that during site inspection it was apparent that there are numerous properties within the wider area have incorporated rear dormer extensions, some of which are similar in scale and design to the current proposal whilst being more prominently located.

- 3.5 The proposed extension would not cover the full length of the rear addition and set back from the party wall – this would therefore reduce its bulk, whilst helping to assimilate the development with its surrounding, particularly the adjoining properties. Given the context of the immediately adjoining properties and other full width rear dormer extensions on the roofs of the neighbouring dwelling and those in the surrounding area such as along Princes Avenue and Outram Road.
- 3.6 It is considered that the degree of overlooking created by the dormer is not sufficient to warrant a refusal given the current extent of overlooking from first floor windows and other dormers within the vicinity. The rear dormer would be visible from side road (Princes Avenue). However, given its size (in terms of roof coverage) and the context of the adjoining properties and the wider surrounding, It is not of a sufficient scale to cause significant material harm to the street scene.
- 3.7 On balance, the proposal is considered acceptable in this instance, in keeping with the character and appearance of immediate properties and would not significantly affect the residential amenities of the adjoining occupiers or the street scene.
- 3.8 The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2016 and the NPPF.
- 3.9 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

- 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 PET 01P; Site Location Plan. 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. Before the first occupation of the roof extension hereby approved the side (eastern) facing windows shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained in that condition thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

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.

15.7 APPEAL DECISIONS

Appeal Decisions:

1. Granted on appeal: 05/04/2017 Inspector: Roy Merrett [APP/Y5420/W/16/3166368](#) 45 Albert Road, N22 7AA [P. 132](#)
BSc(Hons) DipTP MRTPI ([HGY/2016/2454](#))
2. Granted on appeal: 06/03/2019 Inspector: David Murray APP/Y5420/D/19/3220311 157 Albert Road, N22 7AQ [P. 134](#)
BA (Hons) DMS MRTPI ([HGY/2018/3204](#))

Appeal Decision

Site visit made on 28 March 2017

by Roy Merrett BSc(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 05 April 2017

Appeal Ref: APP/Y5420/W/16/3166368

45 Albert Road, Wood Green, London N22 7AA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Ms Wendy Isenwater against the decision of the Council of the London Borough of Haringey.
 - The application Ref HGY/2016/2454, dated 18 July 2016, was refused by notice dated 29 November 2016.
 - The development proposed is a loft conversion and rear extension.
-

Decision

1. The appeal is allowed and planning permission is granted for a loft conversion and rear extension at 45 Albert Road, Wood Green, London N22 7AA in accordance with the application Ref HGY/2016/2454, dated 18 July 2016 and subject to the conditions below:-
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 35/1; 35/2; 35/3; 35/4; 35/5; 35/6; 35/7; 35/8; 35/9; 35/10; 35/11; 35/12; 35/13.
 - 3) No development shall commence until details of the materials to be used in the construction of the external surfaces of the loft conversion and extension hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Main Issue

2. The main issue is the effect of the roof extension on the character and appearance of the host building and wider street scene.

Reasons

3. The appeal site is a mid-terraced property located within a densely developed residential area. The property, in common with adjacent buildings, is characterised by a double storey rear addition which is subordinate in scale to the main dwelling. There is a pronounced stagger in the building line of the dwellings along this part of Albert Road which disrupts the uniformity of their layout. The site is located between two streets, also characterised by terraced

dwellings, that run parallel to one another and which substantially screen the rear of the appeal site.

4. The proposal would consist of a substantial L-shaped dormer extension, covering the full width and height of the main roof and returning over part of the rear addition. The extension would exceed the maximum height of the rear addition and as such would not appear subordinate to it. It would not however exceed the maximum height of the main dwelling.
5. Although the extension would be substantial in scale, there are a number mitigating factors in this case. The development would be significantly screened from public view by intervening terraces of dwellings, with only partial glimpses of the extension fleetingly available from Princes Avenue between a gap in the frontage there. It would not be visible from Albert Road at the front of the property.
6. Whilst the extension would be visible from the rear of some nearby dwellings, the private location of these viewpoints would serve to restrict its visibility to relatively few residents. Furthermore, the extension would not cover the full length of the rear addition, roughly aligning with the existing dormer extension to the roof of the set back adjacent dwelling. This would therefore limit the visibility of its bulk, whilst helping to assimilate the development with its surroundings. In addition the development would be viewed in the context of other full width rear dormer extensions including the roofs of the neighbouring dwelling and those in the surrounding area such as along Outram Road. During my visit, it was apparent that numerous properties within the wider area have incorporated rear dormer extensions, some of which are similar in scale and design to the current proposal whilst being more prominently located.
7. I therefore conclude, taking the above factors into account, that the proposed roof extension would not appear incongruous or dominant and would not result in harm to the character and appearance of the host building and wider street scene. Accordingly it would conform with Policies 7.4 and 7.6 of the London Plan 2015; Policy UD3 of the Haringey Unitary Development Plan 2006; Policy SP11 of the Haringey Local Plan 2013; emerging Policy DM1 of the Council's Development Management Development Plan Document and the National Planning Policy Framework insofar as they seek to secure the highest standard of design which has regard to the context and character of its surroundings.

Conditions and Conclusion

8. For the above reasons, I conclude that the appeal should succeed and planning permission be granted.
9. Conditions specifying the plans and requiring details to be agreed of the materials to be used in the external surfaces of the development are needed to safeguard the character and appearance of the area.

