

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

101 Albert Road (HGY/2022/1818)

Planning Statement 14/9/2022

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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.

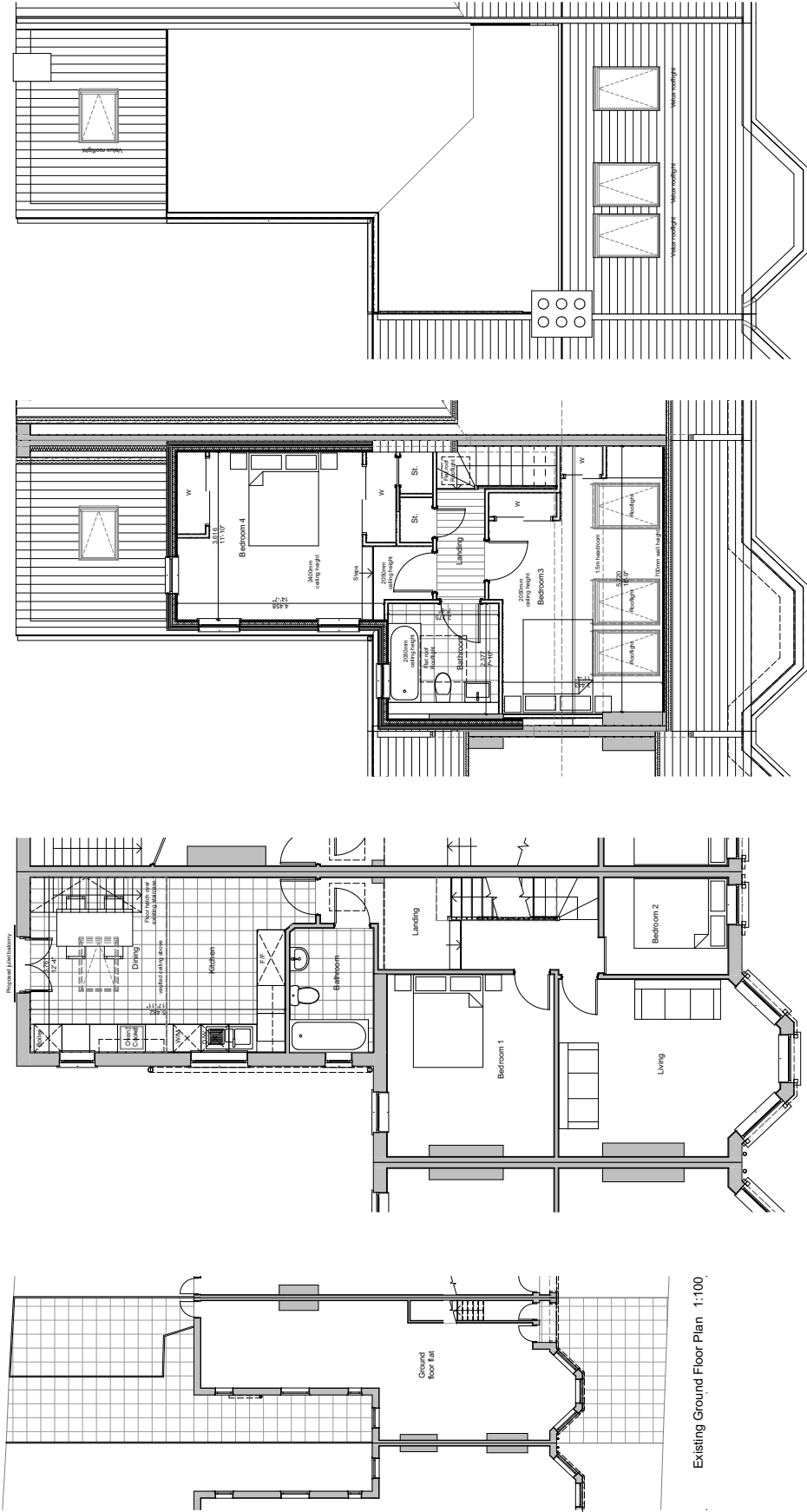
DISCLAIMER

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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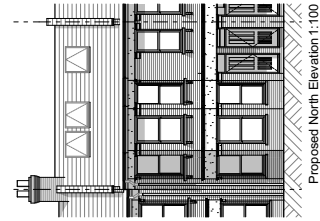


Existing Ground Floor Plan 1:100

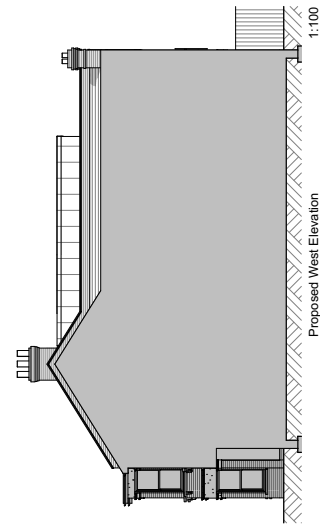
Proposed First Floor Plan 1:50

Proposed Second Floor Plan 1:50

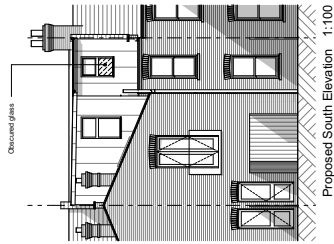
Proposed Roof Plan 1:50



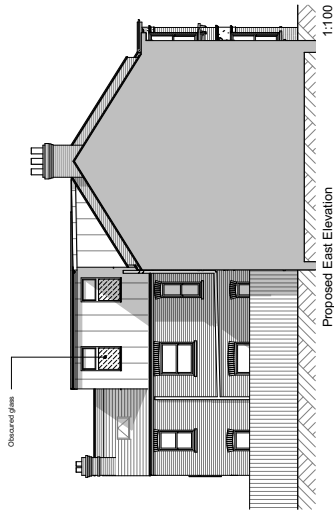
Proposed North Elevation 1:100



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	Reference	Planning Permission	Date
P1	17.08.21	PP	
P2	17.08.21	PP	
P3	17.08.21	PP	
P4	17.08.21	PP	
P5	17.08.21	PP	
P6	17.08.21	PP	
P7	17.08.21	PP	
P8	17.08.21	PP	
P9	17.08.21	PP	
P10	17.08.21	PP	



