

Officer's Report

Application Number	HGY/2023/0168
Type	Householder planning permission
Location	4 Mount Pleasant Villas, Hornsey, London, N4 4HD
Proposal	Proposed demolition and rebuild of the existing two storey outrigger - including removal of existing chimney stack and proposed roof terrace. Erection of single storey rear extension. Alterations at rear elevation to replace window with door to enable access to terrace. Alterations to front elevation including repointing existing brickwork, reinstatement of timber roof spire and replacement of front entrance door. Replacement of windows at front and rear elevations. Installation of rooflight to flat roof. Installation of solar panels to roof. Installation of bicycle and bin store in front garden. Installation of external insulation to the rear elevation, internal insulation to the front elevation, replacement of windows at the rear elevation, and reinstatement of timber roof spire to the front elevation (amalgamation of previously assessed applications - HGY/2022/3909 & HGY/2022/3910).
Case Officer	Laina Levassor
Valid Date	18/01/2023
Applicant	Sutton + Neuburg
Agent	Sean McAlister

RECOMMENDATION

Approve with Conditions

PLANNING HISTORY

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

CONSULTATION RESPONSES

No representations were received in response to the notification and publicity of this application.

SITE DESCRIPTION & SURROUNDINGS

The application site is a three storey dwelling located on the north-eastern side of Mount Pleasant Villas. The site is within the Stroud Green Conservation Area. The property sits within a terrace of which contains several properties which have been constructed with similar design features.

PROPOSED DEVELOPMENT

This application proposes the demolition and rebuild of the existing two storey outrigger - including removal of existing chimney stack and proposed roof terrace. Erection of single storey rear extension. Alterations at rear elevation to replace window with door to enable access to terrace. Alterations to front elevation including repointing existing brickwork, reinstatement of timber roof

spire and replacement of front entrance door. Replacement of windows at front and rear elevations. Installation of rooflight to flat roof. Installation of solar panels to roof. Installation of bicycle and bin store in front garden. Installation of external insulation to the rear elevation, internal insulation to the front elevation, replacement of windows at the rear elevation, and reinstatement of timber roof spire to the front elevation (amalgamation of previously assessed applications - HGY/2022/3909 & HGY/2022/3910).

Proposed demolition and rebuild of existing two storey outrigger, including removal of the existing chimney stack.

This application proposes the removal of the existing two storey outrigger with the rebuild to be constructed in materials which match those approved as part of application HGY/2022/3910. The chimney stack, which is in a state of disrepair is to be removed and the parapet wall to be repaired in matching materials.

It is considered that the replacement outrigger would complement the form of the original dwelling, resembling the existing structure, thereby not disturbing the attractive appearance of the building. It is not considered that removing the chimney stack, although an original architectural feature of the dwelling, would be detrimental to the character of the building or local area and is therefore acceptable.

Assessment of previous applications HGY/2022/3909 & HGY/2022/3910:

Single Storey Rear Extension

The proposed single storey extension would replace an existing extension with an L-shaped extension formed around the original two storey outrigger at ground floor level. The full width extension would project 4m in depth from the rear elevation of the outrigger and where spanning to the neighbouring boundary of No.6, the depth measures around 8.2m. As part of the proposal, the external ground level is lowered slightly.

This type of ground floor and roof extension can be seen throughout the local residential area and is in keeping with local development and is therefore considered acceptable. Further to this as the development is to be constructed to match the appearance of the host dwelling, the local character and visual amenity of the area will be protected. The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

Where the extension is sited along the boundary of No.2, the extension would not exceed 4m in depth, which extends beyond the neighbouring extension by 2m, limited to 2.7m in height at the eaves. An extension of similar depth and height could be achieved under permitted development and the proposed scale is generally considered a neighbourly form of development.

Along the boundary of No.6, the eaves height measures at 2.8m – 2.6m when measured from adjacent neighbouring garden level due to the lowered ground level at the site. The shared boundary and outrigger of No.6 is separated by a distance of around 2.4m with a large door to the rear elevation and windows to the side elevation – it is considered that the spacing between the proposed extension and the neighbouring site, combined with the lowered ground level and limited eaves height along the boundary, would mitigate any perceived sense of enclosure that this form of development may result in.

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 gable roof extension features vertical natural timber cladding to the rear elevation with brickwork detailing to face neighbouring boundaries with grey metal framed windows and doors at rear elevation to create a modernised addition to the Victorian terrace. Set within the roof of the proposed extension are several rooflights.

