

Officer's Report

Application Number	HGY/2023/0407
Type	Householder planning permission
Location	39 Milton Avenue, Hornsey, London, N6 5QF
Proposal	Single storey ground floor side extension.
Case Officer	Oskar Gregersen
Valid Date	10/02/2023
Applicant	Mr Edward Butt
Agent	Mr Simon Rix

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

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

1.2 The following issues were raised by neighbours, local groups and Councillors:

- No issues were raised, the comment submitted was in support of the application

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a two-storey residential building, sub-divided as two flats in 1985. The subject site is finished in attractive red brick on the front elevation as with many properties in the area. The site is located within Highgate conservation area and does not fall within the curtilage of a listed building.

2.2 The planning history of the site has been taken into account when coming to this decision. Officers note that there is a previously refused application for a side extension, which was dismissed at appeal, however this proposal differs from that one and remedies issues raised by the LPA previously.

2.3 The proposal seeks the erection of a single-storey side extension to replace an extant paved area and provide rooms from laundry as well as an additional entrance hallway.

2.4 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.

2.4.1 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 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.

2.5 Policy 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.

2.6 In the instance of this proposal, the proposed side extension would have a maximum height of 4.1m when viewed from street level, with a mansard roof that pitches down to 2.9m at the eaves. The extension would be set back from the street and finished in materials sensitive to the host dwelling and surrounding area.

2.7 The steps taken to help this side extension appear consistent with the host dwelling, such as the mansard roof and similar materials, are generally in accordance with the above policy and therefore the proposal can be supported.

2.8 The proposed side extension would have a total volume of 75m³. Officers note that nearby Nos. 27 and 29 Milton Park have had side extensions approved with volumes of 66m³ and 97m³ respectively. These extensions are not identical to this proposal however these example sites are also semi-detached corner sites similar to the application site. It therefore stands that the scale of these approved extensions is acceptable and so is the proposed side extension.

2.9 The site is located in the Miltons, a sub area of Highgate conservation area. The character appraisal outlines that the character of the Miltons is relatively homogenous, arranged in a tight pattern of development with streets laid out in a grid pattern. The scheme here would not erode or negatively affect the original layout and urban form of the sub area, with extension here matching the traditional architectural language of the host building and the locality. Overall, the character and appearance of the conservation area would be left preserved.

2.10 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.

2.11 The height and depth of the extension 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.

2.12 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.

2.13 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.

2.14 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 external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

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: 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.