Project

61 Albert Road, London

Proposed Loft Conversion

Drawn by

Proposed Plans and Elevations

Date

June 2021

Scale

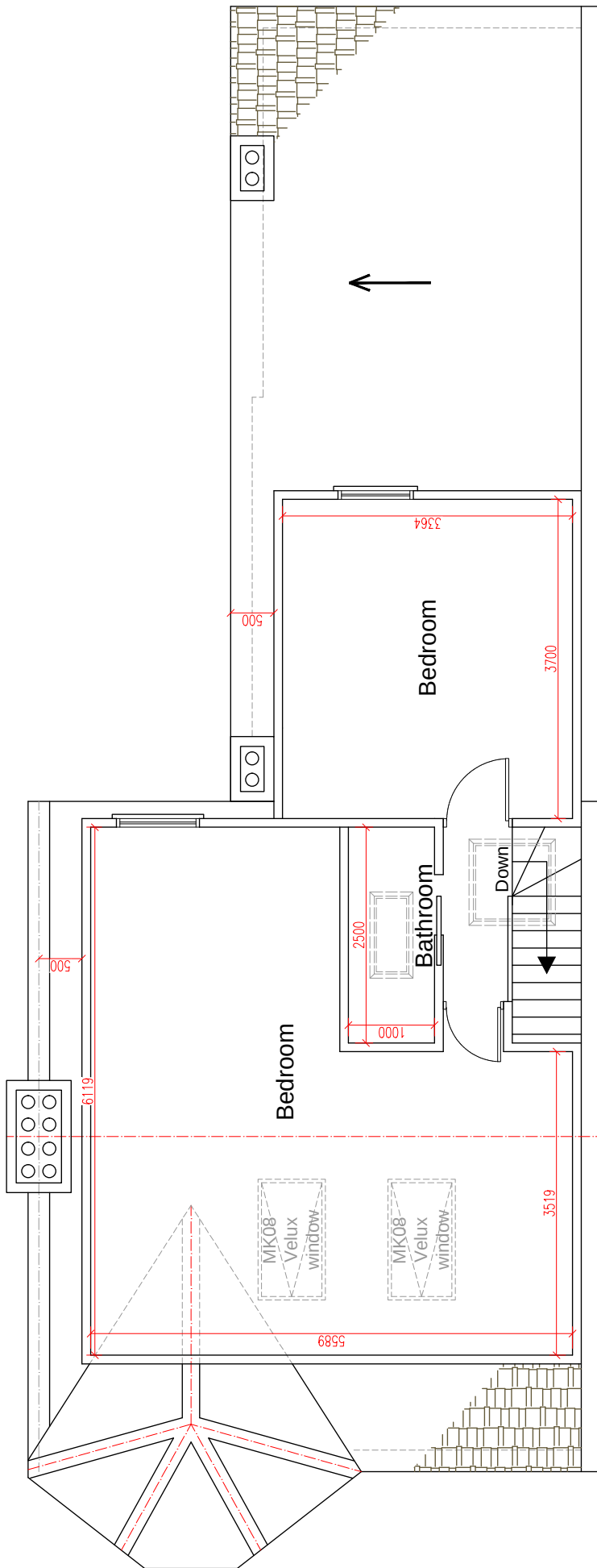
1:50, 1:100 (B/A)

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.

