

Officer's Report

Application Number	HGY/2022/4131
Type	Householder planning permission
Location	44 Shepherds Hill, Hornsey, London, N6 5RR
Proposal	Creation of roof terrace on existing flat roof, installation of green roof and alteration to front garden.
Case Officer	Kwaku Bossman-Gyamera
Valid Date	16/11/2022
Applicant	Mr & Mrs McGeary
Agent	Mr Alba Luna Crespo Mendoza

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

- 1.1 The current application seeks permission for the formation of a roof terrace on part of the existing flat roof over the existing building. including the installation of a green roof surrounding the proposed roof terrace and alteration to the front garden.
- 1.2 The proposed roof terrace is centred within the middle of the flat roof and would cover an area of 34 sq.m enclosed by 1.1m high balustrade set behind the existing parapet which extends to 0.5m along the edge of the host building.

Site and Surroundings

- 1.3 The application site is a three-storey end of terrace town house situated on the southern side of Shepherds Hill, close to the junction with Broughton Gardens. The surrounding area is wholly residential in character. The application site is located within the Crouch End Conservation Area.

Relevant Planning and Enforcement history

- 1.4 The most recent planning history in relation to the site is as follows.
 - HGY/2022/2229 – Granted 05/09/2022 - Certificate of Lawfulness for proposed single storey rear extension including internal and external alterations.
 - HGY/2022/1434 – Granted 14/06/2022 - Certificate of Lawfulness for proposed use for a single rear extension of 3m length, 4.3m wide and 3m height. All material to match existing in type, style and colour.
 - HGY/2000/0076 – Granted 24/05/2000 - Erection of second floor part terrace infill extension and associated internal/external alterations.
 - HGY/1990/0507 – Granted – 02/10/1990 - Erection of extension at 2nd floor level (above roof terrace) to provide accommodation space and shower room.
- 1.5 There is no enforcement planning history in relation to the site.

2. CONSULTATION RESPONSE

- 2.1 The responses below were received following consultation on the application:

Internal:

- 1) LBH Conservation Officer: no comments

3. LOCAL REPRESENTATIONS

- 5.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 10 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

5 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development;
2. Design and appearance;
3. Impact on the character and appearance of the conservation area;
4. Impact on neighbouring amenity.

Principle of development

- 5.3 London Plan Policy D3 seeks to optimise the potential of sites, having regard to local context, design principles, public transport accessibility and capacity of existing and future transport services.
- 5.4 The proposed development would not create any new residential floor space but would provide the application site with external amenity space in a form of a roof terrace. This would accord with Policy DM1 in the adopted DPD, where it encourages residential development to provide well-designed, high quality living environments, both internally and externally. However, the provision of private amenity space must be assessed in terms of its impact on the appearance of the building and the character and appearance of the conservation area and the impact on the amenity of neighbours.

Impact on the character and appearance of the conservation area

- 5.5 London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.
- 5.6 DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

- 5.7 The host building has been consciously designed as a town house with integral garage, with a flat roof with a parapet surrounding it, which is clearly articulated on the front elevation.
- 5.8 The proposed roof terrace has been significantly reduced when compared with a pre-application proposal. As per the application with this limited depth it would only project marginally beyond the projection central part of the flat roof and would be set back significantly behind the front and rear building lines and to the side of the neighbouring detached residential block at 38-40 Shepherds Hill. Given the significant degree to which the proposed terrace would be set back from the roof edges of the flat roof it would not be a discernible feature.
- 5.9 Rather, the proposed terrace would be a discreet visual addition that would not be visible in the public views, with limited and restricted views of such a feature from neighbouring properties in Shepherds Hill and Broughton Gardens.
- 5.10 The use of glass railing to enclose the terrace is considered to be appropriate and would be consistent with the balustrades found to terraces on neighbouring properties such as at Nos. 1, 2 and 8 Broughton Gardens behind.
- 5.11 The alterations to the front garden area are minor in nature but designed to improve the appearance of the front garden area using render for the existing walls.
- 5.12 Overall, the full scope of works proposed would be of acceptable design, in terms of the character and appearance of the host property, with the street scene and this part of the conservation area not harmed. The historic significance and special interest of the CA would be preserved.

Impact on neighbouring amenity

- 5.13 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.
- 5.14 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.
- 5.15 The proposal would have no impact on the amenity of the occupiers of adjoining properties (in terms of loss of natural light or outlook). The flat roof terraces have been screened to prevent any potential overlooking. Given the setting and the position of the terrace and its relationship with rear neighbouring properties, it is considered there would be no unacceptable overlooking or loss of privacy.
- 5.16 The proposed terrace would be approximately 18m away from the rear elevation of the properties in Broughton Gardens. At this distance and given the centred nature and the size of the terrace, it is not considered to give rise to a significant increase in overlooking to these neighbouring properties. Furthermore, during summer months when the terrace is most likely to be in regular use, the views towards Broughton Gardens are partially screened by tree canopies.

- 5.17 The location of the proposed terrace and separation gap between the flank walls of the stair core of the neighbouring block at No. 38-40 Shepherds Hill would prevent overlooking to neighbouring windows and rear garden.

Conclusion

- 5.18 The proposal is considered acceptable and would allow improvements to be made to the property and would be in keeping with the character and appearance of other dwellings in the area, many of which have balconies and terraces.
- 5.19 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

6. RECOMMENDATION

GRANT PERMISSION subject to conditions