

# Officer's Report

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|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number</b> | <b>HGY/2022/2536</b>                                                                                                                             |
| <b>Type</b>               | <b>Full planning permission</b>                                                                                                                  |
| <b>Location</b>           | Flat E, 95, Hornsey Lane, London, N6 5LW                                                                                                         |
| <b>Proposal</b>           | Erection of rooftop/side extension above 1960s part of building, replacement of existing windows and installation of new/replacement rooflights. |
| <b>Case Officer</b>       | James Mead                                                                                                                                       |
| <b>Valid Date</b>         | 30/09/2022                                                                                                                                       |
| <b>Applicant</b>          | Mr David Butcher                                                                                                                                 |
| <b>Agent</b>              | Mr Steve Tiley                                                                                                                                   |

## **RECOMMENDATION**

**Approve with Conditions**

### **1. SUMMARY OF RECOMMENDATION**

GRANTED WITH CONDITIONS.

### **2. CONSULTATION RESPONSE**

- *LBH Conservation Officer*: No objection, subject to a condition requiring details of the proposed replacement windows.

### **3. REPRESENTATIONS**

3.1 1 representation was received in response to notification and publicity of the application.

3.2 The following issues were raised by local groups:

- *Highgate Conservation Area Advisory Committee*: No comment to make on the application.

### **4. REASONS FOR GRANTING PERMISSION**

4.1 The application site is occupied by a three storey property, which is in use as eight separate flats. This property sits on the north-western side of Hornsey Lane. There are several buildings associated with a school on the opposite side of Hornsey Lane. However, generally the immediate setting is residential in character, being made up of terraced, semi-detached and detached properties, as well as some blocks of flats. The host property dates from the Victorian period, but incorporates a modern three storey extension on the south-western side. The site is located within the Highgate Conservation Area (CA) and the Appraisal covering the area identifies No.95 as a building that contributes positively to the character of the CA.

4.2 The planning history of the site has been taken into account when coming to this decision.

- HGY/2020/1006: Erection of single storey extension above roof of existing 1960s side extension to flat E, erection rear gable extension to Victorian section of property and insertion of 5 rear conservation rooflights. Granted.
- HGY/2017/0458: Erection of a rear dormer extension alongside the erection of a half hip extension, with associated rooflights, to the flank of the roof. Refused.
- HGY/2011/2024: Addition of velux window to shower room at rear. Granted.

4.3 95 Hornsey Lane has been enlarged on the south-western side through a flat roof three storey 1960s extension. This scheme seeks to add a rooftop extension above the existing 1960s built form. A scheme that included the rooftop extension was approved under reference: HGY/2020/1006.

4.4 It is noted that the proposal would increase the height of the side extension. However, the overall side addition would still sit below the ridge of the main property. Noting this, and given the setting back of the proposed extension from the front wall of the property, it is considered that the enlargement would appear suitably subservient and would not be excessively bulky. The setting back of the extension from the front would also reduce visibility of the addition in the Hornsey Lane street scene and limit public views within the CA. As such, the extension would not appear as an unduly dominant addition to the street scene or the CA. The flat roof design would match the form of the existing extension and there are also similar roof forms in the locality. Consequently, the proposed flat roof form would not appear out of keeping. Lead cladding would be the main material applied to the extension. This material would enable the extension to be appropriately distinguishable from the historic part of the building and this is considered suitable.

4.5 Rooflights are intended to be inserted onto the rear roof slope of the building. These would be conservation type and would be of limited proportions. As such, these rooflights would not appear as dominant or incongruous additions. Replacement windows are proposed across the second floor flat. It is acknowledged that the Conservation Officer has recommended a condition requiring details of the proposed new/replacement windows. However, in this instance the plans confirm that the windows would be of timber form and would match the style of the existing fenestration. As such, it is not deemed necessary to require further details of the windows via condition. Overall, the full scope of proposed works would be of acceptable design, with the character and appearance of the host property, the street scene and the CA not adversely impacted. The historic significance and special interest of the CA would be preserved.

4.6 The rooftop extension would not project beyond the existing front or rear walls of the host property. Due to this, it is not considered that undue: overbearing impacts, loss of light, overshadowing or restriction of outlook would affect the front or rear areas of the adjacent flats at Ridings Close (to the south-west). This block of flats does have an upper floor side window present on its north-eastern elevation. However, this opening only receives limited light and already has restricted outlook. It is not considered that the rooftop extension would materially worsen this. No new south-western facing window openings would be created on the host building. As such, inappropriate increases in overlooking towards Ridings Close would not occur.

4.7 The siting of the proposed extension within the existing footprint of the building would ensure that the other flats at No.95 would not be materially impacted. The extension would be set away from the boundary with 97 Hornsey Lane (property to the north-east), and therefore this neighbouring property would also not be unduly affected. No new north-eastern facing windows would be inserted into the host building. Consequently, harmful increases in overlooking towards the flats at No.95 and the property at No.97 would not arise.

4.8 The extension would be a notable distance from the properties to the north and north-west of the site (61, 63 & 77 – 81 Hornsey Lane Gardens). Therefore, these neighbouring dwellings would not be materially affected by the development. Overall, the amenity and living conditions of all the neighbouring properties would be protected.

4.9 The proposed development is in general accordance with Policies DM1, DM9 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 Highgate Neighbourhood Plan 2017, the London Plan 2021 and the NPPF.

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

#### **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: 581 AP 100, 581 AP 101, 581 AP 110, 581 AP 111, 581 AP 120, 581 AP 121, 581 AP 122 and 581 AP 123. 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 those as specified on the approved plans and application form.  
Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of the Highgate Conservation Area is preserved, consistent with Policies SP11 and SP12 of the Haringey Local Plan

(2017) and Policies DM1, DM9 and DM12 of The Development Management DPD (2017).

**Informatives:**

- **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.
- **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.
- 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 pre-application advice service and published 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.