

Officer's Report

Application Number	HGY/2023/0819
Type	Householder planning permission
Location	13 Shepherds Hill, Hornsey, London, N6 5QJ
Proposal	Installation of new door opening to replace existing single lower ground floor rear window / door opening, Installation of 2 no. flat glass rooflights in existing rear roof terrace and removal of 1 no. window to side elevation and infilled in brickwork to match existing.
Case Officer	Ben Coffie
Valid Date	23/03/2023
Applicant	Mr Rikesh Patel
Agent	Mr Tim Gebhard

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

1.1 Installation of new door opening to replace existing single lower ground floor rear window / door opening, Installation of 2 no. flat glass rooflights in existing rear roof terrace and removal of 1 no. window to side elevation and infilled in brickwork to match existing.

1.2 This application is a resubmission of a previously refused proposal (HGY/2023/0252), where the changes to the rear garden level have been omitted. Whilst it is not included in the description it is noted that submitted drawings include the removal of shrubbery to create enlarged lawn area.

Site and Surroundings

1.3 The application site is a three storey residential property located on the south side of Shepherds Hill. The site forms part of a group of Edwardian three storey, double fronted detached dwellings.

1.4 The site is in the Highgate conservation area however does not Listed Building.

Relevant Planning and Enforcement history

HGY/2023/0252- Proposed enlargement of single lower ground floor rear window / door opening. Installation of 2 no. flat glass rooflights in existing rear roof terrace. Removal of 1 no. window to side elevation and infilled in brickwork to match existing. Change to garden levels and removal of shrubbery to create enlarged lawn area.

2. Consultation response

2.1 Highgate CAAC- objections are raised against the application for the following reasons which are same as the comments made about HGY/2023/0252:

- Very few section/elevation drawings have been provided and those that have been do not appear to show the existing/proposed correctly.
- The main changes appear to be removing a bay window and installing a sizable “wall of glass” facing the back garden, and an increase in paved areas in the garden. No details are given of any lighting in the garden.
- The paved areas should be SUDs. The larger glazed area, two additional rooflights and any additional garden lighting should be bat friendly and not cause light pollution for neighbours. Appropriate measures should be taken to protect trees in neighbouring gardens.
- Also, no reason is given for blocking the side window in the east elevation. This will be visible from the public domain. Loss of an original window would be regrettable."

2.2 Officer comments: It is considered that the material provided are sufficient to carry an assessment and given the proposal is omits changes to the garden level, comments relating this would not be relevant to the new proposal.

3. LOCAL REPRESENTATIONS

3.1 The application has been publicised letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 0

Objecting: 0

Supporting: 0

4. MATERIAL PLANNING CONSIDERATIONS

4.1 The main planning considerations raised by the proposed development are:

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

Design and character and appearance of the conservation area

4.2 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.

4.3 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.

4.4 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.

4.3 The application site is located in the Highgate conservation area, Policy DH2 of the Highgate Neighbourhood Plan (HNP) 2017 requires proposals to preserve or enhance the character and appearance of Highgate's conservation areas.

4.4 Whilst the proposed works would not result in works to the front, by reason that the site is a detached dwelling a significant portion of the side elevations are visible from the streetscene. The application seeks to remove a side upper floor window and to brick it up to match existing.

4.5 This element of the proposal is not regarded as a significant change to the side elevation of the building, moreover as the infill brickwork would match the existing brickwork, it is not anticipated to result in any harm to the character and appearance of the host property or the conservation area.

4.6 No concerns are raised against the proposed pavement area given this would represent a minor change to the host property. The proposed enlargement of the opening to constitute the installation of a large ground floor door and the installation of the roof lights on the terrace are would not be visible from the streetscene, moreover these modifications are considered to be a less dominant and less intrusive additions, they would not have a detrimental impact on the character and appearance of the host property or the conservation area.

4.7 As such the proposed development in its entirety is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021, the NPPF and Policies DH2 of the Highgate Neighbourhood Plan (HNP) 2017.

Impact on neighbouring amenity

4.8 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.

4.9 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.

4.10 The Highgate Neighbourhood Plan Policy DH3 of the HNP also states that proposals should not harm the amenity of adjacent properties.

4.11 Due to the nature of the works to the side and rear of the host dwelling, no amenity impacts are anticipated against neighbouring sites.

4.12 As such, due to the above considerations the proposed development would not inflict any adverse impact against the amenity currently enjoyed by neighbouring properties and is in compliance with policy D6 of the London Plan and policy DM1 of the DPD and Policy DH3 of the Highgate Neighbourhood Plan (HNP) 2017.

Other matters

4.13 Whilst the development would increase the level of hard landscaping, it is noted that a substantial level of natural garden land would be retained. Therefore it is not envisaged that the development would give rise to flooding, in this instance Officers are not inclined to impose conditions to this application to mitigate against flood risk.

4.14 The enlargement of the paved areas would result in the removal of natural vegetation along the boundary of the site. However it is not considered that the development would be within the presence of mature trees which would be affected. Consequently the application does not require details of trees that may be affected.

Conclusion

4.13 The proposal is considered acceptable in terms of its impact upon the character and appearance of the host property and surrounding area.

4.14 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

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: 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.