

Officer's Report

Application Number	HGY/2022/4430
Type	Householder planning permission
Location	37 North Hill, Hornsey, London, N6 4BS
Proposal	Relocation of front entrance door and windows, alterations to front steps, and replacement of three front windows and side door at first floor level.
Case Officer	Cameron Sturges
Valid Date	15/12/2022
Applicant	Ms Anita Nadkarni
Agent	Ms Anita Nadkarni

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

One representation was received in response to notification and publicity of the application. The following issues were raised by the Highgate Conservation Area Advisory Committee:

- Proposal to remove trees and other greenery from the front of the house (*Officer Comment: No trees are proposed to be removed from the alteration of the planter and the applicant has stated that any shrubs or smaller trees will be replanted at the front of the planter. Further, the site does not fall within any tree preservation orders*).
- All greenery will be removed leaving nothing but paving. (*Officer Comment: As per the comments from the applicant, a total of 4.7sqm of the existing planter will be removed, leaving 8sqm of the planter retained, closest to the street. The applicant has provided a 3D image of this proposal that adequately addresses this issue and highlights a very insignificant change from the street view*).

REASONS FOR GRANTING PLANNING PERMISSION

The subject site is occupied by a 4-storey semi-detached dwellinghouse. The house was built in the 1990s and represents one of a number of contemporary residences within the area. The setting is primarily residential in character, comprising a mixture of semi-detached and detached housing as well as some flats. Commercial properties are located in proximity to the application site including a medical practice, place of worship, bar and grocery store.

The streetscape is characterised by significant tree canopy coverage, however, no tree preservation orders are listed within the subject site. The site is located within Highgate Conservation Area (CA) with a number of Grade 2 listed buildings situated nearby, between 43 and 57 North Hill. The subject site, however, does not fall within the curtilage of a listed building.

The planning history of the site has been taken into account when coming to this decision, as outlined below:

HGY/2003/0805 – Change of use - garage into habitable room; alterations to elevations. - Granted

Design, Appearance & Heritage

The applicant seeks planning permission for alterations to the front and side elevation. The alterations to the front elevation are seeking the original garage opening reinstated to provide a new entrance door with insulating and side lights which will feature slate cladding material, consistent with the existing palette of the house. 3 windows on the first floor are proposed for replacement to match the upgraded second floor windows at the neighbouring property, 39 North Hill. The materials will feature double or triple glazed units. Considering

a unique mix of architectural styles amongst the streetscape and a large setback from the drive to the front of the house, the proposed alterations are acceptable.

The side access door located on the first floor of the house is proposed to be replaced with a glazed door comprising sand blasted/frosted materials. This door is not visible from the street and would not detract from the appearance of the property.

The external steps and planter are proposed for partial demolition and alteration to improve accessibility, driveway space/circulation and the addition of a car charging port and repositioned bin storage area. The overall improvement in this structure is subordinate and not visible from the street. The materials used will match the existing, comprising red stock brick with soldier courses. Any trees or shrubs removed from the partial demolition of the planter will be replanted in the front section. The relocation of the bins to behind the planter will further improve the visual appearance of the front drive from street view.

Overall, in design terms, the full scope of works would be acceptable, with the character and appearance of the host property, the surrounding area and the CA not adversely impacted. The historic significance and special interest of the CA would be preserved.

Neighbour Amenity

The proposed works would not introduce any new window openings to the side elevation and therefore neighbouring properties will not have any loss of privacy. The scheme is acceptable in amenity terms.

Conclusion

The proposed works overall would alter the front of this property to improve accessibility. The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area, therefore, the local character and visual amenity of the area will be protected. In addition, the proposal would also comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve the character and appearance of the conservation area.

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

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 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: 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.

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.
- **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.