

Officer's Report

Application Number	HGY/2023/0159
Type	Householder planning permission
Location	93 Gaskell Road, Hornsey, London, N6 4DU
Proposal	Single storey rear extension and loft conversion including a rear dormer and skylights.
Case Officer	Oskar Gregersen
Valid Date	17/01/2023
Applicant	Mr Michael Magid
Agent	Mr Dimitar Stoyanov

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RECOMMENDATION

Approve with Conditions

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

The following issues were raised:

- No window detail submitted (Officer comment: The agent was asked to submit a typical section of the propose windows. The current glazing pattern is to be retained, and the proposed timber sash windows would be as close to like-for-like as possible, appearing similarly to the existing.

REASONS FOR GRANTING PERMISSION

The subject site is a two-storey mid-terrace residential dwellinghouse, that backs onto Highgate Allotments. The site is located within Highgate conservation area and does not fall within the curtilage of a listed building.

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

The proposal seeks the erection of a 3m deep, 3.2m tall rear extension, along with the formation of a rear dormer roof extension and installation of No.2 conservation style roof lights on the front slope and replacement of existing timber sash windows with double glazed timber units.

The proposed rear extension would be the width of the existing dwellinghouse, and would be 3m deep, and 3.2m tall with and eaves height of 3m. The scale of this extension would be similar to other rear extensions in the area, and would appear sub-ordinate to the host dwellinghouse. It is deemed that the scale of the proposal would not impact on neighbouring amenity.

Additionally, the proposed rear extension would be finished in materials similar to the existing, and therefore would be sensitive to the character of the host dwelling and surrounding area.

The proposed rear dormer roof extension would be modest in scale, 3.4m wide by 2.1m tall and 2.9m deep. The rear dormer would be finished in similar materials to the existing, and would appear sub-ordinate to the host dwellinghouse. Additionally the proposed rear dormer would not be

visible from the front elevation. Therefore, officers deem that the proposed rear dormer can be supported with respect to design, appearance, and impact on neighbouring amenity.

The proposed rooflights on the front slope would be 'conservation-style' and would therefore mitigate any impact on the character of the host dwellinghouse and surrounding street scene. The proposed roof lights can be supported.

The proposed replacement windows would be of very similar appearance to the existing, being timber with current glazing pattern and method of opening retained, but double glazed. Officers note that an objection was raised by Highgate CAAC, stating that sections of the windows were not submitted. Following this comment the agent has submitted sections of the windows to support that the new windows would be up to an acceptable standard and would respect the character of the conservation area.

The proposed windows would be more thermally efficient, whilst retaining the aesthetic of the host dwellinghouse and conservation area, and therefore the windows can be supported.

Following these paragraphs, officers deem that all aspects of the proposal can be supported as they would respect the character of the host dwellinghouse and conservation area. Additionally, there would not be any adverse impact on neighbouring amenity. Therefore the proposal can be supported.

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.

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 proposed rooflight(s) hereby approved shall be 'Conservation style', flush with the

roof plane in which they are installed, and shall be maintained as such for the lifespan of the development.

Reason: In order to ensure a satisfactory appearance for

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.