Roy Merrett

INSPECTOR



Appeal Decision

Site visit made on 26 February 2019

by David Murray BA (Hons) DMS MRTPI

an Inspector appointed by the Secretary of State

Decision date: 06 March 2019

Appeal Ref: APP/Y5420/D/19/3220311
157 Albert Road, London, N22 7AQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Ms I Shutes against the decision of Haringey Council.
 - The application Ref. HGY/2018/3204, dated 22 August 2018, was refused by notice dated 28 November 2018.
 - The development proposed is the creation of rear dormer roof extension and associated works.
-

Decision

1. The appeal is allowed and planning permission is granted for the creation of rear dormer roof extension and associated works at 157 Albert Road, London, N22 7AQ in accordance with the terms of the application, Ref. HGY/2018/3204, dated 22 August 2018, and the plans submitted with it subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans : SITEPLAN 01; FGF EXFLR01; FGF EXELEV01; FGF PRFLR01OPT2; FGF PRELEV01A AND PLANNING D&A STATEMENT 24/08/2018.
 - 3) The side facing windows in the extension shall be glazed with obscure glass and the parts of the window below 1.7m in height from the internal floor level shall be non-opening and the windows shall be retained in this manner at all times.

Main Issue

2. The main issue is the effect of the proposed dormer window and associated works on the character and appearance of the host dwelling and the surrounding area.

Reasons

Background

3. The appeal site contains a two storey terraced property the ground floor of which appears to be a separate flat. The property also has a rear outrigger with a pitched roof shared with the adjoining property. The site lies close to the corner with Clyde Road and a pedestrian track leads from this road to the rear

of the terrace including the appeal site. It is proposed to convert the roof space to habitable accommodation with a flat roof dormer window in the rear facing roof slope which would wrap round to the roof of the outrigger for about 7.5m. The only change to the front elevation of the property would be the introduction of two small rooflights in the roof slopes over the protruding bay window. I note that a similar scheme (ref. HGY/2018/3098), submitted in parallel to the appeal scheme, was approved by the Council. The main difference being the length of projection of the dormer along the roof of the outrigger.

Effect on character and appearance

4. In assessing this effect I have had regard to the policies mentioned by the Council in the London Plan, the Development Management DPD (DM) and the Local Plan 2017. The most detailed is Policy DM12 of the DM together with supplementary planning guidance.
5. Policy DM12 indicates that extensions to the roof of a property should be restricted to the rear and the size, location and design should be such that the extension appears subordinate on the roof. The Council says that the 'wrap round' dormer would extent to about 13m and therefore cover more than 50% of the roof slope and this results in the dormer not appearing to be subordinate or proportionate in scale to the host property to the detriment of its original form and architectural character.
6. At my site visit I considered the proposal from the garden of the property, the rear access track and the public realm around Clyde Road. The juxtaposition of the two streets is such that the proposed dormer would hardly be visible to public view. Even from the rear track, which is gated to prevent public access, views of the proposed roof extension would be limited because of the height and presence of existing outriggers. Properties facing Clyde Road also tend to have extensive rear facing flat roof dormer windows in the vicinity of the appeal site. The general impact of the roof extension on the character of the area would therefore not be harmful and the new work would not appear out of place.
7. In terms of the effect on the architectural form of the host property, the additional length of dormer proposed along the outrigger compared to the permitted scheme would not be discernible in visual terms. Further it is proposed to align the edge of the roof extension with the end of the chimney breast nearest the main property. This would help maintain the appearance of the outrigger and still leave a substantial element of it unaltered where the original roof slope and second chimney would prevail.
8. Overall I am satisfied that the scale and form of roof extension put forward would not appear overlarge, nor be out of proportion or harmful to the character and appearance of the host property or the surrounding area. The proposal therefore reasonably meets the requirements of Policy DM12 in terms of the effects on this specific site, and I find no conflict with the more general provisions of local policies DM1 and SP11 or policies 7.4 and 7.6 of the London Plan. This position is not outweighed by any other consideration and I will allow the appeal.
9. In terms of conditions, in addition to standard conditions on the timing of development and external materials matching the existing house, I agree with

the Council that a condition requiring the window on the side facing elevation of the outrigger to be glazed with obscure glass and be mostly non-opening is necessary to prevent overlooking and a loss of privacy to neighbours and I will impose this condition.

