

Officer's Report

Application Number	HGY/2022/4025
Type	Householder planning permission
Location	25, Chesthunte Road, Tottenham, London, N17 7PU
Proposal	Demolition of the existing rear extension and the erection of a new single-storey rear extension, within the footprint of the existing and including the replacement of windows and external doors with timber double-glazed casement windows and the refurbishment of the existing external render.
Case Officer	Sabelle Adjagboni
Valid Date	30/11/2022
Applicant	Mr Peter & Alejandro Bines & Allueva
Agent	Ms Camilla Parsons

RECOMMENDATION

Approve with Conditions

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials to match existing (extension and render)
- 4) Further details of the replacement windows.

Informatives:

- 1) Land ownership
- 2) Party Wall Act
- 3) Hours of construction

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the demolition of an existing rear extension to replace it with a new single storey rear extension of the same size. The proposal also includes the replacement of windows and external doors with timber double-glazed casement windows.

Site and Surroundings

The application site is a two-storey end-of-terrace cottage house at the centre of Chestnut Road. The site is not a listed building; however, it is in the Tower Gardens conservation area.

The application site currently has a single-storey rear extension which this application aims to demolish and rebuild.

Almost all the houses on Chestnut Road have single-storey rear extensions.

Relevant Planning and Enforcement history

There is no recent planning history in relation to the site.

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site and 6 letters. No representations received from neighbours, local groups, etc in response to notification and publicity of the application.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

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

Design and appearance

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.

The proposed extension is within the footprint of the existing extension with a small increase in height of about 40mm. Therefore, it is proportional to the host building and is also in keeping with the pattern of development in the area.

The proposal includes the refurbishment of the currently incomplete white render finish of the existing house and proposes the same render finish on the rear extension to match. The render of the front elevation will also be upgraded and re-painted. This will enhance the overall appearance of the building by improving its uniformity.

The existing uPVC fenestration will be replaced by painted timber casements which is a better material more in keeping with the conservation area. Insufficient detail has been submitted to confirm whether or not the replacement windows will be an appropriate match in terms of their design, and the proportions of their individual elements. The reintroduction of traditional timber windows is welcome. A condition is recommended that further more detailed drawings and specifications of the proposed replacements are submitted and approved prior to this element of the planning permission being implemented.

Subject to the conditions proposed above, the proposal will restore and enhance the current appearance of property thereby positively contributing to the character of the surrounding area.

As such, the proposal is considered to be in line with the above policies.

Impact on the character and appearance of the conservation area

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.

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 considered. 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.

The proposal will restore the qualities of the property to fit with the character of the conservation area. The materials proposed are of better quality than the existing whilst being appropriately conservative for the Tower Gardens conservation area. Therefore, the proposal will enhance the character of the conservation area.

As stated in the section above while the principle of replacing the existing windows with timber ones is supported and welcomed, further details of the windows will be required to ensure the proposal is considered to be in line with the above policies.

Impact on neighbouring amenity

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.

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.

The proposed extension is of the same depth and width as the existing extension. The proposed height increase is about 40mm bringing the total height to approximately 3m. This will be about 40mm above the neighbouring extension at no. 27. Given the modest height increase, the proposal will have a negligible impact on the daylight, sense of enclosure and overlooking of these neighbours.

As the property is an end-of-terrace it is reasonably set away from the neighbours at no. 23 and by reason of its modest scale will therefore not have any material impact on them.

As such, the proposal is considered to be in line with the above policies.

Conclusion

The proposal is considered acceptable subject to the conditions set out in the recommendation.

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

CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

RECOMMENDATION

GRANT PERMISSION subject to conditions.

Conditions:

- 1 The external materials to be used on the approved extension 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.
- 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 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.
- 4 Notwithstanding the plans hereby approved, further details of the proposed replacement windows shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The further details should clearly demonstrate that the proposed replacement windows will match the original windows installed on the property in terms of colour, design, number or panes, proportions and

articulation of panes/glazing bars.

Reason: In order to ensure a satisfactory appearance for the proposed development, and to ensure the special character of the Tower Gardens conservation area is preserved and enhanced 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.

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.

- **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: 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.