

Officer's Report

Application Number	HGY/2022/4279
Type	Householder planning permission
Location	19 Cromwell Avenue, Hornsey, London, N6 5HN
Proposal	Demolition of existing conservatory, erection of single storey side/rear extension and installation of rear bi-fold doors.
Case Officer	James Mead
Valid Date	01/12/2022
Applicant	Mr Oliver Stoneman
Agent	Mr Joshua Eves

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, subject to conditions.

2. CONSULTATION RESPONSES

- LBH Arboricultural Officer: No issues with the application. This is a low grade tree.
- Highgate Conservation Area Advisory Committee (HCAAC): It is quite hard to understand how the proposed extension will affect the nearby tree. Better photos would have been very useful. The dig for the side extension will need to be quite deep because of the tree roots. A condition set should ensure the tree will be protected.

3. REPRESENTATIONS

3.1 0 representations were received in response to notification and publicity of the application.

4. REASONS FOR GRANTING PLANNING PERMISSION

4.1 The application site is occupied by a two storey, semi-detached/terraced dwellinghouse. This dwelling sits on the eastern side of Cromwell Avenue and is to the northern end of a line of similar properties. The immediate setting is residential in character, being predominantly made up of semi-detached and terraced properties. The site is located within the Highgate Conservation Area (CA) and the majority of buildings in Cromwell Avenue, including the host property, make a positive visual contribution to the character of the CA.

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

4.3 To the rear of the site the property currently incorporates a two storey outrigger and a conservatory. It is proposed to erect a single storey extension, which would infill the unoccupied area between the outrigger and the northern boundary of the site. The existing conservatory is also intended to be removed.

4.4 The proposed extension would not extend beyond the rear wall of the outrigger and would be of limited height. Having regard to the proportions of the addition, it is not considered that the

extension would appear overly bulky. The extension would remain subservient to the host property. The flat roof design would not be intrusive in appearance and would be of similar form to other extensions in the area. As such, this design and form is considered suitable. Brickwork to match existing would be used as the external material and this is acceptable. New bi-fold doors would be incorporated on the rear elevation and this addition would not have a harmful visual impact. The rear extension would be of appropriate design, with the character and appearance of the host property, the surrounding area and the CA not harmed. The historic significance and special interest of the CA would be preserved.

4.5 The extension would sit adjacent to the ground floor extension of 17 Cromwell Avenue (property to the north). While this is noted, the proposed extension would not project beyond the adjacent ground floor rear wall of No.17. This relationship and the overall modest scale of the addition would ensure that No.17 would not be unduly impacted by: loss of light, overshadowing, harm to outlook or overbearing affects. The extension would be set away from the boundaries with other properties (No. 21 Cromwell Avenue and 155/157 Archway Road). Therefore, these neighbours would not be impacted. The ground floor nature of the extension means overlooking concerns would not arise. The amenity and living conditions of neighbouring properties would be appropriately protected.

4.6 The HCAAC have highlighted the presence of a tree to the rear of the property. This tree is not identified for removal, however officers accept that the extension may protrude into the root protection area (RPA) of this tree. Advice from the Council's Arboricultural Officer has been sought and they have noted that this tree is a low grade landscape feature. Furthermore, officers consider that this tree provides very limited amenity or biodiversity value. Given these observations, officers do not have concerns regarding a possible intrusion into the RPA of this tree. The development is considered acceptable on arboricultural grounds. Replanting of a new tree has been suggested by the Arboricultural Officer, however the removal of the existing tree does not form part of this scheme. As such, there are no grounds to require a replacement.

4.7 The proposed development is in general accordance with Policies DM1, DM9 & DM12 of the Development Management, Development Plan Document 2017, Policies SP11 & SP12 of Haringey's Local Plan Strategic Policies 2017 and Policies OS2, DH1, DH2 & DH3 of the Highgate Neighbourhood Plan 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

4.8 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 those as specified on the submitted application form.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of the Highgate Conservation Area is preserved, consistent with Policies SP11 and SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 and DM12 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 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**
In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.