

Officer's Report

Application Number	HGY/2022/4178
Type	Full planning permission
Location	4 Priory Court, 47 Shepherds Hill, Hornsey, London, N6 5QN
Proposal	Installation of four rooflights
Case Officer	Laina Levassor
Valid Date	21/11/2022
Applicant	Raghavan
Agent	Mr Felix Padfield

RECOMMENDATION

Approve with Conditions

PLANNING HISTORY

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

SITE DESCRIPTION

This application relates to Flat 4, set within the first and second floor of 47 Shepherds Hill. The application site is within the Highgate Conservation Area and is considered a positive contribution.

CONSULTATION RESPONSES

A response was received from the Highgate Conservation Area Advisory Committee. No objections were raised however clarification was sought on drawing details - comments received and the agent/officer responses are as follows:

Highgate CAAC has no objection to the proposed 4 additional rooflights on the west facing slopes of the roof, however we are confused by the vertical windows drawn in green shown on the proposed section D-D drawing. This is a slightly different shade of green from the new Velux windows in the roof shown on the same drawing. Does this mean the windows are already there but being replaced? If so, this application should not be permitted until details are provided about materials, style and dimensions of the new vertical windows. If these windows are not being replaced, what does the olive green colour of these windows indicate? A key to the various colours used on the drawings would have been useful.

Officer Comment: Confirmation was received from the agent that the windows referred to within this comment are not being changed as part of this proposal and colours used on the plans are to do with software used - these are not indicative of changes and do not form part of the application.

CAAC Comment: The gross floor area calculations given on the application form are confusing. If the 4 new rooflights allow a previously "non habitable space" to be converted into an additional bathroom at loft level, why is "floorspace lost" greater than "floorspace gained"?

Officer Comment: Some floorspace is to be lost as existing areas within the loft space are to be closed off/covered with stud walls.

REASONS FOR GRANTING PERMISSION

This application proposes the installation of 4.no conservation style rooflights to the west facing gabled roofslopes. The addition of these rooflights will allow for internal alterations to create an additional bedroom and bathroom at second floor level.

The proposed windows would be visible from Shepherds Hill where several examples of conservation rooflights can be seen throughout this residential setting. The placement of the windows set towards the ridge of the roofslopes seeks to minimise any disruption or overbearing impact to the appearance of the building, also reducing the possibility of creating any new outlook which may impact neighbouring amenity.

It is considered that the proposed rooflights are in keeping with development within the local area and are considered an appropriate replacement which would protect and preserve the character of the host building and surrounding area.

There will be no material loss of privacy to neighbouring properties therefore, the proposal is acceptable in amenity terms.

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 London Plan 2021, the NPPF and the Highgate Neighbourhood Plan.

The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

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 to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 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 proposed rooflight(s) hereby approved shall be 'Conservation style', flush with the roof plane in which they are installed, and shall be maintained as such for the lifespan of the development.

Reason: In order to ensure a satisfactory appearance for

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: 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.