

Officer's Report

Application Number	HGY/2022/3445
Type	Full planning permission
Location	28, Coolhurst Road, London, N8 8EL
Proposal	Erection of a single storey rear extension.
Case Officer	Eunice Huang
Valid Date	28/09/2022
Applicant	Luke Zuber
Agent	Mr Luke Zuber

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 One objection was received in response to notification and publicity of the application.

2. REASONS FOR GRANTING PERMISSION

2.1 The application site is a three-storey semi-detached building that has been converted into self-contained flats on the north-eastern side of Coolhurst Road. The site is located within the Crouch End Conservation Area but does not fall within the curtilage of a listed building.

2.2 The planning history of the site has been taken into account when coming to this decision.

HGY/2019/1219 – Construction of single storey rear extensions to flats 1A and 1B. Granted permission 26/06/2019.

HGY/2011/1212 – Insertion of 5 x rooflights to rear roofslope and 2 x rooflight to side roofslope to facilitate a loft conversion (householder application). Granted permission 22/08/2011.

2.3 The current proposal is identical to the works that was approved in 2019 under planning permission ref: HGY/2019/1219. That permission has lapsed.

2.4 Whilst the proposed rear extension would project 4m in depth beyond the rear of the existing two-storey rear outrigger, the extension would be single storey and at lower ground floor level only. The rear extension would appear subordinate and proportionate in relation to the host building and would sit below the height of the boundary fence facing Crouch Hall Road. The red brick exterior of the extension would match that of the host building. The inclusion of a green roof would help soften the scale and visual impact of the extension as viewed from the windows of upper floor properties. The amount of hard landscaping at the rear by way of decking is of similar area to that of what is currently existing on site. Overall, the proposal would not have a harmful effect on the character and appearance of the host

property and would preserve the character and appearance of Crouch End Conservation Area.

2.5 The eaves of the proposed rear extension facing No. 26 Coolhurst Road has been restricted to 2.3m in height. The roof of the extension then pitches away from the boundary to a maximum height of 3.1m. It is noted that No. 26 is on a lower ground level than the host property. However, given that a boundary fence up to 2m in height could be constructed along the common boundary, the height of a 2.3m high wall would not appear more overbearing or result in a perceived sense of enclosure.

2.6 Whilst there are other self-contained flats in the upper floors of the host building, the subordinate nature of the extension and the use of a green/ sedum roof on part of the roof will ensure that it would not have a harmful effect on the outlook/ visual amenity to the occupiers of these flats.

2.7 An Arboricultural Report by Southern Beeches Ltd has been submitted as part of this application and no trees of special amenity value would be removed as part of the proposed development. The proposed extension would not require foundations being within the root protection area of any trees within the site. Tree protection fencing and ground protection are to be installed throughout the construction works. A condition is attached to ensure that the works are carried out under the supervision of an Arboricultural Specialist. Overall, subject to conditions, the proposed development would not result in the loss or harm of any trees of special amenity value.

2.8 The proposed development is in general accordance with Policies DM1 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.

2.9 The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

2.10 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: 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 shown in the drawings hereby approved.

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.

- 4 Notwithstanding the provisions of Schedule 2, Part 1 and Classes A and C of the Town and Country Planning (General Permitted Development) Order 1995 (or any orders amending or re-enacting that Order with or without modification), the roof area of the rear extension hereby approved shall not be used as a balcony, roof terrace, sitting out area or similar amenity area nor shall any railings or other means of enclosure be erected on top of or attached to the side of the extension without the grant of further specific permission from the Local Planning Authority.

Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable consistent with Policy DM1 of The Development Management DPD 2017.

- 5 All works should be undertaken by qualified and experienced tree work contractors and be in accordance with BS 3998:2010 Recommendations for Tree Work.

Reason: To protect the amenity value of the trees consistent with Policy DM1 of The Development Management DPD 2017.

- 6 A detail scheme of the "vegetated" or "green" roof must be submitted to and approved by the Local Planning Authority prior to the first occupation of the proposed development. The vegetated or green roof shall be implemented as approved and retained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Reason: To ensure a sustainable development consistent with Policy G1 of the London Plan 2021 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.

- 7 All those trees to be retained, as indicated on the approved drawings, must be protected in accordance to the Arboricultural Report and the Tree Protection Plan - drawing No. TPP1_28CR by Southern Beeches Ltd.

Reason: To protect the amenity value of the trees consistent with Policy DM1 of The Development Management DPD 2017.

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: 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.