

Officer's Report

Application Number	HGY/2022/4074
Type	Householder planning permission
Location	43, Stanhope Gardens, Hornsey, London, N6 5TT
Proposal	Erection of a single storey side extension and a rear dormer window, enlargement of existing basement cellar, installation of solar panels and rooflights in side roof slope, re-rendering parts of property with external wall insulation, and replacement of single glazed timber doors and windows with triple glaze.
Case Officer	Josh Parker
Valid Date	11/11/2022
Applicant	Mr Simeloff and Ms Marinkov Jones
Agent	Mr Adam Philpotts

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

1.1 This is an application for the following works:

- Erection of a single storey side extension
- Rear dormer window,
- Enlargement of existing basement cellar,
- Installation of solar panels and rooflights in side roof slope,
- Re-rendering parts of property with external wall insulation, &
- Replacement of single glazed timber doors and windows with triple glaze.

Site and Surroundings

1.2 The application site comprises of a two-storey semi-detached dwelling situated on the western side of Stanhope Gardens, sitting above street level behind well planted front gardens. Numbers 41, 43, 45, 47, 49 Stanhope Gardens are a group of five neighbouring semi-detached and detached houses constructed circa 1910 when the street of Stanhope Gardens was extended to link up with the end of Claremont Road.

1.3 The application site is located with Highgate Conservation Area. The character appraisal for the conservation area describes this neighbourhood as follows: 'whilst there is evidence of poor maintenance of building and loss of architectural details, the area has largely maintained a homogenous appearance that is unique within the conservation area. Landscaped front gardens, boundary treatments, all contribute positively to the character of the area.'

1.3

Relevant Planning and Enforcement history

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

HGY/2019/2427 - Approve with Conditions - Single storey side and rear extension, rear dormer roof extension, installation of solar panels and rooflight in side roofslope, partial re-rendering parts of the property with external wall insulation, creation of patio area, replacement of single glazed timber doors and windows with double glazed timber doors and windows. APPROVED 12/12/2019

2. Consultation response

2.1 The responses below were received following consultation on the application:

Internal:

- 1) LBH Conservation Officer: - No representations received.
- 2) LBH Arborist – No objections for the proposal.

3. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 5 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:

Objecting: 0

Neither: 0

Supporting: 0

5.2 The following local groups/societies made representations:

- Highgate Conservation Area Advisory Committee, make the following comments:
 - o State that this scheme is a great improvement on the previous application.
 - o This house has a prominent, corner position on the road and makes a key contribution to a run of well planted gardens with hedges, shrubs, and bushes, retained by the original low clinker walls.
 - o Would like to see more detail for the landscaping of the front garden.
 - o Original front garden wall should be retained or reinstated after works.
 - o A tree should be planted to replace T4 hazel.
 - o More detail, specifically section details on the windows and, more particularly, the front door.
 - o Time at which BIA was carried out.

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning considerations raised by the proposed development are:

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

Design & impact on the character and appearance of the conservation area

6.2 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 sets out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

6.3 Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respects 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.

6.4 DH4 of the Highgate Neighbourhood Plan states that side extensions to detached or semi-detached properties, including the enlargement of existing garages, should be sensitive to and respect the character of the streetscape, and not block or significantly infill gaps between buildings, or otherwise disrupt the integrity of the individual architectural composition or group where these contribute to the character of the local area. They should be subordinate in scale to the original dwelling and complement its character in terms of design, proportion, materials and detail. They should not harm the amenity of adjacent properties.

6.5 DH5 of the Highgate Neighbourhood Plan states that roof extensions, dormers and rooflights should respect the existing roof form in terms of design, scale, materials and detail and be restricted to the rear except where they are part of the established local character and a new extension or dormer would not have an adverse impact on the amenity of the area or the significance of heritage assets; re-roofing materials should avoid use of inappropriate substitute materials that can erode the character and appearance of buildings and areas.

Side extension

6.6 The applicant has used the following description to describe the proposed side extension: *The extension will have a predominately lightweight appearance achieved using large areas of glass and a visible timber frame. The side extension will have a mono-pitch roof abutting the side of the existing house. The pitched roof and solid flank wall will be clad in welsh slate with a concealed gutter detail.* The proposed extension will create additional space for a new kitchen and playroom which follows the natural topography, having almost a meter in ground floor height differences.

6.7 While the proposed extension has an unorthodox large, sloping roof and design. The principle of a side extension is generally acceptable. There is an example of this at 49

Stanhope Gardens where a side extension of similar size follows the neighbouring boundary.

6.8. As mentioned, the proposed design is not typical however, the officer accepts that the property is undulating, sloping upwards from the footpath and shrouded in mature vegetation. The extension is stepped back and subordinate in scale to the main bulk of the house. Such an extension would not be prominent in view given the trees and vegetation found within the front garden as well as street trees. The design of the side extension, because of the siting, topography and vegetation is sympathetic on the Edwardian architectural elements and therefore acceptable in design terms.

Roof extension & rooflights

6.9 A rear dormer would be created sitting centrally on the rear roof slope. This is considered acceptable in size relative to the area of roof in question and in relation to the rear dormer on the adjoining semi-detached property.

Solar panels / external wall insulation

6.10 The proposed solar panels take up the bulk of the southwestern roof slope. Because of the siting of the solar panels, natural topography and vegetation the panels will have acceptable effects on the streetscape.

6.11 The proposal applies external wall insulation behind render on parts of the property at the side and rear which are currently rendered. This design aims to improve the thermal performance of the existing solid masonry walls to reduce energy expenditure.

6.12 The new render will be similar to the existing finish but with a less coarsely textured finish. The front facade will not be externally insulated (in order to preserve the character of the property) and the existing areas of facing brickwork will be preserved and maintained (as approved in application HGY/2019/2427).