Conclusion

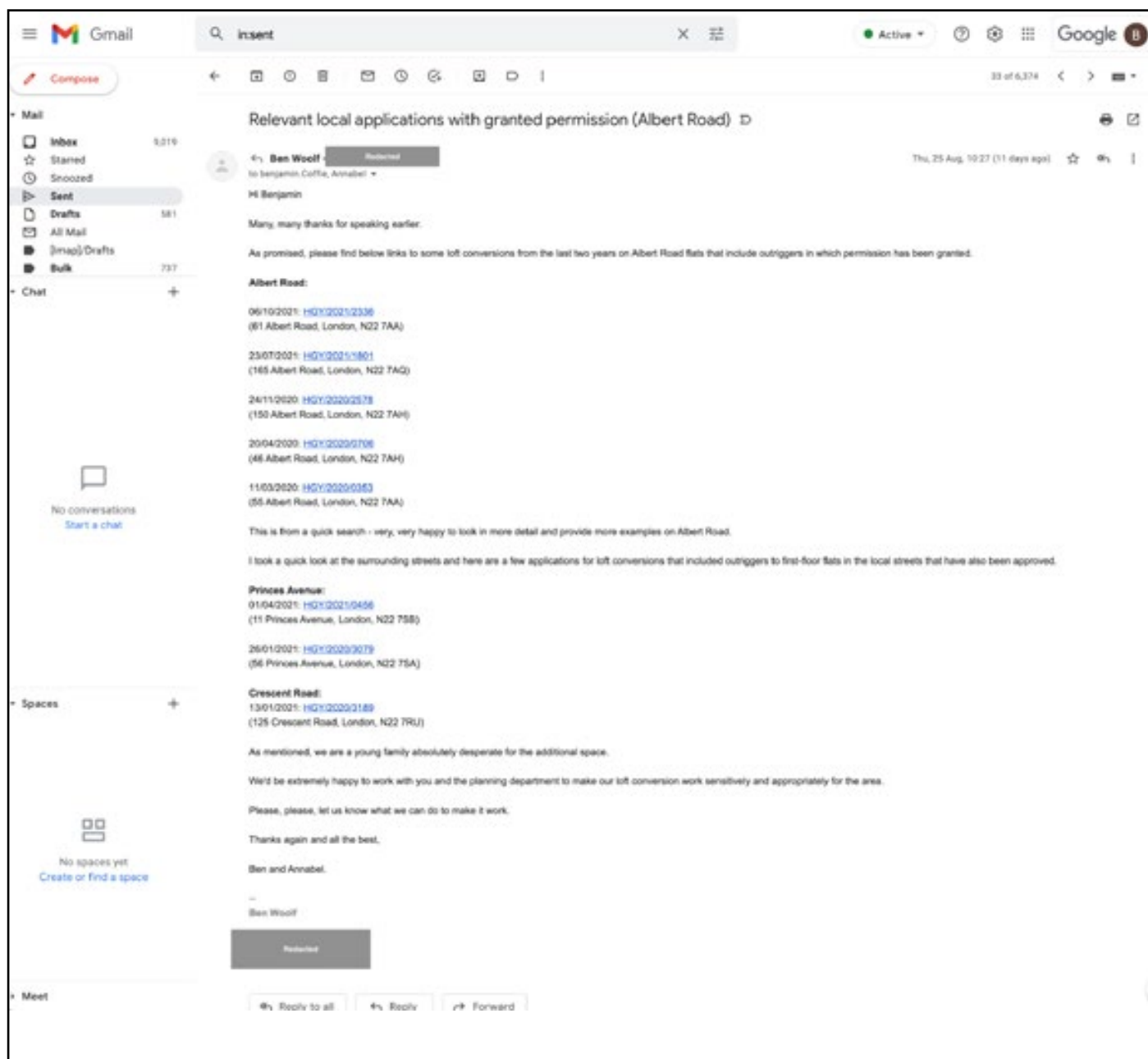
10. For the reasons given above I conclude that the appeal should be allowed.

David Murray

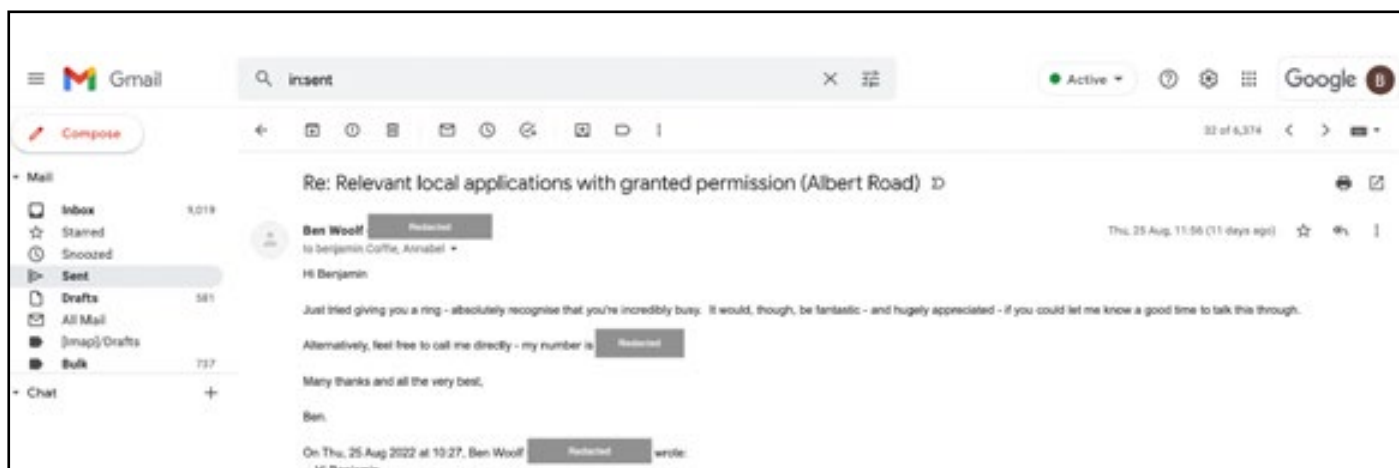
INSPECTOR

15.8 CORRESPONDENCE

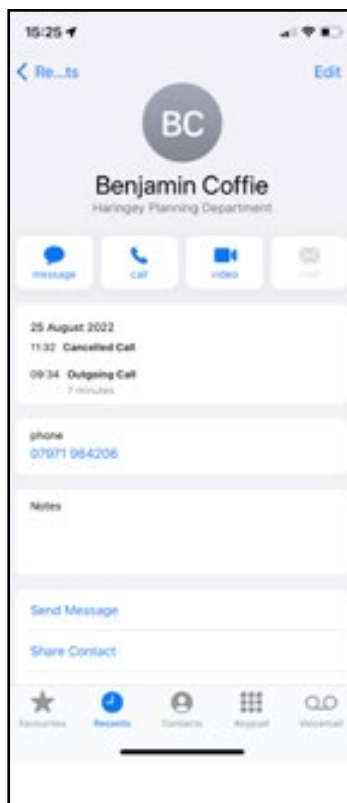
15.8.1 Email to first Planning Officer (Mr. Benjamin Coffie) // 1027 on 25 August 22



