

Officer's Report

Application Number	HGY/2023/0544
Type	Householder planning permission
Location	Flat D, 14 Hampstead Lane, Hornsey, London, N6 4SB
Proposal	Extension of the heights of Window 1 (front elevation) and Window 2 (side elevation).
Case Officer	Zara Seelig
Valid Date	23/02/2023
Applicant	Mrs Iya Popova
Agent	Mrs Iya Popova

RECOMMENDATION

Approve with Conditions

Site Description

The site is a four storey semi detached building consisting of 5 self contained flats situated on the Northern side of Hampstead Lane. The site is located within the Highgate Conservation Area, it is not a listed building, however it is Locally Listed.

Description of Development

Height Extension of Window 1 (Front Facade), Height Extension of Window 2 (Side Facade)

Relevant Planning and Enforcement History

There is extensive history on this site, however, none are directly relevant to this proposal.

Consultation Response

The responses below were received following consultation on the application:

Internal:

LBH Conservation Officer: Consulted – no response received

External:

None

Local Representations

The application has been publicised by way of a site notice and 8 neighbour consultation letters.

No of individual responses: none

Objecting: 1

Supporting: 0

Neither: 0

The following local groups/societies were consulted/made representation:

- Highgate Conservation Area Advisory Committee: were not consulted, however, commented as follows:

Objection: The work proposed is extremely vague: “Height Extension of Window 1 (Front Facade), Height Extension of Window 2 (Side Facade)”. The drawings appear to be inaccurate. No information is provided about design, energy performance or materials beyond a reference to “white wood”. The drawing of the side window shows it extending the full height of the wall. No information is given about how this might affect the flat internally or the flat below. The side window should not breach the brick detailing below the window or below the eaves. It is unclear how the front dormer will be made deeper to match the neighbouring dormer without the front of the dormer moving forward. The drawings as submitted lack clarity so the application must be refused.

Officer comment: Amendments were requested, as explained in the ‘Material Planning Considerations’ section below. Further detailed plans and information was submitted upon request.

The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- None

The following issues raised are not material planning considerations:

- None

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; and
3. Impact on neighbouring amenity.

Design and Appearance and Impact on the 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 proposal as initially submitted was not considered acceptable due to the loss of the soldier course above the window on the side elevation. Amendments were made to reduce the height of the proposed replacement window to ensure the soldier course is preserved. The proposed replacement of this window with one of a slightly different height will be of the same materials and sash style design as the existing window it is to replace. The proposed front dormer is to be similar in size and design to the existing front dormer of the attached neighbouring property. There are examples of differing front dormers along this row and so the proposed front dormer is considered to be in keeping and acceptable in terms of design.

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.

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.

Due to the nature of the proposal, to replace existing windows with proposed windows of similar dimensions, there would be no more of an adverse impact on neighbouring amenity than the existing situation. The proposal is not considered to adversely impact the amenities of these neighbouring properties by reason of overbearingness, loss of daylight/sunlight or loss of privacy and the proposal complies with London Plan Policy D6 and DPD Policy DM1.

Conclusion

The proposal is considered acceptable in terms of design, impact on the character and appearance of the conservation area and impact on neighbouring amenity and does comply with relevant planning policy.

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

Grant Permission with 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.