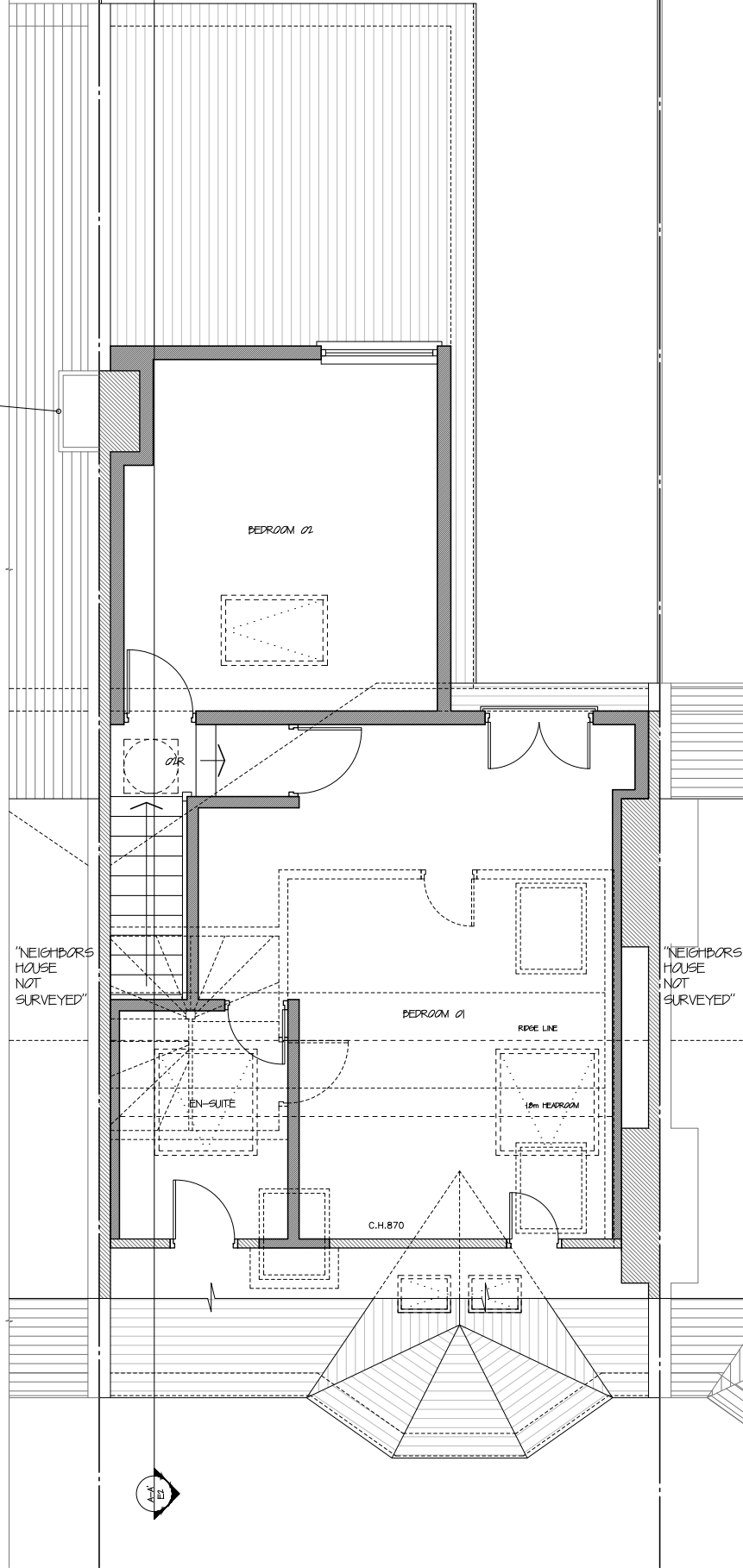
Address: 150 ALBERT ROAD
N22 7AH

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

CHIMNEY BREAST
LOCATION TBC



Proposed Loft

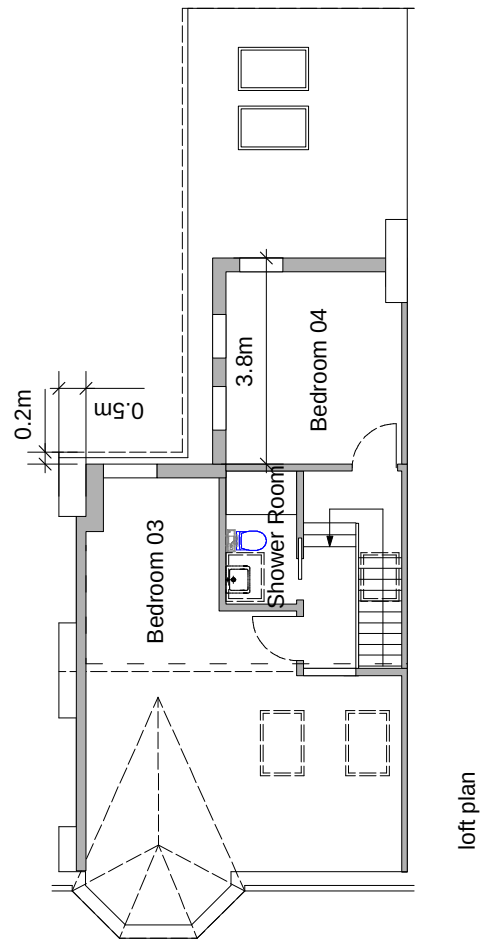
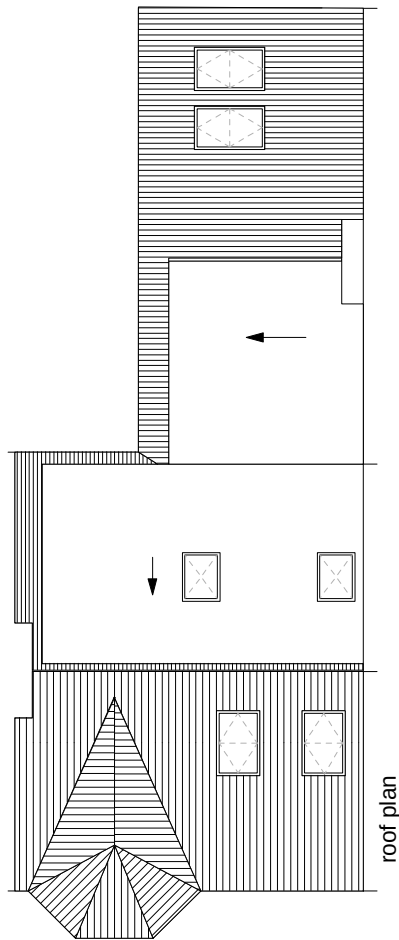
1:50

All works to be carried out in accordance with current building regulations and as per signed contract. CLIENT: Mr & Mrs Sproson
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.