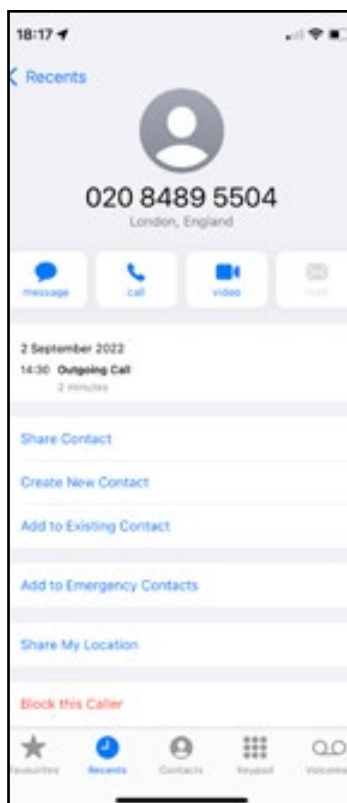
15.8.2 Email to first Planning Officer (Mr. Benjamin Coffie) // 1156 on 25 August 22



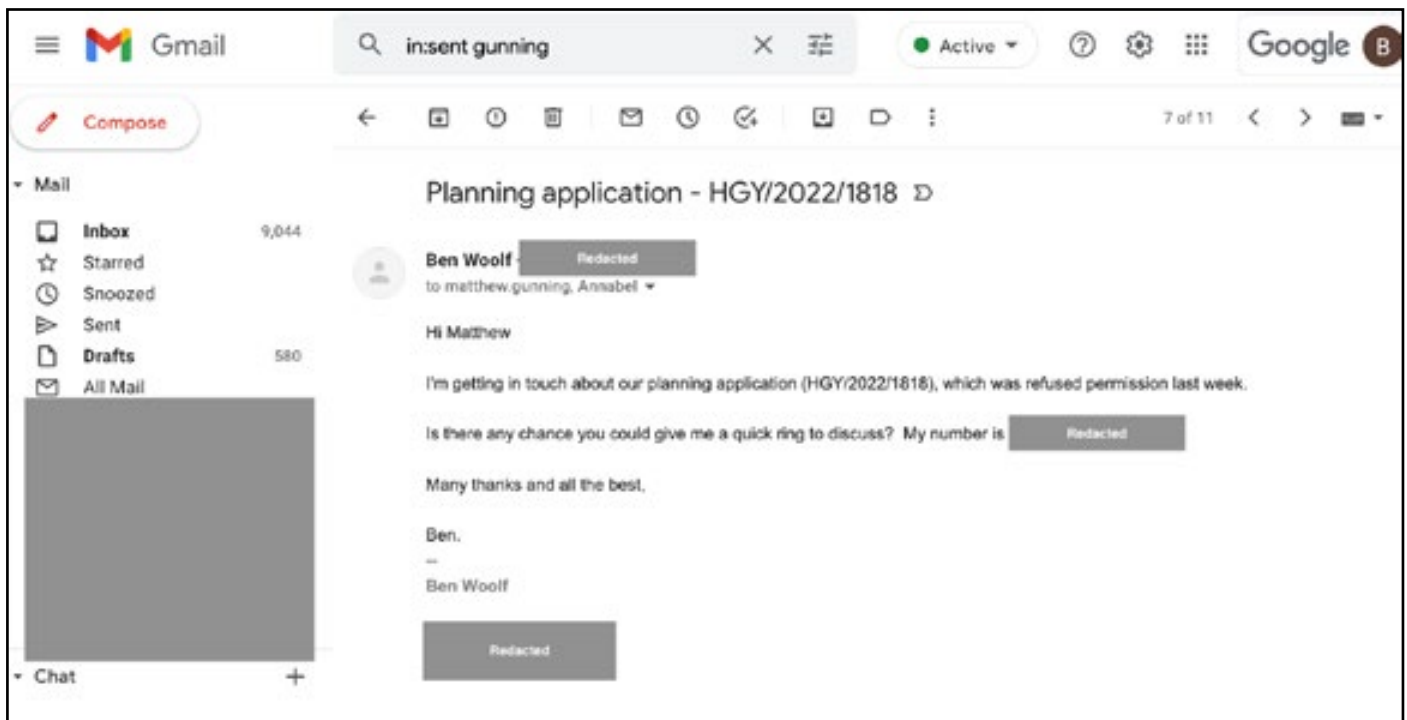
- 15.8.3 Phone calls to first Planning Officer (Mr. Benjamin Coffie) // 0934 (7 minute call) and 1132 (unanswered) on 25 August 22



