

Officer's Report

Application Number	HGY/2022/2690
Type	Full planning permission
Location	67, Shepherds Hill, London, N6 5RE
Proposal	Erection of single storey rear extension, incorporation of railings to existing balcony, new/replacement windows, new/replacement rooflights, new cabrio rooflight, blocking up of windows, addition of doors and provision of new rear patio area. Works to front garden, including: erection of new wall and gate to street boundary, erection of new retaining wall to parking area, creation of new steps and other landscaping works.
Case Officer	James Mead
Valid Date	07/10/2022
Applicant	Mr Kumar Tushar
Agent	David Russell

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PERMISSION, subject to conditions.

2. CONSULTATION RESPONSE

• LBH Conservation Officer: Objects to the application. There are concerns regarding the boundary treatments to the front of the property. The proposals seek to replace the low-level stone boundary wall and integral piers with a higher red-brick wall with integral piers. Whilst there is no in principle objection to the rebuilding of the boundary wall, the new wall should not be higher than the existing boundary wall and should be consistent with that along the north side of Shepherds Hill; stone wall with red brick piers. The proposed boundary wall would detract from the homogeneity of the boundary treatments along the north side of Shepherds Hill, failing to preserve or enhance the character and appearance of the Crouch End Conservation Area. Should the proposals be amended to reflect the above comments, then there would be no objections to the proposals. Officer Comment: The application has been amended to address these concerns.

3. REPRESENTATIONS

3.1 3 representations were received in response to notification and publicity of the application.

3.2 The following issues were raised by local groups:

• The Highgate Society: Objects to the application. The Society is concerned about the significant reorganisation of the house, the single storey extension and the complete

redesign of window fenestration at the rear. The existing extension may be slightly larger in mass or volume, but it is designed as a conservatory in keeping with the existing style of the building and with similar and coordinated fenestrations. The proposed extension does not appear subordinate to the main building. It is further proposed to replace the existing single glazed timber frame windows with bronze anodized triple glazed windows, and therefore eliminating any design coordination between the front and the rear of the property. In addition, the rear elevation as shown with an existing pyramid tiled roof, new flat roofs and new large bronze windows lacks any harmonisation in design between the old building and the new proposals. The proposal should be modified and revised to forge some form of coordination and unity with the existing building.

3.3 The following issues were raised by neighbours:

- No design has been provided for the railings.
- The balcony should not extend over onto the flat roof.
- Elevated ground levels would result in potential overlooking.
- The existence of a sewer has been disregarded.

4. REASONS FOR GRANTING PERMISSION

4.1 The application site is occupied by a two storey, detached dwellinghouse of early to mid-20th century age. This property sits in a long, sloping plot, which drops away to the north-west. The dwellinghouse is located on the northern side of Shepherd's Hill, in a line of similar properties. The setting is residential in character, being made up of a mixture of detached properties and blocks of flats. To the rear of the site are the Shepherd's Hill allotments, which are designated as Metropolitan Open Land (MOL). The site is situated in the Crouch End Conservation Area (CA) and to the north-western side of this designated heritage asset. The CA Appraisal covering this area identifies this line of properties (65 – 75 Shepherd's Hill), including the host dwelling, as buildings that contribute positively to the character of the CA. The Appraisal notes the red brick construction of the buildings and the steeply hipped clay tiled roofs, with prominent brick chimney stacks.

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

- HGY/2022/2689: Erection of first floor side extension and single storey rear extension, incorporation of railings to existing balcony, new/replacement windows, new/replacement rooflights, blocking up of windows and addition of side door. Works to front garden, including: erection of new wall and gate to street boundary, erection of new retaining wall to parking area, creation of new steps and other landscaping works. Withdrawn.
- HGY/1999/1069: Erection of first floor side extension. Granted with conditions.
- HGY/1993/0732: Erection of a car port, pedestrian entrance with brick and metal rail fencing. Granted with conditions.
- HGY/1991/0518: Erection of ground floor side and rear extension, conversion of garage into habitable room and installation of velux windows in front and rear and provision of car hardstanding. Permission not required.
- OLD/1980/1342: Erection of conservatory at rear. Granted with conditions.
- OLD/1962/0832: Proposed sun lounge at rear. Granted with conditions.

Design, Appearance & Heritage

4.3 The existing property has a conservatory present to the rear. It is proposed to remove this conservatory, and then erect a single storey rear extension, which would span across a large portion of the rear elevation. This width, as well as the height and depth of the addition are acknowledged, however the extension would not appear disproportionately large, in relation to the proportions of the host building. As such, it is considered that the extension would be suitably subordinate and would not appear unduly bulky. The simple flat roof form of the extension would ensure that the rear elevation of the property would not become overly convoluted, and therefore is acceptable. Furthermore, comparably designed rear extensions have been recently approved at neighbouring properties, and therefore there are no grounds to object to this design. Brickwork, to match existing, would be the main external material used, with a sedum roof also incorporated. This material and the roof covering would appropriately respect the construction of the host property.

4.4 To the rear the property currently has a terrace above ground floor built form. It is not proposed to enlarge this terrace, however it is intended to add railings along the northern side. These railings would be modest features, which would not appear visually intrusive, and as such are acceptable. Directly to the rear of the extension it is proposed to create a paved outdoor terrace area through levelling off a small portion of the sloping land. These works would not have a harmful visual impact on the site and it is noted that a similar paved area has been created at No.65. As such, these works are appropriate.