A number of modern additions can be seen throughout the surrounding residential area, and it is not considered the proposed extension would interrupt or undermine the existing uniformity of the terrace which the site forms part of or dominate the existing architectural features important to the building.

Formation of Rear Terrace

The proposed roof terrace would be sited atop the roof of the existing outrigger. The existing window opening, and placement is to be retained, though lowered, with the window replaced by a door to enable access to the terrace. The terrace is formed of natural timber decking, enclosed by a lightweight steel balustrade.

Similar development has been approved in the surrounding residential area, including at No.10 which forms part of this terrace. It is considered that the scale of the proposed terrace is relatively modest, appearing a subservient addition to the existing building where set in from the side eaves of the outrigger. Visibility of the terrace itself from the viewpoints of neighbouring properties and gardens would be largely obscured by the original outrigger and those of its neighbours. The modest area that the terrace is to provide would reduce the likelihood of significant numbers of people congregating in the space, thus mitigating the potential excessive noise generated.

A horizontal timber slatted panel privacy screen of 1.7m in height above terrace level is proposed between the application site and neighbouring No.2. The privacy screen extends from the rear elevation to the chimney stack, covering much of the terrace visible from the neighbouring property. Beyond the chimney stack a 1.1m steel cable balustrade is proposed, similar in design to that approved at No.10. Consideration is given to the fact that the rear elevation window of No.2 sited closest to the roof terrace is not within a habitable room and provides a lightwell to a stairwell, reducing the possibility of disturbance to privacy.

Alterations to Front Elevation

Alterations to the front elevation include repointing the existing brickwork, the reinstatement of the timber roof spire and replacement of the front entrance door.

The timber roof spire to be reinstated was an original design feature of Mount Pleasant Villas and can be seen in various states across the terrace and similarly designed properties within the surrounding area. It is considered that the reinstatement of an original architectural design feature of the property would improve the character and appearance of the host building and surrounding conservation area.

Repointing the existing brickwork is considered to contribute positively to enhancing the architectural and historical integrity of the host building and is thereby considered acceptable.

Also proposed is the replacement of the existing front door with a front door similar in appearance to those seen throughout Mount Pleasant Villas.

In accordance with Policy DM9 these proposals are considered to be of sensitive design quality which respect and complement the form, setting, period, architectural characteristics, detailing of the original building, sensitive to the context of the site and surrounding conservation area.

Window Replacements

Window replacements are proposed at front and rear elevations. Existing timber framed windows are to be replaced with double glazed timber sash windows which match the existing, like for like.

In accordance with Policy DM9 these proposals are considered to be of sensitive design quality which respect and complement the form, setting, period, architectural characteristics, detailing of the original building, sensitive to the context of the site and surrounding conservation area.

Installation of Solar Panels

This application proposes the installation of 3 solar panels to the southeast facing roofslope. The proposed solar panels are set towards the rear of the roof, limiting any visibility from the front elevation or street scene. The siting of the property and angle of the roofslope also means that visibility is limited from the rear of properties along 'The Grove', a neighbouring residential road, as well as from the rear gardens of adjoining properties.

The London Plan sets out detailed policies in relation to energy efficiency, renewable energy, climate change and water resources. Local Plan Policy SP4 promotes and requires all new developments to take measures to reduce energy use and carbon emissions during design, construction, and occupation. Low- and zero-carbon energy generation are required with all new development, specifically to achieve a reduction in predicted carbon dioxide emissions through on-site renewable energy generation.

DPD Policy DM21 also requires new development to consider and implement sustainable design, layout and construction techniques, with proposals required to apply the energy hierarchy to minimise energy use in order to meet/ exceed, minimum carbon dioxide reduction requirements.

The proposal is acceptable from an energy and sustainability perspective and in terms of design and appearance.

Installation of Rooflights

A skylight is proposed to the northwest facing roof slope. Set towards the eaves, visibility of this rooflight is limited from the street and neighbouring properties. A skylight is also proposed to the existing flat roof section to the southeast of the property which would not be visible.

In the event of this application being approved, it is recommended that a condition be attached requiring that proposed rooflights are conservation style.

Bicycle Storage

Policy DM35: Cycle storage in Front Gardens states that cycle storage on front gardens should be of high quality design, should not be visually intrusive and should not harm the amenity of surrounding properties.