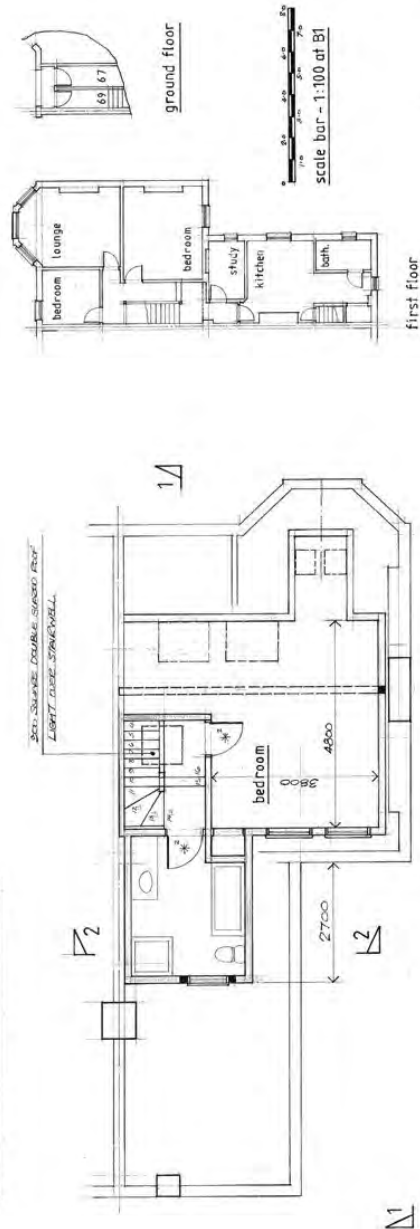
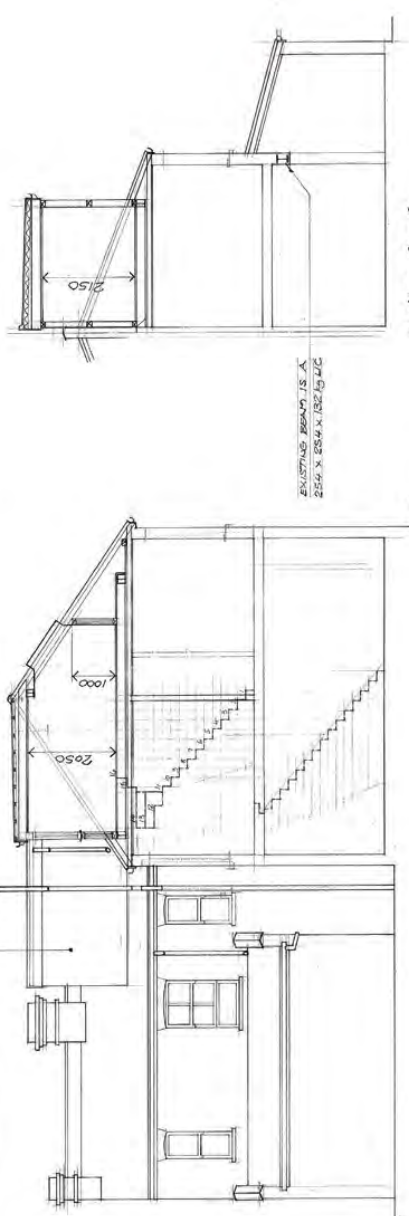
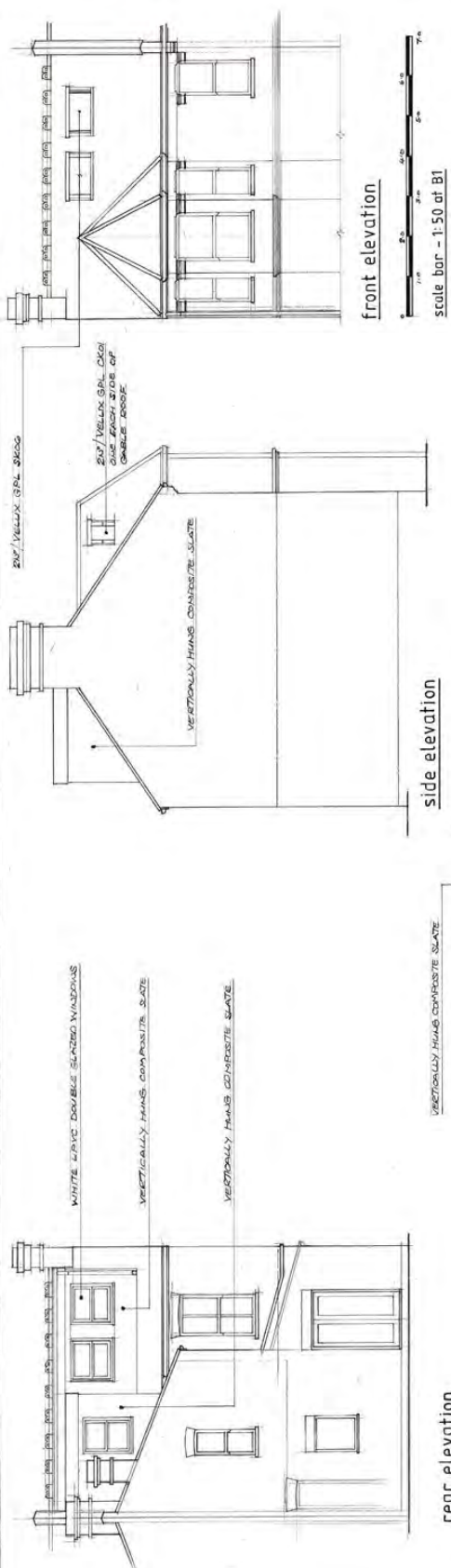
JOB TITLE: Loft Conversion
JOB REF / ADDRESS: LW201900099 55 Albert Road N22 7AA (Sproson)
DRAWING TITLE: Proposed Loft Plans

