

Officer's Report

Application Number	HGY/2023/0449
Type	Householder planning permission
Location	2 Dukes Point, Dukes Head Yard, Hornsey, London, N6 5JQ
Proposal	Proposed third floor extension to existing dwelling.
Case Officer	Ben Coffie
Valid Date	14/02/2023
Applicant	Smith
Agent	Dermot Gunn

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

Proposed third floor extension to existing dwelling.

Site and Surroundings

This site is located at Dukes Head Yard, accessible directly off Highgate High Street. The property is part of a three storey block of modern terraced dwellings. The properties at 1 and 2 Dukes Point have front and rear building lines set forward of the remainder of the properties, 3-6 Dukes Point.

The surrounding area is characterised by a mix of uses including offices, studios, warehouses and The Harington Scheme, an educational garden site for young adults with disabilities and/or difficulties, as well as residential dwellings, flat conversions and purpose built blocks of flats, such as Cholmeley Lodge. The site is within the Highgate Conservation Area with the adjacent building, known as 'The Studio', being a Grade II listed building.

Relevant Planning and Enforcement History

N/A.

CONSULTATION

Conservation officer – no response received.

Highgate CAAC- no response received.

LOCAL REPRESENTATIONS

The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 4 letters. No representations received from neighbours, local groups, etc in response to notification and publicity of the application.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

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

Design and character and appearance of the conservation area

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

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.

The application site is located in the Highgate conservation area, Policy DH2 of the Highgate Neighbourhood Plan (HNP) 2017 requires proposals to preserve or enhance the character and appearance of Highgate's conservation areas.

The proposal is for the erection of an additional floor to the roof of 2 Dukes Point. The new third floor would provide 2no. bedrooms and a bathroom room to the dwelling and is to be set back from the existing parapet walls at roof level in line with that of no.1, thus creating roof terraces to the front.

The dwellings within the block have undergone similar extensions above the roof with some front and rear terraces. The proposed extension is similar in height, bulk and design to the roof extensions approved at the neighbouring properties 1, 3, 4, 5 and 6 Dukes Point, therefore the proposed development would create a balance appearance as the extension would bring uniformity to the terrace given its design and scale would integrate acceptably with the neighbouring extensions.

Consequently, the proposed design, scale, height and bulk of the extension and the front terrace is considered acceptable and compatible with the current pattern of development within the terrace, therefore it will constitute a positive impact on the character and appearance of the host property, the block of dwellings and the conservation area.

As such the proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's

Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021, the NPPF and Policies DH2 of the Highgate Neighbourhood Plan (HNP) 2017.

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.

The Highgate Neighbourhood Plan Policy DH3 of the HNP also states that proposals should not harm the amenity of adjacent properties.

The proposed extension would be situated above the roof the dwelling and it is to be setback from the front elevations of the building by 2m. Due to the low height and setbacks of the roof extension, the increased shadowing to neighbouring properties is minimal and would not give rise to unacceptable loss of daylight or sunlight. Equally, it is not envisaged that there would be a significant degree of loss of daylight/ sunlight, an increased sense of enclosure and loss of outlook against no.3 although the site is set forward and the extension would project beyond its front wall by approximately 3.6m.

Due to the presence of similar roof extension to neighbouring properties and the installation of a privacy screen, the proposal is not considered to result in an increased level of overlooking or loss of privacy against its adjoining neighbours and beyond that currently experienced generally.

As such, due to the above considerations the proposed development would not inflict any adverse impact against the amenity currently enjoyed by neighbouring properties and is in compliance with policy D6 of the London Plan and policy DM1 of the DPD and Policy DH3 of the Highgate Neighbourhood Plan (HNP) 2017.

Conclusion

The proposal is considered acceptable in terms of its impact upon the character and appearance of the host property and surrounding 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

Approve with 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.

- 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: 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.
- **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.