

BONNYSTREET PLANNING LIMITED

TOWNPLANNING.LONDON

7 Ennis Road London N4 3HD

PLANNING + DESIGN STATEMENT



Erection of double-storey front bay window extension, installation of new windows and entrance door to replace existing on the front elevation together with new brickwork to the front facade.

PP-11896730
FEBRUARY 2022

SITE AND DEVELOPMENT DESCRIPTION

- 1.1 The application site contains a four-storey terraced dwellinghouse known as 7 Ennis Road. The property is arranged over lower ground, raised upper ground, first and second floor levels.
- 1.2 The dwelling adjoins 5 Ennis Road to the South and 9 Ennis Road to the North.
- 1.3 The application is located within the Stroud Green Conservation Area; however, no character study or appraisal has been adopted by the Local Authority.
- 1.4 Irrespective, the host dwelling is considered to have a negative impact on the appearance of the conservation area. According to historic maps, the application site once contained an early Victorian, terraced dwellinghouse presumably similar in appearance to nos. 9 to 21 Ennis Road. At some point after the Second World War, the original buildings at nos. 1 to 7 Ennis Road were demolished. Thereafter, 1 Ennis Road was left undeveloped, 3 and 5 Ennis Road were reconstructed as a block of self-contained flats (partially taking over the land formerly occupied by no. 1) whilst the gap left over between this block of flats and 9 Ennis Road (an original structure) was infilled without much architectural attention, to form what is now known as 7 Ennis Road (the application site).
- 1.5 As a result, the application site stands out from the terrace and distracts from the appearance and character of the conservation area. In particular, the fenestration of the host building matches neither that of 3-5 Ennis Road nor that of 9 Ennis Road; in addition, the façade is completely featureless and the only one within the terrace that lacks (or rather was rebuilt without) a double-storey bay window projection (a characteristic feature of the street).
- 1.6 The proposed development seeks to address some of these deficiencies in form of:
 - (A) The erection of a double-storey front bay window projection at lower and upper ground levels, similar in scale to those found at the front of 3-5 and 9 Ennis Road;
 - (B) The insertion of new timber sash windows on the front façade to better reflect the fenestration of 3-5 and 9 Ennis Road, replacing all existing windows;
 - (C) The replacement of the bland entrance door on the front elevation with a more characteristic timber equivalent; and
 - (D) Rebuilding the front façade using London Stock brick to address the current mismatching brickwork.
- 1.7 It is noted that whilst the property is located in a conservation area, there is no Article 4 Direction in place limiting alterations changes to the front elevation (e.g. new windows) beyond the restrictions specific to conservation areas.
- 1.8 Due to the nature of the proposals, matters pertaining to neighbouring amenity are not considered material to the application.
- 1.9 It is hereby confirmed that no alterations are proposed to the rear elevation.

IMPACT ON THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA

- 2.1 Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Local Authority has a legal duty, in assessing applications for planning permission, to pay special regard to the desirability of preserving or enhancing the character or appearance of conservation areas.
- 2.2 Previous High Court judgements have established that in this context, “preserving” means “doing no harm”. The National Planning Policy Framework takes a similar view.
- 2.3 In other words, for development to be acceptable, it must not harm the character or appearance of the conservation area. Refusal of planning permission on the grounds that development is harmful to the conservation area must be reasonable in all aspects (i.e. the harm needs to be demonstrable).
- 2.4 Given that the proposals are clearly intended to improve the character and appearance of the building and the conservation area, it would be unreasonable to refuse planning permission. Whilst conservation officers may have differing views as to the best way to improve the appearance of the building, officers must make an assessment based on the proposals at hand, taking into account the existing appearance of the building.
- 2.5 For the same reason, it is considered unreasonable, in the event that planning permission were to be granted, to impose pre-commencement planning conditions requiring the submission and approval of further details. This is because the information provided with this application is considered sufficient to establish that the proposals will – *at worst* – cause no harm to the character and appearance conservation area or – *at best* (and most likely) – drastically improve upon the existing arrangement.
- 2.6 The Council is reminded that under Section 14(5) of the Neighbourhood Planning Act 2017, planning permission may not be granted subject to a pre-commencement condition without the written agreement of the applicant.

Double-storey bay window projection

- 2.7 The existing front façade is completely featureless (flat) and the only one within the terrace that lacks (or rather was rebuilt without) a double-storey bay window projection (a characteristic feature of the street).
- 2.8 The applicant therefore proposes to erect a new double-storey bay window projection at the front. The extension will be of similar scale to those built at the front of 3-5 and 9 Ennis Road and because these adjoining bay windows are not of uniform design, the proposals have merged design elements from each of them.
- 2.9 The proposed bay window extension will consist of grey roof slates/tiles, timber sash windows painted white (matching those to be installed elsewhere on the façade) and London Stock brickwork (also to be used for the reconstruction of the front façade).

New windows to front façade

- 2.10 Currently, the fenestration of the host building does not reflect that of adjoining properties not only in terms of design (position, dimensions and proportions) but also in terms of materials (the existing windows are uPVC casement of no architectural value). In addition, the current fenestration results in large swaths of exposed brickwork that are complexly featureless.
- 2.11 As such, the host dwelling is considered to have a negative impact on the appearance of the conservation area.
- 2.12 It is therefore proposed to completely re-adjust the fenestration of the front elevation using timber sash window painted white. The proposed window proportions (which will be no wider than existing) will more closely reflect the fenestration of 3-5 and 9 Ennis Road (which are not uniform). Windows on the upper storeys will be subordinate in height to those on the lower fenestration, whilst more characteristic lintels will also be introduced.
- 2.13 The resulting appearance is considered a drastic improvement over existing and, when seen in conjunction with the proposed bay window projection, will reduce the domination of featureless exposed brickwork.
- 2.14 Details of the proposed windows are enclosed with the application.

Replacement entrance door

- 2.15 Whilst the entrance door located on the upper ground level consists of timber, it is otherwise complexly featureless. It is therefore proposed to substitute a more characteristic timber door for the existing door; this will be on similar appearance to others within the terrace and as shown on the enclosed drawings.

New brickwork to front façade

- 2.16 The existing brickwork does not complement that used in the rest of the terrace; as a result of which, the application site stands out negatively from other properties within the conservation area.
- 2.17 Therefore, as part of the building operations required to implement the proposed changes to the front fenestration, it is proposed to address the mismatching appearance of the front elevation by replacing all existing brickwork with London Stock bricks.

SITE PHOTOGRAPHS

3.1 Overleaf.



Google Aerial View



Application site (centre) looking north



Application site (centre) looking south