SCALE: 1/100 @ A3
1/50 @ A3
DATE: January 20
PP Ref: ---
JOB NO: LW201900099

PHASE: PL
DRAWING NO: 03
DRAWN BY: CC
REVISION: 00



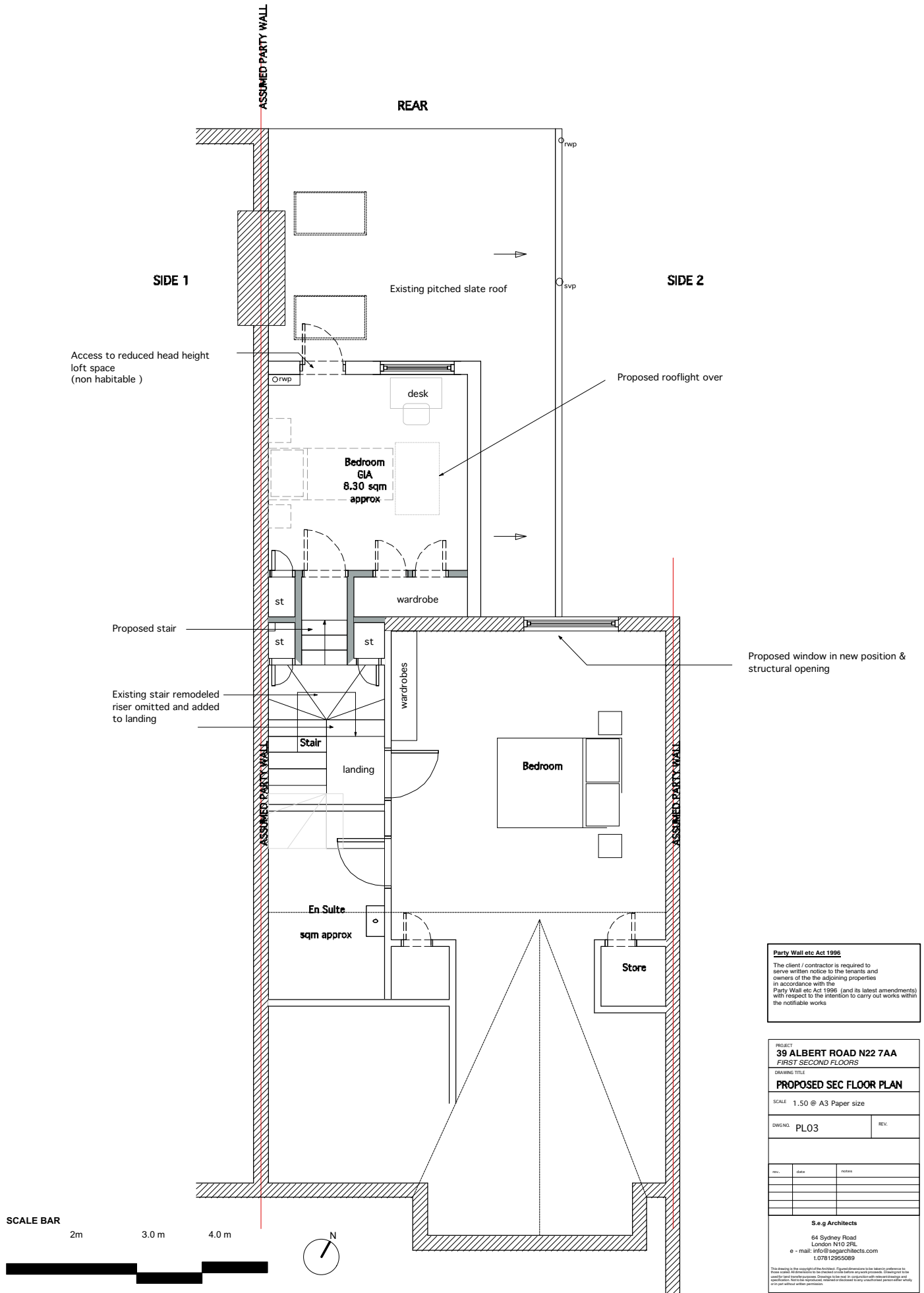
Client:	Dermont Gilroy & Lella Achouri
Project:	85 Albert Road N22
19003-1-3-110	
Drawing Title:	Loft and Roof Plan - as proposed
Scale:	1:100
Date:	August 2019
@ A3	
P4	

