

Officer's Report

Application Number	HGY/2023/0204
Type	Householder planning permission
Location	Woodlands, Courtenay Avenue, Hornsey, London, N6 4LR
Proposal	Erection of first floor rear extension; re-configuration of integrated glass extension with new roof, glazing and stone surround canopy; addition of new first floor side window; alterations to fenestration, works to outdoor terrace area including new balustrades and external alterations.
Case Officer	James Mead
Valid Date	21/02/2023
Applicant	Mr & Mrs A Dessoky
Agent	Mr Nicholas Bradley

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, subject to conditions.

2. CONSULTATION RESPONSES

- Highgate Conservation Area Advisory Committee (HCAAC): It is crucial for development to be sustainable. Drawings showing insulation, air source heat pumps, solar panels, double/triple glazing and similar interventions to minimise carbon emissions should be provided.

3. REPRESENTATIONS

3.1 0 representations were received in response to notification and publicity of the application.

4. REASONS FOR GRANTING PLANNING PERMISSION

4.1 The application site is occupied by a three storey, detached dwellinghouse, which sits in a generously sized plot. This dwelling is located on the western side of Courtenay Avenue, which is a private road running north from Hampstead Lane (B519). Courtenay Avenue is residential in character, being made up of large detached dwellings of varying age and architectural style. The site is within the Highgate Conservation Area (CA), however the host building is of modern form, as it appears to have been rebuilt in the 1990s. Due to the modern nature of the property, it is not identified in the CA Appraisal as a building that positively contributes to the character of the CA.

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

- HGY/2010/0785: Replacement of existing security cabin with wooden security cabin and installation of fresh water supply and foul supply to new security cabin. Approved with conditions.
- HGY/1997/1493: Erection of single family dwelling house on vacant site. Approved with conditions.
- HGY/1996/0188: Erection of 3 storey 7 bedroom detached single family dwelling house with room in the roof and basement. Approved with conditions.

- HGY/1992/1142: Erection of three storey private dwelling with basement comprising 8 bedrooms, with games room at second floor level and gymnasium at basement level. Approved with conditions.
- HGY/1991/0428: Erection of 3 storey, 8 bed house. Refused.
- OLD/1990/0205: Demolition of existing house (Conservation Area Consent to demolish). Approved with conditions.
- OLD/1990/0204: Demolition of existing house and erection of detached 3 storey dwelling. Approved with conditions.

Design, Appearance & Heritage

4.3 The existing property has a two storey projection to the rear, which incorporates a balcony at first floor level. It is proposed to replace this balcony area with a first floor extension, resulting in a three storey projection to the rear. This extension would be of modest width and depth, whilst also being set down from the main ridge of the property. Therefore, the addition would not be overly bulky and would remain subservient to the host dwelling. The flat roof form of the extension would not be intrusive in appearance, and as such is acceptable. Brickwork, to match existing, would be the main external material used and this is appropriate.

4.4 On the southern side of the rear elevation, there is currently a conservatory style extension at ground floor level. It is proposed to re-configure this existing extension, with the roof enlarged, new glazing incorporated and a stone canopy added. The size of the extension would remain modest, and as such the works would not be of excessive scale. The incorporation of the stone material and the insertion of large windows would result in a somewhat modern appearance for the extension. However, taken into account the modern nature of the existing property, there is no objection to this.

4.5 Other external alterations are included in the scheme, with replacement/new windows intended to be installed and the infilling of existing windows/doors proposed. These works would be minor in nature and would not detract from the appearance of the property. In the rear patio area, it is proposed to undertake landscaping works and erect new balustrades. Such works may be somewhat modern in nature, however there are no concerns with this, given the age of the host property and the lack of visibility from public vantage points.

4.6 Overall, the full scope of works would be of acceptable design. The character and appearance of the host property, the surrounding area and the CA would not be harmed. The special interest and historic significance of the CA would be preserved.

Neighbour Amenity

4.7 The first floor extension and re-configured ground floor extension would be set-away from the curtilage boundaries with Courtenay House (property to the north), Oakbank (property to the south) and 3 & 4 Canons Close (properties to the west). Therefore, issues such as: overbearing impacts, loss of light, overshadowing or restriction of outlook would not arise for these neighbours. A new first floor window would be inserted into the northern elevation of the host property. However, views towards Courtenay House from this window would be screened by the presence of trees along the boundary. As such, it is not considered that this new window would result in an undue invasion of the privacy of Courtenay House. None of the new/replacement windows would allow inappropriate overlooking of Oakbank or 3 & 4 Canons Close. Overall, the amenity, living conditions and privacy of all the neighbours would be suitably protected.

Other Matters

4.8 A comment has been received from the HCAAC and this requests further information on the sustainability credentials of the development. The importance of minimising carbon emissions is acknowledged by officers, however there is no policy basis to require further information on this, through a householder proposal such as this.

Conclusion

4.9 The proposed development is in general accordance with Policies DM1, DM9 & DM12 of the Development Management, Development Plan Document 2017, Policies SP11 & SP12 of Haringey's Local Plan Strategic Policies 2017 and Policies DH2 & DH3 of the Highgate Neighbourhood Plan 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

4.10 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 approved plans comprise drawing nos: 001, 002, 003, 008, 010, 011, 012, 013, 020, 022 Rev. B, 024 Rev. A, 026, 030, 032, 108, 110, 111, 112, 113, 120, 122, 124, 126, 130, 132, 202, 203, 208, 210, 211, 212, 213, 220, 222, 224, 226, 230 and 232. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

- 3 The external materials to be used for the proposed development shall match those as specified on the approved plans and submitted 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 & SP12 of the Haringey Local Plan 2017 and Policies DM1, DM9 & DM12 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.

- In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.