

Officer's Report

Application Number	HGY/2022/4393
Type	Householder planning permission
Location	127 and 209 Moselle Avenue, Wood Green, London, N22 6EU
Proposal	To replace the rear bathroom pods with new modular pods including an extension to the kitchen.
Case Officer	Gareth Prosser
Valid Date	12/01/2023
Applicant	Ms Pauline Hinds
Agent	Mr Keith Noble

RECOMMENDATION

Approve with Conditions

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

To replace the rear bathroom pods with new modular pods including an extension to the kitchen.

Site and Surroundings

Nos 127 and 209 Moselle Avenue are modest, two storey, terraced properties with pitched roofs and linear, single-storey 'pod' extensions to the rear.

The sites are located within the Noel Park Conservation and Article 4 direction designations. None of the properties are listed buildings

Relevant Planning and Enforcement history

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

The estate was designated as a conservation area on 4 November 1982 in recognition of its special significance. The Conservation area was extended on 16 September 1991 to include Pelham Road, to the West of Gladstone Avenue, and the area to the South of Lymington Avenue which was built during the later phase of development.

An Article 4 Direction came into force in December 2020 replacing the previous 1983 direction. This removed permitted development rights across the designation.

CONSULTATION RESPONSE

The responses below were received following consultation on the application:

Internal:

1) LBH Conservation Officer: LBH Conservation Officer: LBH Conservation Officer: The submitted application is clear and comprehensive, it includes a thorough heritage statement, a sound contextual analysis and a comprehensive set of drawings and reports that illustrate very clearly the different types of pods that will complement and enhance many original houses along Gladstone, Farrant, and Moselle Avenue. The proposed works are without any doubt fundamental to improve the council- owned houses in Noel Park and the very simple, heritage-sensitive design proposed for the new pods will improve the appearance of both host buildings and views into their rear gardens, therefore the proposed works are fully supported from conservation grounds.

External:

2) None

LOCAL REPRESENTATIONS

The application has been publicised by way of 4 site notice displayed in the vicinity of the site and 10 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 0

The following local groups/societies made representations:

- None

The following Councillor(s) made representations:

- None

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Impact on the character and appearance of the conservation area;
2. Standard and quality of residential accommodation; and
3. Impact on neighbouring amenity.

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 taken into account. 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.

Noel Park Conservation Area

The site is located within the Noel Park Conservation Area. The Noel Park Conservation Area Appraisal and Management Plan states that the 'Noel Park Estate is a planned estate of approximately 2000 terraced properties in Wood Green, North London. It was planned and developed by the Artizans, Labourers and General Dwellings Company circa 1881-1913. The houses were designed to house the families of workers and artisans (skilled labourers) in fashionable cottage style dwellings. The area retains its homogenous appearance and much of its attraction, and is easily distinguished from the surrounding Wood Green area'.

The estate was designated as a conservation area on 4 November 1982 in recognition of its special significance. The conservation area was then extended on 16 September 1991 to include Pelham Road, to the West of Gladstone Avenue, and the area to the South of Lymington Avenue which was built during the later phase of development

The estate is laid out in a grid pattern, with long straight streets creating formal, well ordered, and uniform streetscapes with good legibility. Each terrace in this Conservation Area is different, with distinctive variations in architectural detailing: some with rounded porches, some with sloped, tiled porches; some with round attic windows and some with double fronted windows.

The terraces are brought together with commonalities such as the layout of the streets, corner features such as turrets, and the extensive use of red brick which forms the overall backdrop. Noel Park is harmoniously cohesive in character and architecturally varied by virtue of the quality and architectural features of the buildings, the harmony in design across different streets, the consistency in layout and streetscapes, and the coherence and legibility of the estate.

Negative Contributors

The conservation area appraisal recognises that the special character of the area has been eroded over the years by the progressive loss of some original features by small scale alterations such as uPVC windows, porches, cladding and low quality material which have damaged the homogeneity of streets and groupings of buildings. Significantly, the Noel Park Conservation Area Appraisal identifies the existing 'pods' as negative contributors to the conservation area.