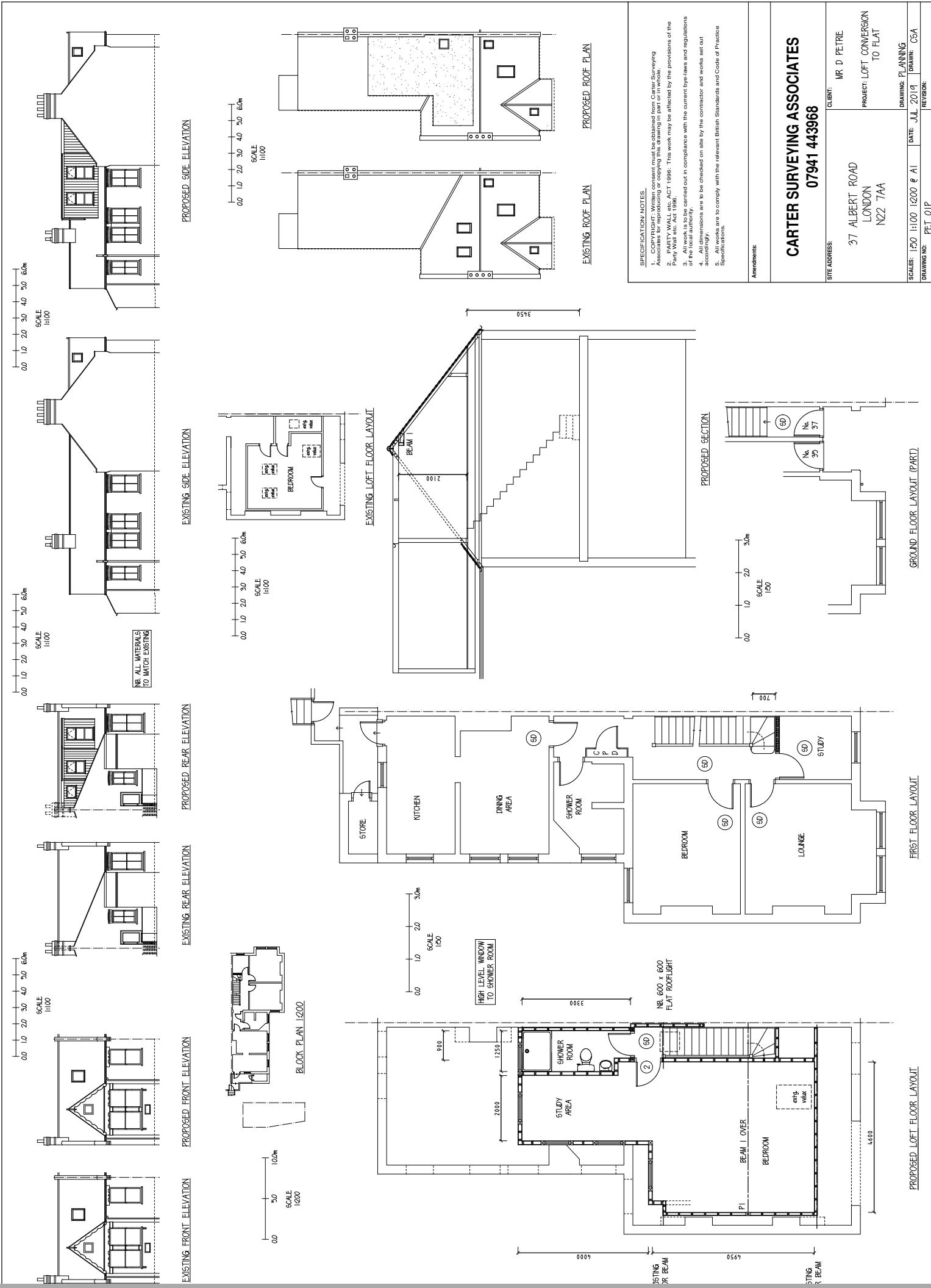
[illegible]

existing layouts

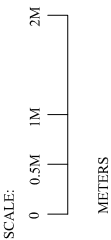
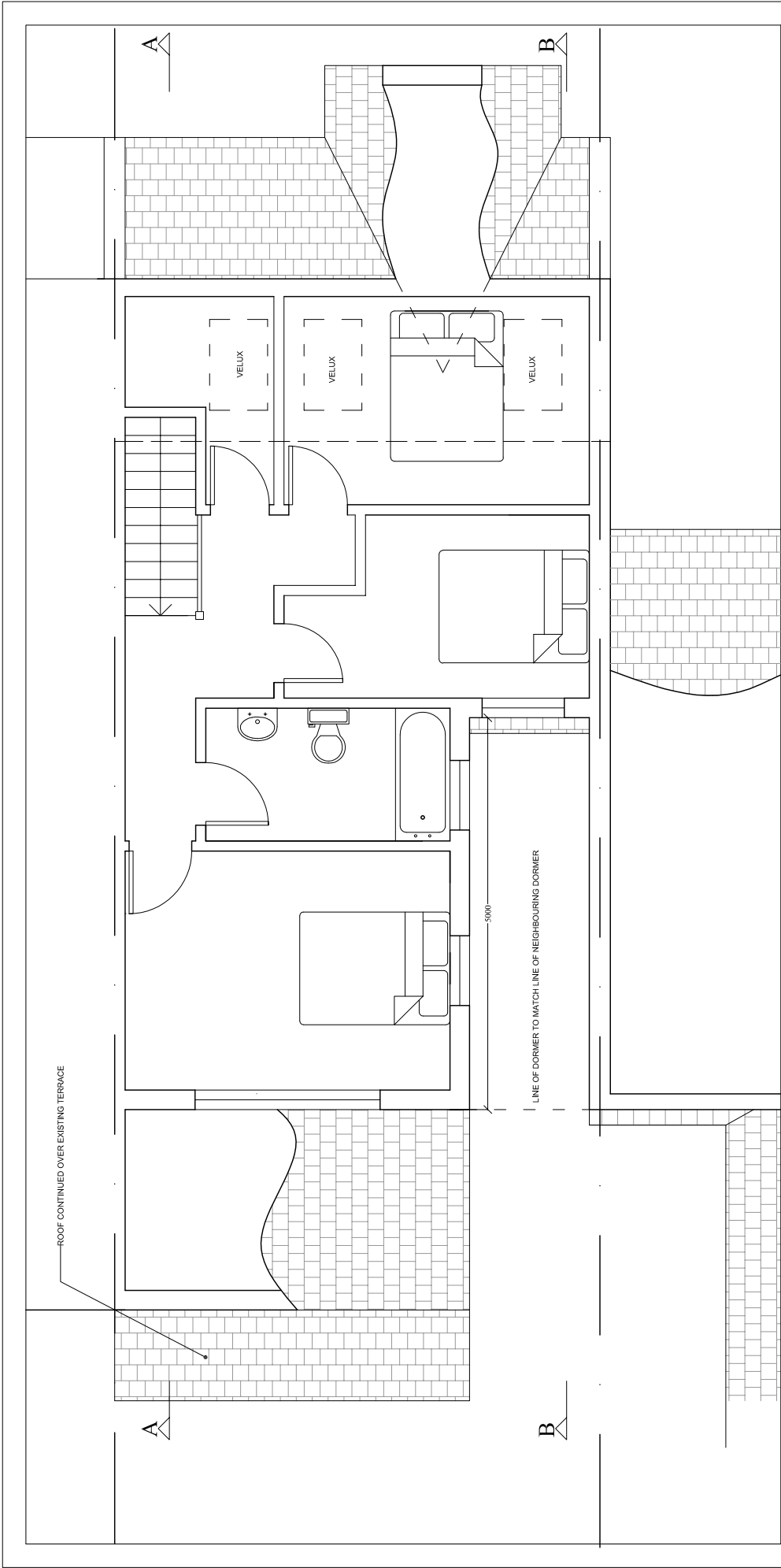
new floor layout