Planning applications for cycle storage should have regard to the following:

- a) The size of the shed or storage shelter, the building and the garden;
- b) Its location;
- c) Level of screening; and
- d) The nature of the materials used.

Cycle storage provision located in residential front gardens should have minimal visual impact on the property or the street. To ensure the existing character and appearance of the property and surrounding streetscape are protected, particularly in Conservation Areas, the appearance of cycle storage facilities visible from the public highway need to be of high quality design, subtle in size and colour and built from materials which are in keeping with their surroundings.

In front gardens, all storage units require planning permission. The preferred location, to place/build the storage unit is where visual impact is minimal. Appropriate screening should be used - perhaps using plants. Materials should be used which are in keeping with the locality, reflecting the original materials of the property. If the storage unit is painted, choosing colours already used on the property or dark or subdued colours such as dark green/black help minimise the visual impact. Access doors must not overhang the highway (pavement or road). The height should be the same or less than the boundary treatment (wall/fence) where feasible.

This application proposes the installation of timber clad bicycle storage, sited to the front patio of the property. The storage would be set away over a metre from the front perimeter wall which separates the front patio and public highway and is limited to 1.2m in height.

A natural timber screen trellis is to be installed immediately above the front garden brick wall, up to the height of 1.8m in line with the height of the front hedges at neighbouring no.6. At the base of the front garden wall, climber plants are proposed as part of a planting scheme expected to grow through the proposed screening.

The proposed cycle storage features natural timber panelling, 1.5m in height, 2m in depth and 1.8m wide and is specified to store 4 bikes and facilitate a green roof. The proposed bin storage is specified as an open top timber clad store bin, in matching finish to the bike store.

Product Link : <https://www.brightonbikesheds.co.uk/add-ons/bin-storage/>

Product link : <https://www.brightonbikesheds.co.uk/product/slot-in-bike-shed/>

External Insulation

Internal wall insulation is proposed to the front elevation as not to alter or interrupt the character and appearance of the dwelling. As no external alterations are proposed, this is considered acceptable.

Replacement Windows

The existing timber framed windows at the rear elevation are to be replaced with double glazed timber sash windows which match the existing. Also proposed is the restoration of a second floor window to match the style of the original.

Reinstatement of Timber Roof Spire to Front Elevation

The timber roof spire to be reinstated was an original design feature of Mount Pleasant Villas and can be seen in various states across the terrace and similarly designed properties within the surrounding area.

REASONS FOR GRANTING PERMISSION

The proposed outrigger, rear extension and proposed alterations are to be constructed and undertaken using materials which would match the original materials used in construction of the dwelling. The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

The height, depth and placement of the extension and proposed roof terrace would not result in a material loss of sunlight or daylight or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

Policy DM21 supports appropriate measures to sustainably retrofit existing homes, encouraging proposals for householder development to incorporate energy efficient measures as a cost effective way to reduce carbon emissions. External wall insulation is supported in principle where any such treatment is sympathetic to the character of the existing building and surrounding area, having regard to Policies DM1 & DM9.

Policy DM1 seek to secure the highest standard of design which respects local context and character to contribute to the creation and enhancement of Haringey's sense of place and identity. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to meet a range of criteria having regard to the following: building heights; form, scale and massing prevailing around the site; urban grain; sense of enclosure and where appropriate following existing building lines; rhythm of neighbouring or local regular plot and building widths; active, lively frontages to public realm; and distinctive local architectural styles, detailing and materials.

Several properties within the immediate residential area and adjacent roads within the conservation area feature a rendered finish to the rear elevation, similar to the proposed. The rear of the property is bordered by The Grove and Railway Park Allotments and significantly screened by trees from any public highway, limiting visibility of the rear elevation, therefore it is not considered that these external alterations would detract from the conservation area.

It is considered that the reinstatement of the timber roof spire, an original architectural design feature of the property would improve the character and appearance of the host building and surrounding conservation area.

In accordance with Policy DM9, proposed window replacements match the existing and are considered to be of sensitive design quality which respect and complement the form, setting, period, architectural characteristics, detailing of the original building, sensitive to the context of the site and surrounding conservation area.

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

The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

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: 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 in colour, size, shape and texture those of the existing building unless otherwise specified in the approved drawings. .

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 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.