

Officer's Report

Application Number	HGY/2022/4481
Type	Householder planning permission
Location	29 Thirlmere Road, Hornsey, London, N10 2DL
Proposal	Refurbishment of ground floor including demolition of existing canopy/lean-to structures at the rear and side, new glazing arrangement at rear and the addition of a ground floor rear, side-infill extension. Remedial works to front garden walls and construction of a new bin store.
Case Officer	Sabelle Adjagboni
Valid Date	20/12/2022
Applicant	Kate and Ghiv Khatib-Chahidi
Agent	Ms Deborah Sher

RECOMMENDATION

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Approve with Conditions

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to condition(s):

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.

This is an application for the demolition of existing canopy/lean-to structures at the rear and side and the addition of a new ground floor rear/side infill extension. The application also includes new glazing arrangements at the rear as well some remedial works to the front garden walls and the construction of a new bin store.

Site and Surroundings

The application site is a three-storey terraced single family house located. It is in the Muswell Hill conservation area but is not it a listed building.

Most of the houses with the same typology as the application site have side infills with some having both side infills and rear extensions.

Relevant Planning and Enforcement History

There is no recent planning history in relation to the site.

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site and 5 letters. No representations were received.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

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

Design and Appearance

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.

The proposed rear extension is of the same depth as the existing extension with a pitched roof to a height of 2.6m. Therefore, it is proportional to the host building. The size of the extension is also in keeping with the pattern of development in the area. Metal cladding is proposed for the rear extension. Although this does not match the existing, the wide panels and proposed glazing add a modern touch to the building, as well as adding an element of sustainability.

On the rear and side elevation of the extension, new PPC aluminium sliding/folding doors and a new fixed pop-out window, respectively, are proposed. A new roof is also proposed on the side infill. These fit in with the modern scheme and in terms of function will allow the inhabitants of the site to enjoy more daylight in their house and views onto their garden. The new fenestration will also be more thermally efficient than the existing.

On the front elevation, the proposal aims to improve the appearance by slightly re-arranging the existing steps and adding a new bin store unit, giving the property a more refined appearance.

Therefore, the scheme does not undermine the existing uniformity of the host building.

As such, the proposal is considered in line with the above policies.

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 considered. 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 proposed rear/side extension will not be visible from the streetscape and therefore has no material impact on the character and appearance of the conservation.

The proposed new steps and bin store unit enhance the street scene by giving a tidier appearance to the house.

As such, the proposal is considered in line with the above policies.

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.

On the boundary with No. 27, the scheme has been amended to achieve a proposed eave's height along the side boundary of approximately 2.6 metres, approximately the same height as the existing side infill lean-to extension that it would be replacing. The proposed extension to the end of the outrigger is set off the boundary with no. 27. Therefore, the prospered extensions will have no additional material impact on this neighbours daylight, outlook and sense of enclosure than the existing situation.

On the boundary with No. 31, although the existing height at the rear is increased by approximately 0.5m, it is lower than the overall existing rear extension of these neighbours. Therefore, no additional impact will be created on their daylight or sense of enclosure.

As such, the proposal is considered in line with the above policies.

Conclusion

The proposal is considered acceptable.

All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

CIL

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.

RECOMMENDATION

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.

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.
- **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.