

Officer's Report

Application Number	HGY/2022/3897
Type	Householder planning permission
Location	38, Wolseley Road, Hornsey, London, N8 8RP
Proposal	Proposed alterations to an existing three storey dwelling at roof level, including the installation of a Velux Cabrio roof window to the side roof slope, rear dormer extension and recessed roof terrace.
Case Officer	Oskar Gregersen
Valid Date	26/10/2022
Applicant	Mrs Nicoletta Pongan
Agent	Mr Lewis Baker

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

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

1.2 LBH Heritage officers were consulted on this application, and responded as follows:

Nos. 32 to 60 (even) towards the eastern end of the north side of Wolseley Road, are Edwardian semi-detached properties constructed of red brick with pebble-dashed upper sections and canted bay windows that are surmounted by plain triangular gables. They have a neutral effect upon this part of the conservation area. A row of garages on land to the east of No. 60 Wolseley Road dominate views westwards up the hill when approaching from the east and detract from this part of the conservation area.

There are no objections to the proposals.

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is an generously size Edwardian semi-detached property, set back from Wolseley road by a walled front garden with off street parking. The building has features typical of its age and in this area. Planning history shows that the building has been sub-divided as two flats since 1989, with expansion works approved in 2014. The subject site is set within Crouch End conservation area, however it is not locally listed.

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

2.3 The proposal seeks the formation of a rear dormer, with balcony set into the pitch of the rear roof elevation, alongside the installation of a Velux Cabrio balcony roof window.

2.4 The proposed rear dormer on the rear elevation would be modest in size, protruding from the roof slope by 1.5m, with some of this depth covered by an existing chimney. The proposed balcony on the rear elevation would be smaller in scale compared to other extant high-level balconies in the immediate vicinity, and would be set within the pitch of the roof so as to minimise impact on the host dwelling and surrounding area. These portions of the proposal would be sensitive to the host dwelling, appearing sub-ordinate and finished in similar materials. The rear dormer and balcony are acceptable with respect to design and impact on the conservation area.

2.5 The proposed balcony roof window is an interesting feature to add to the northeastern elevation of the site. The balcony window would replace an existing roof light, whilst providing an additional space for users. Officers deem that the balcony window would appear sub-ordinate to the host dwelling, and would not negatively affect the character of the surrounding area. Therefore it is acceptable in design terms.

2.6 With respect to impact on neighbouring amenity, both the rear dormer and balcony window will be assessed together. There are a variety of high-level balconies in the area, and so there is precedent for the proposed changes to the host dwelling. Further, the proposed changes would replace two rooflights and one roof light respectively, and so officers deem that there would be no measurable decrease in overlooking. Therefore it is deemed that there would be no adverse impact to neighbouring amenity, and the proposal is acceptable in amenity terms.

2.7 Overall, the proposal can be supported, as it would not be detrimental to the host building, nor would it have any negative impact on neighbouring amenity or the character of Crouch End conservation area.

2.8 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 and the NPPF.

2.9 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.

2.10 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 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.

Informatives:

- 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.

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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.