

Officer's Report

Application Number	HGY/2022/4000
Type	Householder planning permission
Location	39, Southwood Avenue, Hornsey, London, N6 5SA
Proposal	Remodelling and extension of the existing single storey rear extension. Replacement of all the existing sash windows with new double-glazed timber sashes. Addition of 1no. rooflights to the existing main roof and 1no. new rooflight to the proposed new rear extension.
Case Officer	Oskar Gregersen
Valid Date	03/11/2022
Applicant	Aaron & Michele Davies
Agent	Mr Nick Learoyd

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

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

1.2 Heritage Officers - Consider the proposals respond to, and reinforce, the special interest of the heritage asset and there are no objections to the principle of the proposed development. Concerns were raised regarding the proposed rooflight to the street-facing roof slope;

NOTE: The rooflight proposed for the front elevation was removed from the proposal to mitigate any impact on the character and appearance of the conservation area.

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site sits within the Highgate Conservation Area between Highgate Avenue to the east and Southwood Lawn Road to the north and west. The property is late Victorian in appearance built circa 1900 and arranged over 3 floors with a small basement/cellar. The site is located within Highgate conservation area however does not fall within the curtilage of a listed building.

2.2 The planning history of the site has been taken into account when coming to this decision, in specific taking note of a consent granted for a rear extension in 2016 Ref: HGY/2016/1481

2.3 The proposal seeks to replace an existing 3.8m x 4.8m rear extension portion of the site, with a larger full width extension with a maximum depth of 6.2m along the western

edge of the site and a similar depth to the existing at the eastern edge. The proposed rear extension would have a similar eaves height to the existing. The proposal also seeks to replace timber windows and doors on the front elevation to match the existing, and the construction of a small terrace to the rear of the proposed extension.

2.4 The proposed replacement door and windows would be of similar materials and appearance to the existing, whilst providing a greater thermal efficiency. Additionally no new openings are proposed.

2.5 Given that the materials would match the existing, officers deem that there would be no adverse impact to the street scene or the conservation area. Further, the current pattern of glazing will remain the same with no new openings, and therefore there will be no change to neighbouring amenity due to changes to doors/windows. This portion of the proposal can be supported.

2.6 The proposed changes to the rear of the site would see the replacement of an existing pitched-roof rear extension, with a full-width extension with a flat roof. Along the western edge of the site, the extension measures a maximum of 6.2m deep, with the eastern edge dropping to a value closer to that of the existing, measuring 3.6m. The eaves of the full width extension would be similar to the existing.

2.7 The subject site sits on a hill, going upward from east to west. As a result, the deepest portion of the proposed extension is shown in drawing No. 6276_03_310 to have little impact on the garden of 41 Southwood Avenue, and therefore would have little impact on the amenity of residents to the west of the site.

2.8 The eastern portion of the extension is scaled more appropriately with respect to potential impact on neighbouring amenity, being closer to the existing in depth and eaves height. Additionally, officers deem that the replacement of the pitched portion of the existing rear extension roof would lessen any potential sense of enclosure through the provision of a flat roof.

2.9 In terms of impact on neighbouring amenity, the topography of the site and choice to lessen the depth of the proposed extension along the eastern edge of the site have led Officers to deem that there would be no adverse impact in amenity terms of the proposal.

2.10 With respect to design, the scale and massing of the proposed rear extension would appear sub-ordinate to the host building, and would not cover a significant portion of the garden such that it could be considered overdevelopment. Additionally Officers deem that the extension would provide a more uniform and cohesive appearance to the rear elevation of the property.

2.11 Officers note that similar full-width rear extensions are in place on the same side of the street at Nos 19 and 17 Southwood Avenue, approved under HGY/2018/1927 and HGY/1995/0372 respectively. Further, Conservation Officers had no comments on the rear extension portion of the application, simply stating 'Overall, the proposals respond to, and reinforce, the special interest of the heritage asset and there are no objections to the principle of the proposed development'

2.12 As such, Officers view that the proposed rear extension would not have an adverse impact on the character of the host dwelling, the surrounding area, or the conservation area as a whole and can therefore be supported.

2.13 The proposed terrace would not provide any additional height compared to the existing, and would not cover a significant portion of the outdoor amenity space. Therefore it can be supported.

2.14 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 NPPF, London Plan 2021 and Highgate Neighbourhood Plan 2017, specifically Policies DH2 and DH3.

2.15 Officers consider the works to have no effect on the conservation area given the discrete location of the extension to the rear and as such in relation to the statutory/ policy tests would leave its character and appearance unharmed (preserved), in compliance with Policy DM9 of the Development Management, Development Plan 2017.

2.16 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

Conditions:

- 1 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 2. The approved plans comprise drawing Nos. 6276-03-001, 6276-03-011, 6276-03-012, 6276-03-13, 6276-03-14, 6276-03-15, 6276-03-022, 6276-03-023, 6276-03-030, 6276-03-031, 6276-03-032, 6276-03-110, 6276-03-120, 6276-03-130, 6276-03-140 REV_A, 6276-03-150, 6276-03-220, 6276-03-230, 6276-03-300 REV_A, 6276-03-310, 6276-03-320, 6276-03 REV_A (DAS). 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.

- 3 Notwithstanding the plans hereby approved the replacement timber windows to the front

and rear elevations hereby approved shall match the opening style and pattern of glazing bars of the existing windows and shall be painted white unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to safeguard the special architectural or historic interest of the building/estate consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

Informatives:

- **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.