However, the overriding character and appearance of the estate is preserved, thus the designation of the estate as a heritage asset. This proposal replaces the existing, pods, which are now in an extremely poor state of repair and as stated above, detract significantly from the character and appearance of the conservation area, whilst also providing a sub-standard form of accommodation for residents.

The LBH Conservation Officer recognises that 'there is an opportunity to improve both the use of individual houses and the overall appearance of the area through the sensitive replacement, or brand-new insertion as necessary, of good quality, better performing pods as well as by carrying out necessary external repairs to properties'.

On assessment the conservation officer acknowledges the thorough heritage statement and sound contextual analysis stating that 'The replacement 'pods' have been designed to be as domestic in character and as complementary as possible to the host buildings. These pods have also undergone extensive design exploration at pre-application stage to appear as discrete and understated as possible in townscape views of their Conservation Area. The proportions and height of each different type of pod have been kept to the minimum necessary, so to provide sufficient facilities, although some very slight increases in footprint and height in comparison to the existing pods have proven necessary in some instances to deliver sufficient residential space, light and comfort'.

The conservation officer continues, stating that 'While the plan form and the height of each type of pod varies to suit the host building and its rear garden, the roof form, openings, material finishes, and colour palette of the replacement pods are consistent, simple, and uncluttered. Proposed materials are durable, low maintenance and aesthetically pleasant and will support the long lasting beneficial use of the original houses In Noel Park Conservation Area'.

Officers agree that the amended design (2022) of the pods is simple and uncluttered, reading as subservient to the historic character of the conservation area. Officers agree that the simple, heritage-sensitive design proposed for the new pods will improve the appearance of both host buildings, views into their rear gardens as well as enhancing the occasional views from the street scene. Therefore, the proposed works are considered to both preserve and enhance the character and appearance of the conservation area and are fully supported from conservation grounds.

Standard and quality of residential accommodation

London Plan Policy D6 requires housing developments to be of high quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight, maximising the provision of dual aspect units and providing adequate and easily accessible storage space as well as outdoor amenity space. Table 3.1 sets out the internal minimum space standards for new developments, while Table 3.2 of the London Plan provides qualitative design aspects that should be addressed in housing developments.

The proposed pods replace existing, pre-fabricated extensions, which currently provide cramped, sub-standard accommodation. The pods are considered a significant enhancement to living standards for occupant and are considered acceptable.

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.

This application proposes the replacement of the existing, single storey pods attached to Nos 127 and 209 Moselle Avenue. These properties are modest, two-storey, terraced properties with pitched roofs and linear, two storey, pre-fabricated 'pod' extensions to the rear.

The replacement pods cover a slightly larger footprint compared to the existing with the, linear extension of approximately 5.1m depth being replaced with a similar pod of larger depth and width.

The proposed depth will measure approximately 5.8m, a less than 0.7m increase above the existing. In addition, the proposed pods would be slightly wider at 2.3m. The existing width is 1.9m. This increase in footprint would allow a larger bathroom to each property, replacing the undersized and substandard existing facilities. The overall height is as existing.

Given the depth and height of the existing pod, the proposed increase in dimensions is not considered to have a significant, detrimental impact on the neighbouring property above the existing and is considered acceptable. The pods are also located away from the boundaries either site, reducing their amenity impact.

As such, the replacement pods are not considered to have a significant, detrimental impact on the neighbouring properties in accordance with the above policies.

Conclusion

The replacement pods are not considered to have a significant, detrimental impact on the neighbouring properties in accordance with the above policies. The proposal is considered to both preserve and 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. The details of the decision are set out in the RECOMMENDATION.

RECOMMENDATION

GRANT PERMISSION subject to condition(s):

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: 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: 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.