

Officer's Report

Application Number	HGY/2022/4107
Type	Full planning permission
Location	Garden Flat, 32 Milton Avenue, Hornsey, London, N6 5QE
Proposal	Retention of the single storey rear extension with alterations to the roof to accord with the planning permission ref. HGY/2018/2331 and tinting of the brickwork to match that of the rear elevation of the main building.
Case Officer	Ben Coffie
Valid Date	15/11/2022
Applicant	Mr. B Corah
Agent	Mr. Jonathan Wright

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

1.1 The application seeks planning permission to retain a single storey extension with alterations to the roof to accord with the planning permission ref. HGY/2018/2331 and tinting of the brickwork to match that of the rear elevation of the main building. Whilst a previous application sought to retention of the side parapet on the shared boundary with No.30 Milton Avenue, this element is omitted from this current application.

1.2 The extension under planning permission ref: HGY/2018/2331 was approved with a hipped roof and with materials to match the existing materials of the host property. However, the extension was built as a flat roof with side parapet walls which measure approximately 4.3m in height with London stock bricks which have a different appearance to the host dwelling.

Site and Surroundings

1.3 The application site relates to a two storey, terraced property located on the eastern side of Milton Avenue. The host building has previously been subdivided into self-contained flats.

1.4 The host property is not listed but is located within the Highgate Conservation Area.

Relevant Planning and Enforcement history

OLD/1973/0788 - 32 Milton Avenue N6 - Conversion into four self-contained flats. - Grant permission - 26/07/1973.

HGY/1993/1152 - 32 Milton Avenue London N6 5QE London - Certificate of Lawfulness for the use of the premises as 3 X 1-bedroom flats and 4 bedsits. - Grant permission - 01/03/1994.

HGY/1998/0385 - 32 Milton Avenue London N6 5QE London - Erection of single storey rear extension to lower ground floor flat. – Refused - 02/06/1998.

HGY/1998/1202 - 32 Milton Avenue London N6 5QE London - Conversion of bedsit units 3 & 5 to a one bedroom flat. - Grant permission - 13/10/1998

HGY/2018/2331- Construction of a single storey rear extension to garden flat - Grant permission - 11/09/2018

HGY/2022/1799- Retention of the single storey extension with alterations to the roof to accord with the planning permission ref. HGY/2018/2331 and tinting of the brickwork to match that of the rear elevation of the main building- Refused -19/08/2022

3.6 The site is subject to an open enforcement investigation regarding the proposed development under enforcement ref: (DEP/2022/00087). However, this investigation has been put on hold pending the outcome of this planning application.

2. Consultation response

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

- Conservation officer – No response received

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of press & site notice displayed in the vicinity of the site and 7 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 0

Objecting: 0

Supporting: 0

6. MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning considerations raised by the proposed development are:

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

Design and impact on the character and appearance of the conservation area

6.2 DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

6.3 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.

6.4 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.

6.5 With regards to the above planning policies, the proposed development would be deemed acceptable as the brick finished would be altered to reflect the originally approved extension and therefore mitigating its contrasting appearance.

6.6 Whilst the introduction of the parapet wall was not part of the previously approved extension, it is not envisaged that it would represent an incongruous feature. However, given Officer's concerns with potential adverse impacts identified in the previous application, it has been omitted.

Impact on neighbouring amenity

6.7 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.

6.8 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.

6.9 With regard to impact against residential amenity, Officers were concerned about the impact of the proposed parapet wall on the shared boundary with No.30 Milton Avenue. However the omission of the parapet wall would revert the proposed development to the original approval. Therefore this would mitigate previous concerns regarding loss of daylight to the basement window of no.30.

6.10 As such, due to the above considerations the proposed development would not have an adverse impact against the amenity currently enjoyed by neighbouring properties and is in compliance with policy D6 of the London Plan and policy DM1 of the DPD.

Conclusion

5.2 The proposal is considered acceptable and would not have a detrimental impact upon the character and appearance of the host property and surrounding area.

5.3 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

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 in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.