beam/joist layout (in abeyance)





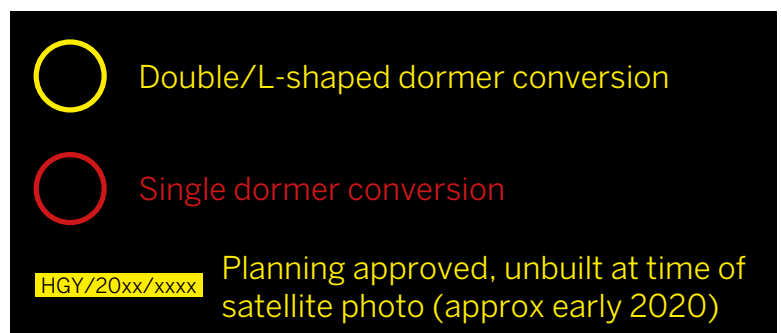
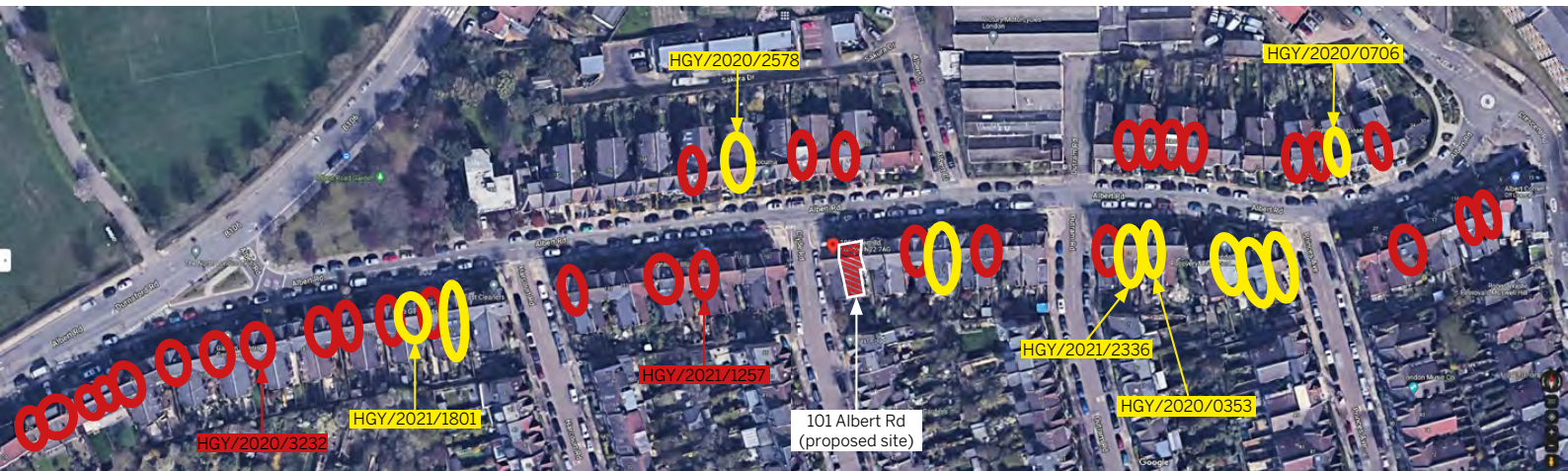
CARTER SURVEYING ASSOCIATES 07941 443968		CLIENT: MR D PETRE	PROJECT: LOFT CONVERSION TO FLAT	DRAWING: PLANNING
SITE ADDRESS: 37 ALBERT ROAD LONDON N22 7AA		DATE: JUL 2019	DRAWN: CSA	REVISION:
Amendments:		Scales: 1:50 1:100 1:200 @ A1		
SPECIFICATION NOTES		DRAWING NO: PET 01P		
1. COPYRIGHT: Written consent must be obtained from Carter Surveying Associates for reproducing or copying this drawing in part or in whole.				
2. PARTY WALL ETC. ACT 1996: This work may be affected by the provisions of the Party Wall Etc. Act 1996.				
3. BUILDING REGULATIONS: All works must be carried out in compliance with the current bye-laws and regulations of the local authority.				
4. All dimensions are to be checked on site by the contractor and works set out accordingly.				
5. All works are to comply with the relevant British Standards and Code of Practice Specifications.				



