

# Officer's Report

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|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number</b> | <b>HGY/2023/0108</b>                                                                                                                                                                      |
| <b>Type</b>               | <b>Householder planning permission</b>                                                                                                                                                    |
| <b>Location</b>           | 57 Cholmeley Crescent, Hornsey, London, N6 5EX                                                                                                                                            |
| <b>Proposal</b>           | Demolition of existing rear extension and first floor rear hipped roof projection. Erection of part single, part two storey rear extension, replacement of windows and landscaping works. |
| <b>Case Officer</b>       | James Mead                                                                                                                                                                                |
| <b>Valid Date</b>         | 12/01/2023                                                                                                                                                                                |
| <b>Applicant</b>          | Mrs Kirsty Spellman                                                                                                                                                                       |
| <b>Agent</b>              | ms Sara Yabsley                                                                                                                                                                           |

## **RECOMMENDATION**

### **Approve with Conditions**

#### **1. SUMMARY OF RECOMMENDATION**

GRANT PLANNING PERMISSION, subject to conditions.

#### **2. CONSULTATION RESPONSES**

- LBH Conservation Officer: No objections to the proposal. However, conditions are recommended requiring details of the external materials, windows and any new hardstanding.

#### **3. REPRESENTATIONS**

3.1 1 representation was received in response to notification and publicity of the application.

3.2 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:

- There would be loss of light impacting the rear windows and patio of 55 Cholmeley Crescent.

3.3 The following issues raised are not material planning considerations:

- Owners did not notify neighbours of this application – this comment is noted and officers always advise applicants to discuss proposals with neighbours. However, this is not a statutory requirement for householder proposals.

#### **4. REASONS FOR GRANTING PLANNING PERMISSION**

4.1 The application site is occupied by a two storey, semi-detached dwellinghouse. This property sits on the northern side of Cholmeley Crescent, in a line of semi-detached dwellings. The setting is residential in character, being made up of mainly semi-detached properties and some detached dwellings. The site is within the Highgate Conservation Area (CA) and the Appraisal covering this area does not specifically refer to this property. However, officers still consider that this property makes a positive 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.

- HGY/2013/2132: Non-material amendment following a grant of planning permission HGY/2012/2374 for alteration of white timber windows and doors to white PVC, no windows to rear elevation and one additional door to side elevation, and slight design change of roof of proposed development. Approved with conditions.
- HGY/2012/2374: Erection of rear ground floor extension including alteration to the garden. Approved with conditions.
- HGY/2005/0267: Erection of extension at rear first floor level and reduction in height of roof to studio. Approved with conditions.

### Design, Appearance & Heritage

4.3 The main property consists of two hipped roof masses, one to the front and one to the rear. The property has been extended further to the rear at both ground floor and first floor level. This application proposes removal of the hipped roof first floor extension and demolition of the ground floor rear extension. Neither of these existing elements are of any historic or architectural value, and as such there is no objection to these demolition works.

4.4 Following demolition, it is proposed to erect a ground floor and first floor rear extension. The first floor addition would extend across the full width of the rear elevation. However, the setting down of the extension from the main ridge and the modest depth would ensure that this addition would not appear overly bulky. This first floor addition would remain subservient to the host property. The flat roof design of the first floor extension would not interrupt the main roof of the host property, nor visually conflict with the existing form of the building. Therefore, this design is considered appropriate. The first floor addition would be finished in render, which is acceptable, as this is a finish typical to this area.

4.5 The ground floor extension would again span across the full width of the rear elevation and would project notably to the rear. Whilst this is noted, the extension would not project materially further to the rear than the existing ground floor built form. Furthermore, the addition would not be of significantly greater bulk or mass, when compared with the existing single storey extension. Having regard to the existing form and layout of the property, it is not considered that the proposed ground floor extension would be of such excessive proportions to appear unduly large for the host property or the site. The ground floor nature of the extension means it would remain subservient to the existing property. The extension would comprise of a series of sloping roofs of zinc construction, resulting in a contemporary appearance for the addition. There is no objection to this design to the rear of the property, where the extension would not be visible in the street scene. Furthermore, this design would ensure a visual distinction between the older and modern parts of the dwelling. The use of brickwork as the main external material is acceptable, as this would respect the construction of the host property.

4.6 Replacement windows are proposed to the side elevations and these would be of metal construction. The windows in the new extension would also be of metal construction. It is noted that metal windows would not be traditional in nature. However, these new/replacement windows would not be highly visible from the street scene, ensuring that the wider character of the CA would not be compromised. Furthermore, the existing property incorporates UPVC windows, and as such there is no objection to modern fenestration.

4.7 Overall, in design terms, the full scope of works would be of acceptable design, with the character and appearance of the host property, the surrounding area and the CA not adversely impacted. The historic significance and special interest of the CA would be preserved. It is noted that the Conservation Officer has recommended conditions requiring details of materials, windows and hardstanding. However, this is not considered necessary, in this instance, given the limited visibility in the street scene.

### Neighbour Amenities

4.8 The extension would be constructed up to the boundary with 59 Cholmeley Crescent (attached property to the east). However, the single storey addition would not project notably further to the rear than the existing ground floor built form along this boundary. Furthermore, the eaves height of the ground floor extension to this side would be reduced, when compared with the existing single storey crown roof extension. Due to these factors, it is not considered that the single storey extension would cause undue: overbearing impacts, loss of light, overshadowing or restriction of outlook. The modest depth of the first floor rear extension would ensure that this addition would also not result in materially amenity concerns. The proposals would not result in inappropriate overlooking of No.59.

4.9 55 Cholmeley Crescent is the property to the west and the extension would be erected close to the boundary with this neighbour. While this proximity is noted, the ground floor extension would not project notably further to the rear than the existing single storey extension. In addition, the ground floor extension would not be of significantly greater bulk to the western side, when compared with the existing single storey built form. The first floor extension would also be of limited depth. Noting these observations, and given that No.55 is at a higher land level than the host property, it is not considered that this neighbour would be materially impacted by: overbearing affects, loss of light, overshadowing or harm to outlook. None of the new windows would allow inappropriate overlooking towards No.55.

4.10 The works would be a sufficient distance from the other neighbours to the rear (21 & 23 Southwood Lawn Road), so to ensure that these properties would not be impacted by the development.

4.11 Overall, the amenity, living conditions and privacy of all the neighbouring properties would be protected.

#### Conclusion

4.12 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 DH1, DH2 and DH3 of the Highgate Neighbourhood Plan. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

4.13 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

#### **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: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

- 3 The external materials to be used for the proposed development shall match those as specified on the approved plans.

Reason: In order to ensure a satisfactory appearance for the proposed development, and to preserve the character of the Highgate Conservation Area, consistent with Policies SP11 & SP12 of the Haringey Local Plan 2017 and Policies DM1, DM9 & DM12 of the Development Management DPD 2017.

**Informatives:**

- **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: 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: Proactive Statement**  
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.