6.13 The introduction of solar panels and external wall insulation are supported as a measure to reduce energy consumption/ reduce CO2 emissions, as such addressing climate change and working towards Haringey's objective to be zero carbon by 2041 as set out in the Haringey's Climate Change Action Plan (HCCAP).

Replacement glazing/ doors

6.14 The works are to replace the single glazed timber doors and windows with triple glazed timber doors and windows to match existing but without decorative glazing bars in fanlights (as approved in application HGY/2019/2427 but now with triple instead of double glazing).

6.15 The use of timber replacement window and doors here will respect the authentic look and quality of this house and group of houses. Mindful of the fall-back position of 'permitted development' the level of detail submitted is considered acceptable.

Impact on the character and appearance of the conservation area

6.16 The works here comply with Policy DM9 of the Development Management, Development Plan 2017, leaving the character and appearance to this part of the conservation area preserved.

Impact on neighbouring amenity

6.17 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. 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.

6.19 As mentioned earlier the proposed side extension is not an orthodox extension in design terms. Moreover the extension is a small lightweight addition, the height and depth of the extensions 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 as there are no windows facing the neighbouring address at 43 Stanhope Road. The open glazing facing Stanhope Road is setback is orientated directly towards the road does not offer any views into the neighbouring dwelling. Additionally, the proposed extension is small, proportionate, subordinate and subservient to the host building and will not create any unacceptable effects on the neighbouring properties.

Impact on trees

6.20 London Plan Policy G7 requires existing trees of value to be retained, and any removal to be compensated by adequate replacement. This policy further sets out that planting of new trees, especially those with large canopies, should be included within development proposals. DPD Policy DM1 requires proposals demonstrate how landscaping and planting are integrated into a development as a whole, responding to trees on and close to the site.

6.21 An Arborocultural Impact Assessment (AIA) has been submitted with this application. This report outlines that there are a number of high quality trees in the rear garden which will not be impacted by the current proposal.

6.22 The AIA outlined that there is a Birch (T2) in the front garden which is growing out of the bank adjacent to the front path and some multi-stem hazel in the location proposed for the extension, one of which will be removed. Equally a short stretch of privet hedge, up to 1m in length will be removed.

6.24 The development here is considered acceptable in terms of impact on trees subject to the condition that the works are carried out in accordance with the Arboricultural Impact Assessment and that a replacement tree is planted to compensate for the loss of T4 (Hazel).

Basement Impact

6.25 DPD policy DM18 ('Residential Basement Development and Light Wells') requires householder extensions for basement development to demonstrate that a proposal will not

adversely affect the structural stability of the application building and neighbouring buildings; does not increase flood risk to the property and nearby properties; avoids harm to the established character of the surrounding area and not to adversely impact the amenity of adjoining properties or the local natural and historic environment. Policy DM24 outlines the requirement of new development to manage and reduce surface water runoff.

6.26 Policy DH7 of the Highgate Neighbourhood Plan (2017) requires impact assessments to be submitted with basement development where there is evidence that there may be problems with drainage or flooding and to show there are no adverse effect from such development on the structural stability of adjacent properties or associated potential damage

6.27 The proposal here is to slightly increase the size of the existing cellar, which sits centrally underneath the current footprint of the house. The resulting basement will sit well away from party walls in relation to adjoining and neighbouring property. A Geotechnical Ground Investigation Report, Structural Method Statement and Basement Impact Assessment have been submitted with this application.

6.28 As per the technical information submitted site-specific ground investigations were undertaken with no groundwater encountered, consistent with the geological records and known history of the area.

6.29 Based on the analysis carried out, it is outlined that it should be possible to support the proposed new development on conventional strip foundations taken down below, however in the event that the use of conventional spread foundations proves either impracticable or uneconomical then a piled foundation would be required.

6.30 Mindful of the modest nature of the basement works here and distance away from party walls, the information/ findings put forward, demonstrate that conditions and mitigation measures have been adequately assessed at the planning application stage. Overall, it can be demonstrated that such works will not adversely affect the structural stability of the application building or neighbouring buildings; will not increase flood risk to nearby properties and avoids harm to the established character of the area and neighbouring amenity, consistent with the requirements of policy DM18 and policy DM24.

Conclusion

6.31 The proposed extensions and alterations are considered acceptable in design terms, the character and appearance to this part of the conservation area and the residential amenity of neighbouring occupiers.

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

7. CIL APPLICABLE

7.1 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.

8. RECOMMENDATION

GRANT PERMISSION

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 One replacement tree must be planted in the rear garden of the application site within 12 months of the removal of tree T4. If the new tree, or any replacement for it, dies or is damaged or lost for any reason within five years of the initial planting, another tree of the same species and size must be planted in same location, unless the Local Authority agree in writing to any variation.

Reason: To achieve good arboricultural practice and protect the visual amenity of the area.

- 4 The development hereby approved shall take place in complete accordance with the approved Arboricultural Impact Assessment (AIA), Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) as supplied by SJ Stephens Associates with the tree protection fencing/ground protection measures installed before commencement of the works on site. The protective fencing / ground protection measures shall be retained in a good and effective condition for the duration of the construction of the development and shall not be moved or removed, temporarily or otherwise, until all site works have been completed and all equipment, machinery and surplus materials removed from site, unless the prior written approval of the Local Planning Authority has been sought and obtained.

Reason: In order to ensure the safety and well being of the trees adjacent to the site during constructional works that are to remain after works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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

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 and SP12 of the Haringey Local Plan 2017 and Policies DM1, DM9 and DM12 of The Development Management DPD 2017.

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.