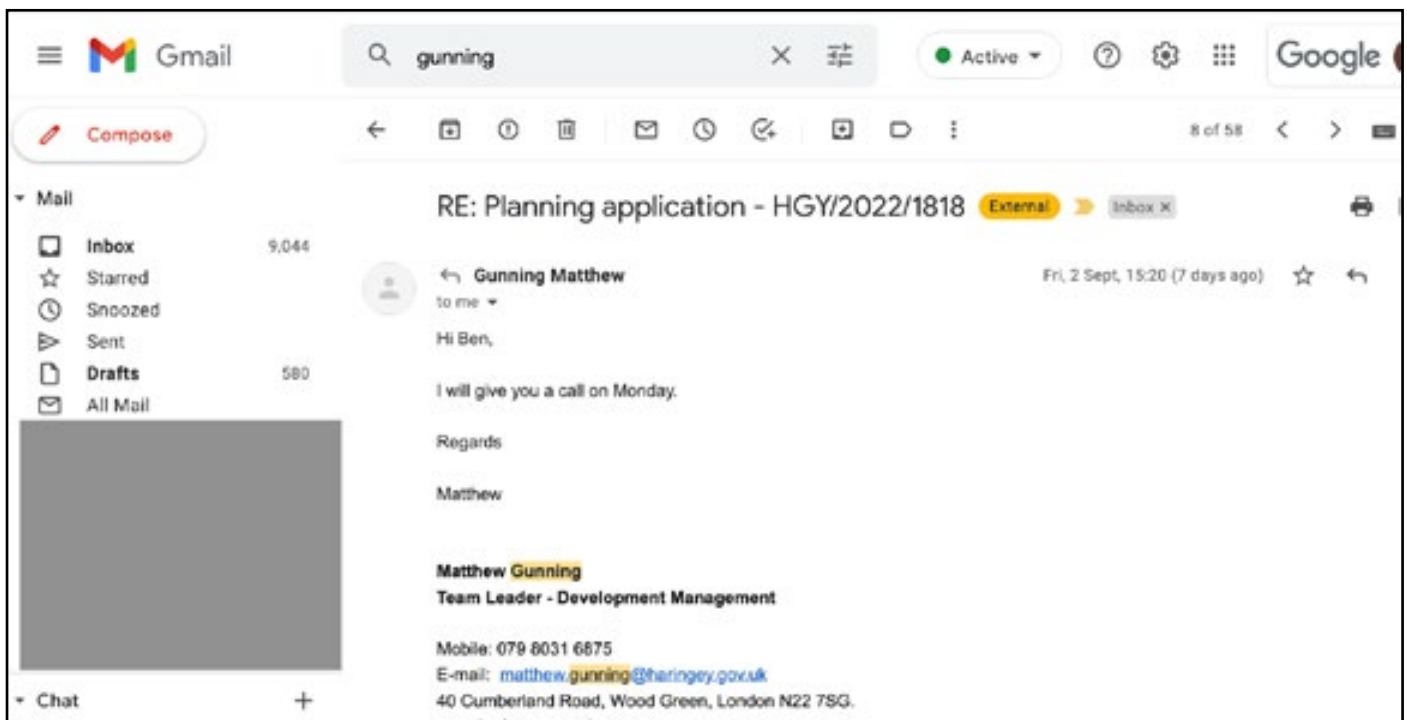
- 15.8.4 Phone call to Haringey Planning Team main switchboard // 1403 on 2 September 2022

