

Officer's Report

Application Number	HGY/2023/0129
Type	Householder planning permission
Location	Holly Cottage, Moorefield Road, Tottenham, London, N17 6QX
Proposal	Demolition of existing conservatory and erection of single storey extension, along with installation of: door to north-western elevation, window to south-eastern elevation, and conservation rooflights to south-western facing roof slopes.
Case Officer	Sabelle Adjagboni
Valid Date	16/01/2023
Applicant	Mr Dylan Sheehan
Agent	mr Rob Hewson

RECOMMENDATION

Approve with Conditions

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

- 1) Development begun no later than three years from date of decision.
- 2) In accordance with approved plans

Informatives:

- 1) Land ownership
- 2) Hours of construction
- 3) Party Wall Act

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development.

This is an application for the demolition of an existing conservatory and the erection of a single storey extension, along with the installation of a door to the north-western elevation, a window to the south-eastern elevation, and conservation rooflights to the south-western facing roof-slopes.

Site and Surroundings

Holly Cottage, the former Station Master's house, is located within the Bruce Grove Conservation Area and is a locally listed building.

Holly Cottage is located on Moorefield Road which was originally named Bruce Grove Road. The street was created in the late-19th century and runs south-west from Bruce Grove to St Loy's Road. A short stretch to the north is included in the conservation area to encompass the former Post Office Depot (No. 22) on the east side and the former station master's house on the west, both of which are locally listed and form an important group with the railway station, also locally listed.

Holly Cottage is a detached gabled house, of stock brick with red brick dressings and a slate roof. It was designed in a Gothic style to complement the station. It has some historic and architectural interest but also has group value with the station buildings and makes a positive contribution to the Bruce Grove Conservation Area.

Currently, there is a set of extensions to the south-west corner of the building, including a brick-built element with a chimneystack, a conservatory and a lean-to also built of brick.

Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows:

PRE/2022/0176 | Extension to existing dwelling. | Principle of the scheme is acceptable subject to high quality design that enhance and preserve the architectural or historic interest of the Locally Listed building and its settings.

Consultation response

No responses were received following consultation on the application.

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site and 38 letters. No representations were received.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance
2. Impact on the character and appearance of the conservation area
3. Impact on neighbouring amenity

Design and appearance

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period,

architectural characteristics, detailing of the original building, including external features such as chimneys, and porches.

High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

The proposal is to replace the existing conservatory and lean-to with a single storey rear extension. The scheme makes no changes to the lean-to in terms of size, scale, and material. However, it includes the replacement of the existing rooflight and the addition of two rooflights with one being in the main roof slope. The proposed rooflights will be flush conservation style and will not protrude like the existing which is considered appropriate for the conservation area.

In terms of the conservatory, the proposal is higher and slightly deeper in scale but remains subordinate to the host building with a pitched roof lower than the roof of the existing house. From the rear elevation, the design is a modern interpretation of the existing and maintains the architectural aesthetic of building with the side on the conservatory remaining mostly glazed. The proposed windows are timber slashed in a natural stained oak and with double glazing making it thermally efficient.

The biggest architectural change is on the side elevation on the North-western side, where the glazing of the conservatory is completely replaced by a brick wall in the new extension. However, the materials proposed match with the existing thus maintaining the preserving the character of the house. A rooflight is also proposed on this side which like the others will be conservation style. The proposed door on this elevation will also be timber slashed to fit in the architecture of the house.

The other side elevation on the south-eastern side has very similar features to the existing. Part of the glazing of the proposed extension can be seen just as part of the conservatory could be seen. However, there is the addition of a window which from the heritage statement and the historical arial views of the property was an existing feature of the house. Hence, the proposal would reinstate a historic feature of the house.

Therefore, the scheme does not undermine the existing uniformity of the host building.

As such, the proposal is considered in line with the above policies.

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 considered. 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 existing conservatory seems to be a later addition to the original house and is of poor design and quality. The proposal would therefore enhance the appearance of the listed building by using better quality materials which match the existing where applicable. Additionally, the proposal also retains features of architectural importance such as the chimney and reinstate the window on the south-eastern elevation which would have been of historical significance.

It is also important to note that the proposal will not be visible from the street as it is boxed out by mature trees and further surrounded by commercial buildings. Therefore, it would have no material impact on the character and appearance of the conservation area.

Therefore, the proposal preserves and enhances the character of the listed building and conservation area, and the use of better materials also creates sustainability improvement to the building.

As such, the proposal is considered in line with the above policies.

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.

The application site only has neighbours in closed proximity on the south-western side. However the building is the back of commercial building for which the proposed scheme will create no additional impact to their daylight or sense of enclosure. Additionally, there is a reasonable distance between the two to further mitigate any impact.

As such, the proposal is considered in line with the above policies.

Conclusion

The proposal is considered acceptable.

All other relevant policies and considerations, including equalities, have been considered. 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 conditions

Registered No. HGY/2023/0129

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.

Informatives:

- 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: 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.