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:

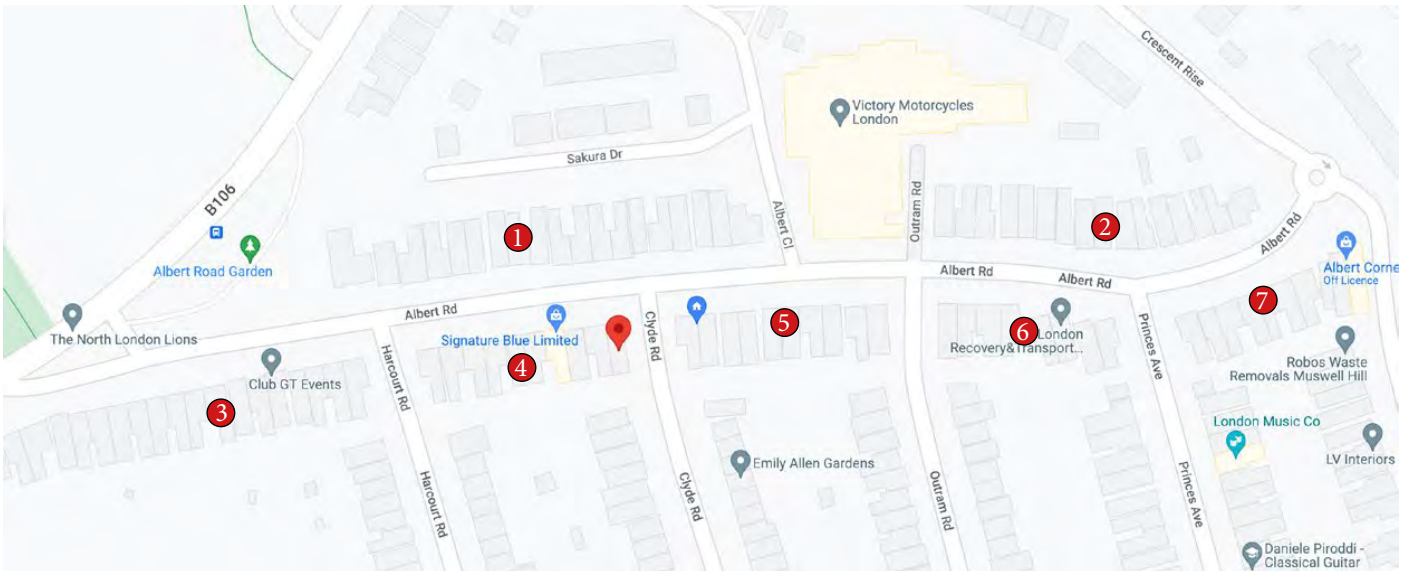
6. CHARACTER OF LOCAL AREA

6.1 Annotated aerial photomap of Albert Road



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%



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.

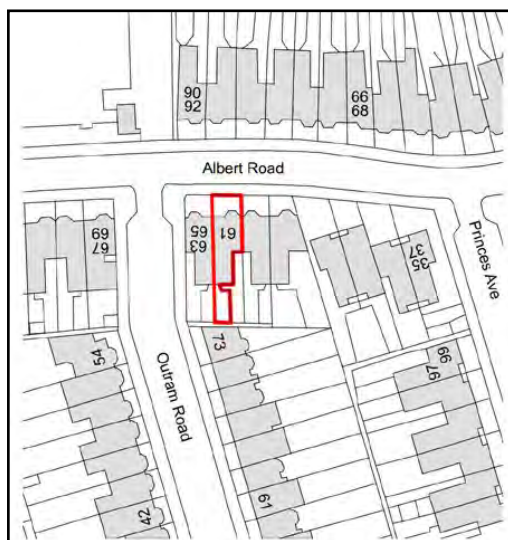
7.6 Several of these developments are in substantially more prominent locations - directly facing onto corners and visible from both Albert Road and the respective side street.

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.



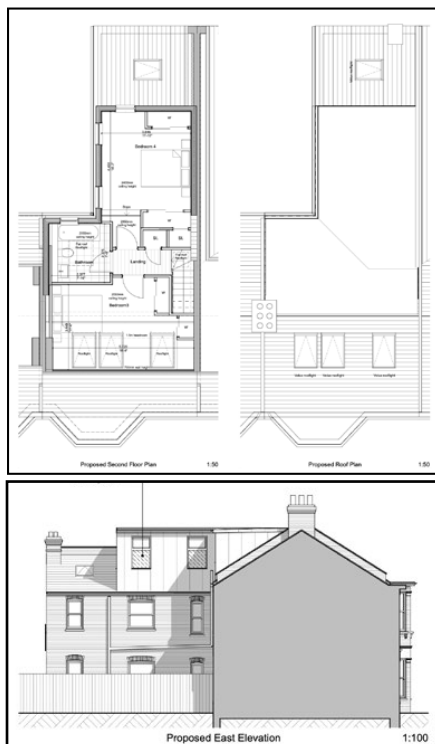
61 Albert Road



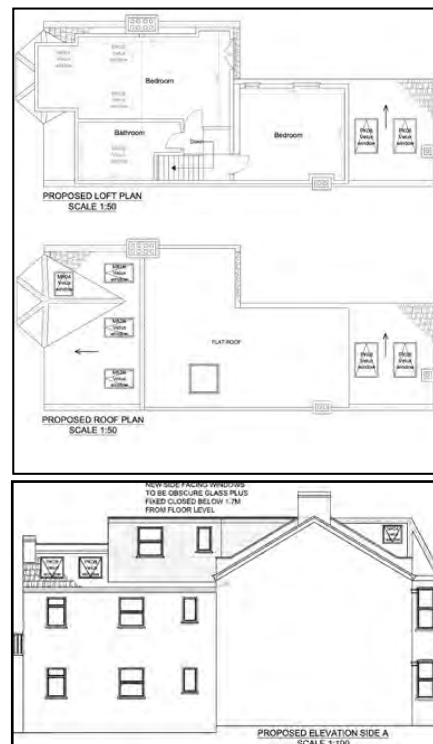
101 Albert Road

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).