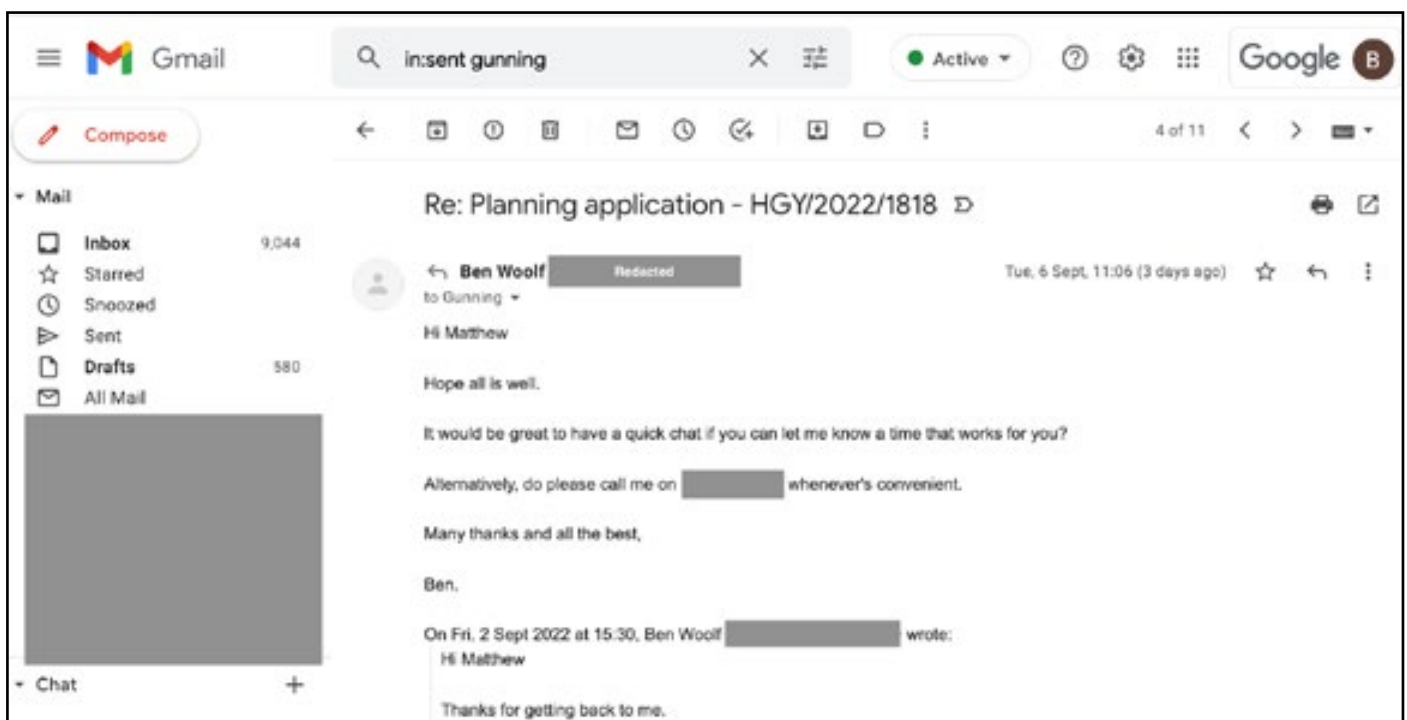
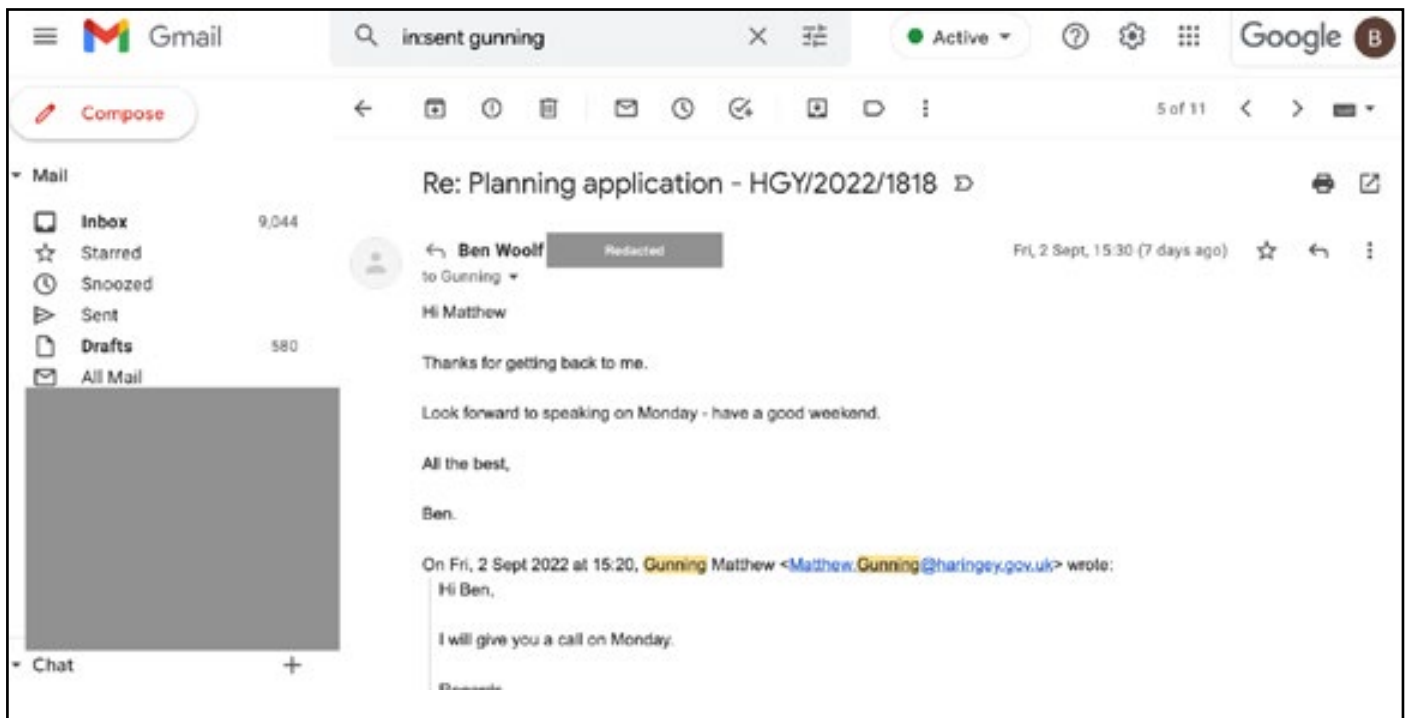


