

Officer's Report

Application Number	HGY/2022/3994
Type	Householder planning permission
Location	32, Weston Park, Hornsey, London, N8 9TJ
Proposal	Provision of a second floor extension with the re-instatement of a pre-existing chimney flue.
Case Officer	Ben Coffie
Valid Date	08/12/2022
Applicant	Mr & Mrs A James
Agent	MR BRYAN CONNOR

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

1.1 The application seeks planning permission for a second floor rear extension above the existing outrigger with the re-instatement of a pre-existing chimney flue to facilitate the enlargement of the existing bathroom.

1.2 The proposed extension will have a mansard roof with slate tiles and finished with stock brickwork to match the existing brickwork of the property. The proposed extension will measure a depth of 2.8m, a height of 1.8m and a width of 3.5m

Site and Surroundings

1.3 The application site is a 4-bedroom semi-detached dwelling located on the northern side of Weston Park. The property is finished with stock brickwork, The front elevation has historic detailing with white painted ground floor bay window feature and a front gable.

1.4 The site is located in the Crouch End conservation area. However the property is not a listed building.

Relevant Planning and Enforcement history

HGY/2017/0860- Certificate of lawfulness for a proposed outbuilding in rear garden

2. CONSULTATION

2.1 LBH Conservation officer consulted. No response received.

3. LOCAL REPRESENTATIONS

3.1 No representations received from neighbours, local groups, etc in response to notification and publicity of the application.

4. MATERIAL PLANNING CONSIDERATIONS

4.1 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

4.2 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.

4.3 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.

4.4 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.

4.5 The proposed extension would represent a moderate addition to the property and is well designed to integrate appropriately with the character and appearance of the host dwelling. Part of the extension would project beyond the side wall, however it will not be highly visible from the street and given its location at the rear would not harm the characteristic gap between the application property and its neighbour, or the character of the streetscene. The proposed extension will not harm the character and appearance of the host dwelling or conservation area.

4.6 The proposed re-instating of the chimney is deemed acceptable and would complement the historic design element of the dwelling and the character and appearance of the conservation area.

4.7 As such the proposed development in its entirety is considered acceptable and compliant with Policy D6 of the London Plan (2021) and policy DM1, DM9 and DM12 of the Development Management DPD (2017), Policy SP11 of the Haringey Local Plan (2017).

Impact on neighbouring amenity

4.8 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.

4.9 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.

4.10 Due to the moderate scale as well as the location of the extension at second floor level it is not anticipated that there would be any material harm on the amenity of the occupiers of neighbouring sites. Due to existing mutual overlooking into neighbouring garden areas the introduction of an additional north facing window within the extension is not considered impactful to the privacy of the neighbouring occupiers.

4.11 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

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

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 construction works of the development hereby granted shall not be carried out before 0800 hours or after 1800 hours Monday to Friday or before 0800 hours or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays.