

Officer's Report

Application Number	HGY/2022/2791
Type	Full planning permission
Location	25-27, Crescent Road, London, N8 8AL
Proposal	Removal of existing roof and construction of new roof with dormers, and erection of a rear extension at second-floor level.
Case Officer	Kwaku Bossman-Gyamera
Valid Date	10/10/2022
Applicant	Samuel Joyner and Peter Mitchell
Agent	Claudia Mastrandrea

RECOMMENDATION

Approve with Conditions

SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION

Proposed development

This is a joint application submitted by the owners of 25D and 27D Crescent Road (two top floor flats) for the removal of the existing hipped roof detail and extend the rear side of the second floor to line-through with the floors below, to create new usable space within the existing apartments.

The proposal provides a new kitchen, dinning/living area within the new mansard roof including new roof terrace.

Site and Surroundings

The application site at no.25-27 Crescent Road is formed by a pair of four-storey (including a lower ground floor) Victorian semi-detached houses, currently occupied by self-contained flats.

The properties immediately adjacent to the site are two mid-to-late 20th century block of flats: (Alyn Court to the west, is a large, flat-roofed building of four storey in buff brick and No.29 Crescent Road to the east, is a utilitarian, three-storey building in red bricks with a pitched roof.

Crescent road is a residential road, characterised by a variety of building forms and styles, from Victorian Villas to late 29th century's block of flats.

The site is located within Crouch End conservation area and does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement history

There is no planning history in relation to the site.

Consultation

The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 52 letters. The number of representations received from neighbours, local groups, in response to notification and publicity of the application were as follows:

No of individual responses: 1

Objecting: 1

Supporting: 0

The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Objections on the ground that proposal would completely block their bedroom from sunlight, daylight and the view which is currently poor. The second floor extension is approximately 7m to 8m away from their bedroom windows.

Comments on representations

- Objector's comments are noted. The proposed extension would not have any significant harm to this adjacent detached block of flats sufficient to cause material harm to residents living condition in respect of outlook, light and aspects or overbearing from windows - as the proposal extends upwards only and within the existing footprint of the existing building. The said bedrooms highlighted by the objectors also enjoys secondary windows.

Material Planning Considerations

6.1 The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Impact on the character and appearance of the conservation area; and
3. Impact on neighbouring amenity.

Principle of development

London Plan (2021) Policy H2A outlines a clear presumption in favour of development proposals for small sites (below 0.25 hectares in size) and sets out a minimum target in Table 4.2 for boroughs (Haringey –10 year target is 2,600).

London Plan Policy D3 seeks to optimise the potential of sites, having regard to local context, design principles, public transport accessibility and capacity of existing and future transport services. Haringey's Local Plan Policy SP2 'Housing' seeks to ensure a mix of dwelling sizes arising from development and recognises that there is a lack of family sized housing in the Borough. The Haringey Local Plan has a target of 19,820 dwellings between 2011 and 2026.

The scheme would facilitate the construction of a roof extension in enlarging existing two residential flats, which would support in meeting the intent of the London Plan Policy H2A and D3 and Local Plan Policy SP1 and SP2. It is accepted the scheme does provide a family sized unit, however mindful of the constraints of the site, namely the footprint of the building the type and mix of accommodation, what is provided is considered to be acceptable. The principle of development is therefore acceptable.

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 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.

The proposal site is a four-storey brick building with a hipped roof. The existing roof design and the front elevation contributes most to the character and appearance of the building. Distinctive features including detailing above the door, shallow arches above the windows and a brick edged parapet along the front of the roof. It sits between a modern 3-storey flat roof building with roof extension and an older building with a modern façade that is a three - storey building in red bricks with a pitched roof. The front of the site is clearly visible from Crescent Road. The host building exhibits a completed and balanced composition which an additional storey sensitively designed would not be interrupt.

Given its significant presence, it is of vital importance to ensure that any additional development is of a complimentary and respectable scale, one that remains subordinate and proportionate and protects the character and appearance of the host building. Officers note that the proposed development would see works only to the associated three-storey rear extension and would not physically alter the appearance of the property, which is considered to be of architectural merit that adds to the character of the area. That being said, officers acknowledge the importance of the side/rear extensions existing subordinate scale, and that any addition at roof level would need to retain the step down in height from the host building

The immediate area is varied in character consisting of a variety of building types and heights. Given the minimal roof height of the extension and modest front dormers and considering prevailing rooflines along the street, it is not considered that the roof extension would be prominent within long or short view along Crescent Road. Alyn Court, a six storey 1970s/80s flatted development with a modern roof extension that is a full storey taller than 25-27 Crescent Road, is located immediately to the north-west of the site and minimises views towards the application site from this direction. Further, given the topography of the street (the street inclines to the west) and the presence of gable roofs on the properties to the east of no. 25-27, it is considered that proposed increase in roof height would not harm the character or appearance of the host building or the wider conservation area.

Whilst accepting the proposal here will add an additional floor to this building, officers would point out that a roof addition is more lightweight in appearance compared to an extra floor built in matching brick and scale. All side and rear elevations are pulled inwards in a similar fashion to the existing roof extension to the top of the building and would be set in from the existing eaves. Such design characteristics are considered to help read the extension as a subordinate roof addition rather than a new floor in its entirety, which would add to the verticality of the existing brick frontage. When viewed in the street, the eye will still be drawn to this brick frontage, the pre-dominant element to this building rather than a roof addition. Moreover, given the varied character of the street in terms of building typologies and styles and the manner in which the extra floor is designed, mean that it would not be top heavy or overly dominant.

The materials proposed would have a modern finish being in a grey cladding and glazing. In the interest of the appearance of the development and the effect on the area, the details of the exact materials and colours to be used are required to be submitted to the LPA for approval, which will be secured by way of a condition.

It is noted that the proposed roof extension has been significantly reduced in scale compared to that previously refused under planning application ref: HGY/2022/1547 and that considered under the request for pre-application advice. The proposed roof extension largely matches the dimensions recommended by officers following the previous refusal. The proposal is therefore considered to be acceptable.

Overall, the existing units would provide a satisfactory standard of accommodation for occupants and, it is not considered that the proposed roof extension addition would dominate the host building, nor be a detrimental addition to the street scene or wider conservation area.

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.

Given the distance between the application site and the properties on the other side Crescent Road and those to the rear of Edison Road, it is not considered that the proposal will cause a significant loss of daylight and sunlight or increased sense of enclosure to those properties. As the proposal extends upwards only and within the existing footprint of the host building.

Conclusion

The proposed development would provide a large family housing to towards Haringey's housing stock and would provide a satisfactory standard of accommodation for existing occupants. The development is acceptable in design terms and would not result in any unacceptable loss of daylight or sunlight to the occupiers of the adjoining residential properties. The proposal would not cause an unacceptable increase in enclosure levels, loss of outlook nor have a detrimental impact upon their amenity levels taken as a whole.

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.

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 condition(s):

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 Prior to the commencement of buildings works above grade, detailed drawings, including sections, to a scale of 1:20 to confirm the detailed design and materials of the:

- a) Detailed elevational treatment;
- b) Detailing of roof and parapet treatment;
- c) Windows and doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors at a scale of 1:10), which shall include a recess of at least 115mm;
- d) Details of entrances and porches which shall include a recess of at least 115mm;
- e) Details and locations of down pipes, rainwater pipes or foul pipes and all external vents;
- f) Details of balustrading;
- g) Facing Brickwork: sample panels of proposed brickwork to be used showing the colour, texture, pointing, bond, mortar, and brickwork detailing shall be provided; and
- h) Any other external materials to be used,

Shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted and together with a full schedule of the exact product references for all materials.

The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 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: 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.

- 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.