

Officer's Report

Application Number	HGY/2022/3928
Type	Householder planning permission
Location	19, Claremont Road, Hornsey, London, N6 5DA
Proposal	Proposed construction of a roof terrace above the existing rear outrigger.
Case Officer	Ben Coffie
Valid Date	01/11/2022
Applicant	Mekalai Thambiah
Agent	Mr Joe Scragg

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

1.1 Planning permission is sought for the proposed construction of a roof terrace above the existing rear outrigger. The roof terrace will be cut into the rear outrigger with a maximum railing height of 1.1m. The size of the terrace will be 50% of the current floor area of the existing pitched roof. An access door would be installed which would serve as access to the new roof terrace.

Site and Surroundings

1.2 The application property is a two storey dwelling house within a terrace located on the Claremont Road. The site is located in Highgate Conservation Area.

Relevant Planning and Enforcement history

1.3 No relevant planning history

2. REPRESENTATIONS

5.1 The application has been publicised by way of a press & site notice displayed in the vicinity of the site and 5 letters. No representations were received from neighbours, local groups, etc in response to notification and publicity of the application.

3. MATERIAL PLANNING CONSIDERATIONS

3.1 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 character and appearance of the conservation area

3.2 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.

3.3 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.

3.4 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.

3.5 The proposal which involves the conversion of the roof area to a terrace is acceptable in principle. The scale of the proposed roof terrace would not represent an over dominant and obtrusive feature at roof level. The materials proposed (cast iron railing and timber flooring) would not result in any harm to the character and appearance of the host property and the conservation area.

3.6 Lastly given the location of the proposed development at the rear of the dwelling, it would not be visible from the street, consequently it would have no impact on the street scene.

3.7 As such the proposed development would preserve the character and appearance of the host dwelling and the Highgate conservation area and in compliance with policies D6 and HC1 of the London Plan and policies DM1, DM9 and DM12 of the DPD.

Impact on neighbouring amenity

3.8 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.

3.9 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.

3.10 External terraces play an import role in providing outside amenity to residents. However, the provision of an external terrace must be balanced against the impacts on neighbouring properties in terms of privacy, and noise and disturbance.

3.11 To the south of the site beyond the rear garden is a cottage dwelling which has a front courtyard, however due to its orientation and distance from the proposed location of the terrace it would not present direct views to their amenity areas. There is mutual overlooking into garden areas within the terrace, moreover, the proposed terrace is set away from the edges of the roof, therefore the proposed terrace would not present unacceptable degree of loss of privacy through overlooking into neighbouring garden areas.

3.12 Officers were concerned that the proposed roof terrace would present opportunities for potential overlooking given there is an upper floor window at no.17, however a 1.7m privacy screening is proposed on the shared boundary which would mitigate any possible overlooking impacts. Given the moderate height of the privacy screening would not present further impacts in terms of loss of daylight/sunlight or loss of outlook.

3.13 The proposed terrace would serve the upper floor bedroom of a family dwelling, and will not give rise to undue noise and disturbance.

3.14 As such, due to the above considerations the proposed development would not adversely impact 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

3.15 The proposal is considered acceptable in terms of its impact on the character and appearance of the host property and the character and appearance of the conservation area.

3.16 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

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 A 1.7 metre height timber screen shall be installed to the terrace in accordance with the approved plans prior to the first use of the terrace hereby approved and shall be maintained for the lifespan of the development.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 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: 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.

- 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