

Officer's Opinion



Case Number	HGY/2022/3525
Type	Full planning permission
Location	45, Hillfield Park, London, N10 3QU
Proposal	Demolition of existing side infill extension, associated roof structure and existing decking, erection of a single storey rear extension and rear decking, excavation to enlarge existing basement, and creation of lightwell in front garden.
Case Officer	Mark Chan
Review Date	09 February 2023
Applicant	Dr. & Mr Kyei-Mensah & Keery
Agent	Mrs Johanna Ahrberg-Jackson

Opinion

1. REPRESENTATIONS

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

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site consists of a two-storey mid-terraced property on the eastern side of Hillfield Park. The site is located within the Muswell Hill Conservation Area but does not fall within the curtilage of a listed building.

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

HGY/2019/3269 – Approval of details pursuant to condition 5 (Method of Construction Statement) attached to planning permission HGY/2018/2946. Granted 07/02/2020.

HGY/2019/1208 – 1. Proposed demolition of side infill extension, associated roof structure and existing decking 2. Construction of a new single storey rear extension and new decking 3. Partial excavation of existing basement 4. Creation of lightwell in front garden 5. Creation of bay window on first floor at the rear of the building 6. Construction of balcony from second

floor bedroom on to roof of first floor bay window. Refused permission 03/06/2019. Reason(s) for refusal:

1. The proposed first floor bay window and resultant loss of balcony feature, in conjunction with the introduction of the second floor rear balcony, would result in visually incongruous and unsympathetic additions and alterations to the host building that would fail to preserve or enhance the character and appearance of the Muswell Hill Conservation Area. The proposal is therefore contrary to policy 7.8 of the London Plan 2016, policy SP12 of the Haringey Local Plan 2017, and policies DM1 and DM9 of the Haringey Development Management DPD 2017.

HGY/2018/3128 – Construction of a new single storey rear extension and new decking following demolition of existing side infill projection. Partial excavation to increase floor space of existing basement and creation of front lightwell and first floor extension with balcony above at second floor level. Refused permission 13/12/2018. Reason(s) for refusal:

1. The first floor rear extension and resultant loss of balcony feature, in conjunction with the introduction of the second floor rear balcony, would result in visually incongruous and unsympathetic additions and alterations to the host building, that would fail to preserve or enhance the character and appearance of the Muswell Hill Conservation Area. The proposal is therefore contrary to policy 7.8 of the London Plan 2016, policy SP12 of the Haringey Local Plan 2017, and policies DM1 and DM9 of the Haringey Development Management DPD 2017.

HGY/2018/2946 – Demolition of existing single storey ground floor side infill extension, erection of single storey side to rear ground floor extension with replacement decking, increased size of existing basement with creation of stepped access from rear garden, and creation of front lightwell. Granted permission 03/12/2018.

HGY/2008/1983 – Alterations to loft level to include insertion of 1 x rooflight to front elevation and new steps / glazed balustrade. Granted certificate 10/12/2008.

2.3 The proposed rear infill extension would have a depth of 7.1m and would project beyond and wrap around the existing two-storey outrigger by 2.2m. A 1.5m depth raised decking would be installed beyond the rear extension. The existing basement would be enlarged to the rear by 24.5 sqm, up to the rear extent of the decking above. As existing, the basement is used for storage to the front, with an area used as an office to the rear of it. The increased floor space in the basement would include an ensuite bedroom in the front section, with storage and an enlarged office area located to the rear. A 0.45m x 1.4m front lightwell would provide a small source of natural light for the proposed bedroom. The current proposal is almost identical to the works approved by planning permission ref: HGY/2018/2946 in 2018. That permission has now lapsed.

2.4 The proposed alterations to the front lightwell would only result in a small increase in the size of the existing feature and would have limited visibility from the street scene, given that no projecting safety railings or screens are proposed. It is observed that neighbouring properties such as Nos. 39A, 49, and 61 Hillfield Park has been granted permission to install a front lightwell. As such, the proposed front lightwell is in keeping with the existing pattern of development.

2.5 The visual prominence of the proposed rear extension and increase in depth of the basement floor would be increased by virtue of the sloping topography within the locality. Whilst the bulk of the extensions would be significant in scale, they would still appear subservient in scale to the host building. The proposal would therefore preserve the character and appearance of the host building and Muswell Hill Conservation Area and is acceptable with regards to design and appearance considerations.

2.6 The proposed single storey rear infill extension would project 2.2m beyond the ground floor rear extent of No. 47 Hillfield Park with a flat roof height of 3.3m built from the height of the existing raised platform. The extension would not project beyond the rear extent of the existing single storey rear extension of No. 43. The siting, depth and height of the extension would not result in an unacceptable loss of light or outlook by the neighbouring occupants.

2.7 The increase in projection of the basement level would be set below the height of adjacent ground floor windows of No. 47 and would not project beyond the lower ground floor rear windows of No. 43. The alterations to the steps providing access to the rear garden from the extended basement level and from the existing decking area would not result in an unacceptable loss of privacy by neighbouring occupants. In summary, the proposed development would not result in an unacceptable impact upon the amenities of neighbouring occupants.

2.8 In transport terms, the increase in floorspace in conjunction with enlarging the existing the existing basement is unlikely to result in the creation of additional vehicular movements to and from the site or increase in parking demands that would require additional off-street parking space or materially affect highway conditions within the locality. However, to control matters relating to construction, a construction management plan has been conditioned to ensure that the construction does not result in the creation of unacceptable highway or parking conditions, or affect neighbouring amenity.

2.9 Policy DM18 of the Haringey Development Management DPD (2017) relates to residential basement development and lightwells, and sets out a number of criteria that need to be addressed alongside any proposal. These concern structural stability, flood risk, character and appearance, neighbouring amenity, and the local and historic environment.

2.10 During the construction phase, proposals must not create unacceptable highway transportation or parking conditions and minimise associated construction impacts such as dust, noise and vibration.

2.11 A Basement Impact Assessment (BIA) by Site Analytical Services Ltd has been submitted for the current application. The BIA was reviewed by the Council Building Control Team in 2018 during the assessment of the previous application ref: HGY/2018/2946 and concluded that it was satisfactory to meet planning requirements. Given that the two proposals are nearly identical and the ground conditions on site have not changed, the results of the BIA are deemed valid and acceptable in this instance. However, a construction method statement would be secured by condition. The method statement would be required to demonstrate that the method of construction did not adversely affect structural stability of the application or neighbouring buildings or any adjacent infrastructure and should provide

measures to minimise construction impacts such as noise, vibration and dust during the works.

2.12 Subject to compliance with conditions, the proposed development would preserve the character and appearance of the host building and the conservation area, would not result in an unacceptable impact upon neighbouring amenity and would not result in an unacceptable impact on parking or highway conditions.

2.13 The proposed development is in general accordance with Policies DM1 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.

2.14 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.

2.15 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.

- 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.

- 4 Notwithstanding the submitted details and prior to commencement of the development hereby approved a Construction Management Plan shall be submitted to and approved in

writing by the Local Planning Authority, detailing the programme of works and providing details in respect of the construction traffic movements, material and plant storage areas, details of necessary suspended car parking spaces, details of conveyor and gantry to transfer material over the footway. The approved details thereafter shall be implemented throughout the project period.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

- 5 The basement extension hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith and retained for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area.

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.