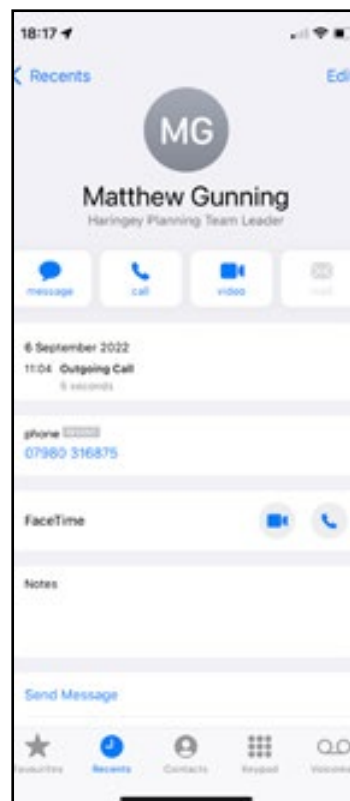
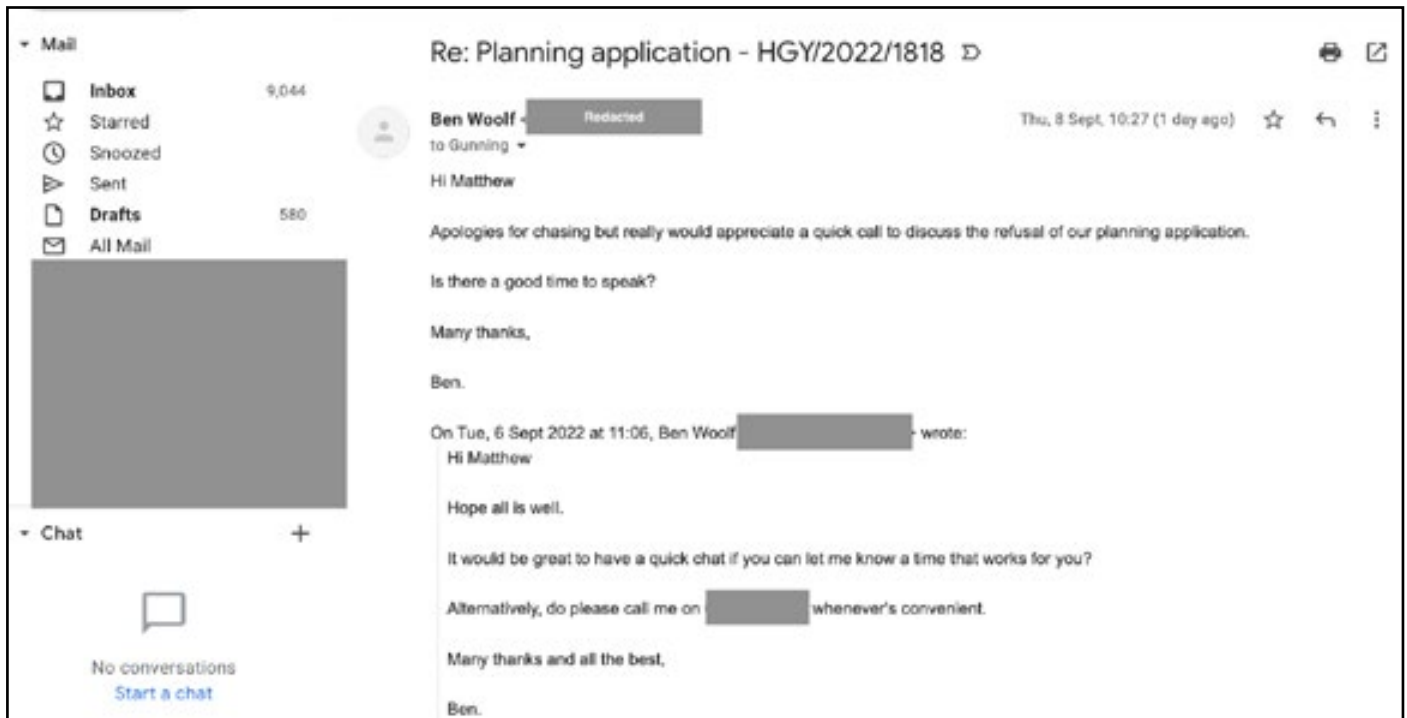
15.8.5 Email to Mr. Matthew Gunning (Team Leader) // 1403 on 2 September 2022

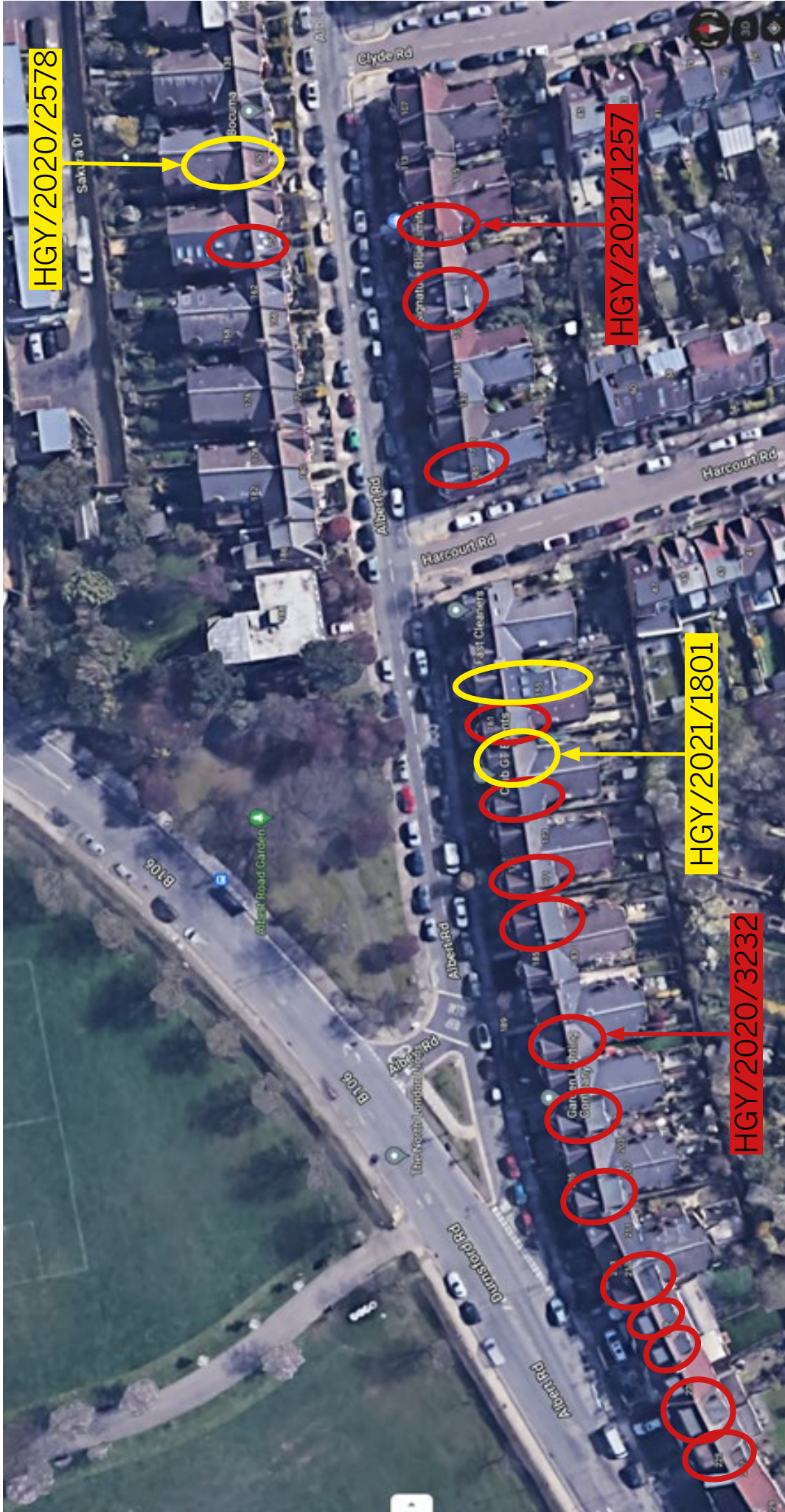


15.8.6 Email from Mr. Matthew Gunning (Team Leader) // 1520 on 2 September 2022









HIGH RESOLUTION ANNOTATED AERIAL PHOTOMAP OF ALBERT ROAD

SEGMENT 1 of 2 - WEST OF CLYDE ROAD



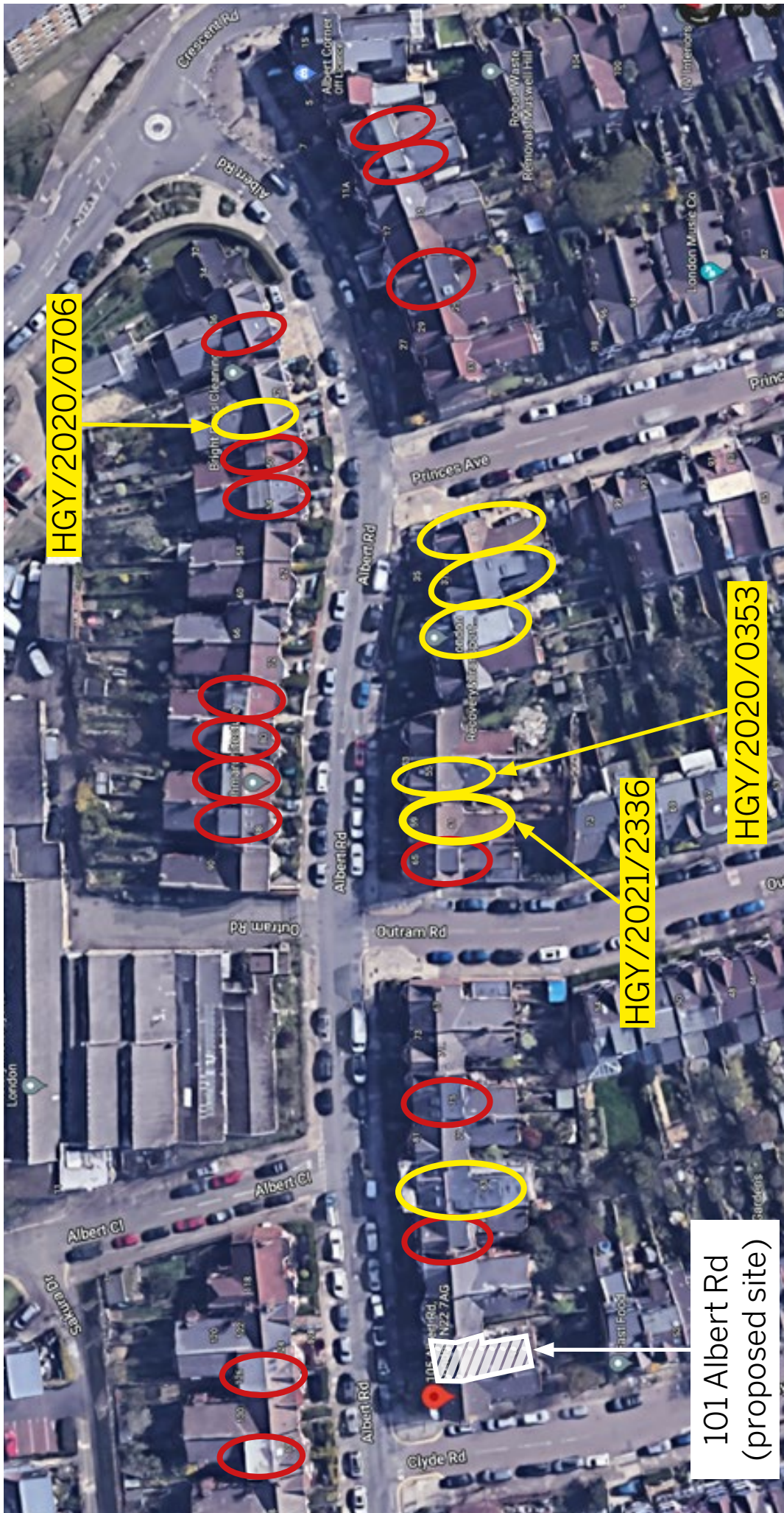
Double/L-shaped dormer conversion



Single dormer conversion

Planning approved, unbuilt at time of
satellite photo (approx early 2020)

HGY/20xx/xxxx



HIGH RESOLUTION ANNOTATED AERIAL PHOTOMAP OF ALBERT ROAD

SEGMENT 2 of 2 - EAST OF CLYDE ROAD

○ Double/L-shaped dormer conversion

○ Single dormer conversion

HGY/20xx/xxxx
Planning approved, unbuilt at time of
satellite photo (approx early 2020)

Anna Maidment



Ben Woolf



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