4.5 Various alterations are proposed to the fenestration of the property. At the front existing windows are proposed to be replaced/refurbished. Any replacement/new windows would be of timber construction and would match the style of the existing front fenestration. As such, these new windows would be of appropriate traditional appearance, which would respect the character of the property. To the side and rear any replacement/new windows would be of aluminium form. The Highgate Society have raised concern regarding the incorporation of such fenestration to this property. Whilst these comments are noted, the majority of the aluminium windows would not be highly visible from public vantage points within the CA. Furthermore, aluminium fenestration has been recently approved at a neighbouring property. Noting these observations, and given that the Conservation Officer has not objected to this fenestration, it is not considered that these new windows would appear unduly out of keeping, nor would they materially harm the appearance of the CA or the host property.

4.6 The blocking up of several windows would be undertaken in matching brickwork, which is appropriate. New rooflights are proposed on the front and sides of the property. These rooflights would be conservation type, and as such would be appropriate for use in this CA location. On the rear roof slope it is intended to incorporate a 'cabrio' rooflight. While this would be larger than the other new rooflights, the limited visibility of this feature from public vantage points within the CA means that it would not detract from the historic character of the locality. Replacement cladding is proposed to the dormer on the western roof slope. There is no objection to the upgrading of this material. To the eastern side the property currently has a single storey side extension. It is proposed to upgrade the roof of this, add a new rooflight and marginally increase the roof height. These works would be minor in nature, and as such would not harm the appearance of the property.

4.7 A number of works are proposed in the front garden of the property. It is proposed to rebuild the front boundary wall and it is noted that the Conservation Officer has objected to

this. Since these comments, the drawings have been amended to make it clear that the front wall would be rebuilt at a low height in stone, with brick piers incorporated. This front boundary treatment would be similar to that at Nos.65 & No.69, and as such would ensure the homogeneity of the frontages along this part of Shepherd's Hill is retained. A further wall would be erected around the front parking area. This wall would be set-back from the frontage, would be of limited maximum height and would again be constructed in stone. Due to these factors, it is not considered that this wall would appear unduly dominant or incongruous in the street scene. As such, this wall would be acceptable. The steps from the street down to the house are proposed to be re-located and re-orientated. These works would provide a more visually coherent appearance and layout for the front garden, which is supported.

4.8 Overall, the full scope of works proposed would be of acceptable design, with the character and appearance of the host property, the site, the street scene and the surrounding area not harmed. The historic significance and special interest of the CA would be preserved.

Neighbour Amenity

4.9 The single storey rear extension would be constructed up to the boundary with 65 Shepherds Hill (property to the west). Whilst this proximity is noted, the extension would not project significantly further to the rear than the built form of No.65. Due to this, it is not considered that No.65 would be unduly impacted by: losses of light, overshadowing, restriction of outlook or overbearing affects. The new window incorporated into the side facing dormer window would be fitted with obscured glazing and this would restrict inappropriate views into openings of No.65. A condition is attached securing the obscured glazing in this new window. The new rooflight inserted into the western roof slope would not be of such size to allow significant views towards No.65. The other windows added to the western elevation would be at ground floor level, and therefore would not allow excessive overlooking of this neighbouring property.

4.10 To the east of the site is 69 Shepherds Hill and the extension would be set-in slightly from the boundary with this neighbour. This setting-in, coupled with the modest rear projection of the extension, would ensure that this neighbour would not be materially impacted by: loss of light, overshadowing, harm to outlook or overbearing affects. The works to the existing side extension would be minor in nature, and therefore would not unduly affect the living conditions of No.69. No new upper floor openings would be created on the eastern elevation of the host dwelling, and consequently harmful overlooking of No.69 would not occur.

4.11 A third party comment has outlined that the flat roof of the rear extension should not be allowed to become a terrace/balcony, as this could allow overlooking. This is acknowledged and a condition is attached restricting the use of the flat roof, so that it should not be used as a terrace. One of the comments received also questions whether the outdoor paved terrace area may allow overlooking of neighbours. This comment is noted, however the elevated level of the terrace would not be so high to allow harmful levels of overlooking towards neighbours.

4.12 Overall, the amenity and living conditions of all the neighbouring properties would be suitably protected.

Other Matters

4.13 Several of the matters raised in the neighbour comments have been addressed elsewhere in this report. However, it is noted that one comment has outlined that the presence of a sewer has been disregarded. Whilst this comment is acknowledged, such a matter would be considered through the Building Regulations process and is not a reason to prevent the granting of planning permission.

Conclusion

4.14 In summary, there would not be an adverse impact upon the character and appearance of the host property, the site, the street scene or the CA. The special interest and historic significance of the CA would be preserved. The amenity and living conditions of neighbours would be appropriately protected.

4.15 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 development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The external materials to be used for the proposed development shall match those as specified on the approved plans.

Reason: In order to ensure a satisfactory appearance for the proposed development and to preserve the character and appearance of the Crouch End Conservation Area, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 & DM12 of The Development Management DPD (2017).

- 4 No part of the rear extension hereby approved shall be used as a roof terrace or balcony.

Reason: To safeguard against overlooking and loss of privacy in the interests of the amenity of neighbouring occupiers and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 5 Notwithstanding the plans hereby approved, the new window in the south-western facing dormer (serving staircase) shall be obscured glazed to level 3 or higher on the Pilkington scale of privacy or equivalent. This specification shall be complied with

before the extension/development is occupied and thereafter be retained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard against overlooking and loss of privacy in the interests of the amenity of neighbouring occupiers and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

- 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.
- 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 preapplication 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.