

Officer's Report

Application Number	HGY/2022/3845
Type	Removal/variation of conditions
Location	1A, View Road, Hornsey, London, N6 4DJ
Proposal	Application under Section 73 for the variation of Condition 2 (Approved Drawings) of planning permission HGYP/2021/0453 for the construction of a single storey rear extension, rear glazed canopy, garage conversion, external link replacement, front entrance canopy, window replacement and front porch alterations.. The changes being sought are to change the approved sash windows to single pane windows.
Case Officer	Ben Coffie
Valid Date	17/03/2023
Applicant	Mr David Sheinman
Agent	Ms Virginia Barbisan

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAIL

Proposed Development.

Application under Section 73 for the variation of Condition 2 (Approved Drawings) of planning permission HGYP/2021/0453 for the construction of a single storey rear extension, rear glazed canopy, garage conversion, external link replacement, front entrance canopy, window replacement and front porch alterations.. The changes being sought are to change the approved sash windows to single pane windows.

Site and Surroundings

The application site relates to a two storey, detached property located on the northern side of View Road. The host property is not listed but is located within the Highgate Conservation Area.

Relevant Planning and Enforcement History

HGYP/2021/0453- Construction of a single storey rear extension, rear glazed canopy, garage conversion, external link replacement, front entrance canopy, window replacement and front porch alterations.

LOCAL REPRESENTATIONS

The application has been publicised by way 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 impact on the character and appearance of the conservation area;
2. Impact on neighbouring amenity.

Design 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 Highgate Neighbourhood Plan (HNP) policy DH2 continues this approach and states that Development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate's conservation areas, and respect the setting of its listed buildings and other heritage assets. Development should preserve or enhance the open, semi-rural or village character where this is a feature of the area.

The building is not an original Edwardian house and is of more recent construction around the late 20th/ early 21st Century. Whilst the style, detailing and materials contain traditional elements of the architecture within the area, the building itself is of little heritage value or significance and therefore less sensitive to change.

Planning permission ref: HGY/2021/0453 established that the approved new aluminium windows in place of the existing timber sash windows while maintaining the sash detailing and removal of some architectural features, such as the front porch. However, Officers did not identify any harm to the character and appearance of the host dwelling and the conservation area as the existing architectural features are a pastiche of the Georgian period along a street where there are buildings from varied periods from the end of the 19th Century to recent times.

Equally the proposed alteration to single pane windows is considered a minor change which would integrate appropriately within the area by reason that there are a number of properties with casement windows. Therefore the proposed windows would not appear at odds with the current pattern of window treatment in the immediate surroundings.

As such proposed development is in general accordance with Policies DM1, DM9 and DM12 of the Development Management, Development Plan Document 2017, and policy 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.

The proposed alterations are considered minor therefore given its nature it would not result in any impact upon the amenity of neighbouring residential occupiers in terms of outlook, daylight and overlooking.

As such, due to the above considerations the proposed development would not inflict any adverse impact on the amenity currently enjoyed by neighbouring properties and is in compliance with policy D6 of the London Plan and policy DM1 of the DPD.

Conclusion

The minor material amendments proposed by this application ensure that the proposal continues to be appropriate for its context and would not result in any additional adverse impact on the character of the area and residential amenity.

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

Approved with condition(s):

Conditions:

- 1 The development hereby permitted shall be begun not later than the 17th March 2024.

Reason: To ensure the commencement timescale for the development is not extended beyond that of the original planning permission granted on the 17th March 2021 Haringey ref: HGY 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 those specified in the application form.

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 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

- 4 No development shall start until all those trees to be retained, as indicated on the approved drawings, have been protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 3998:2010 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

Reason: In order to ensure the safety and well-being of the trees on the site during constructional works that are to remain after building works are completed consistent with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

- **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.
- **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.