

Planning Services
Haringey London
6th Floor, River Park House
225 High Road
Wood Green
London
N22 8HQ

Our ref: 3218

20 June 2023

Dear Sirs
9A, Gladwell Road, London, N8 9AA

We write in support of a full application relating to the provision of a rear dormer extension to the main and outrigger roof with a small terrace and internal alterations at 9A, Gladwell Road, London, N8 9AA.

This submission follows consultation with neighbours at No.7, 11 and 13 Gladwell Road and No.28, 30 and 32 Womersley Road all of whom raised no concerns to the proposed plans.

Site and surroundings

Flat No.9A Gladwell Road is a 3-bedroom flat situated within a 3-storey semi-detached Victorian residential building in Crouch End. The building is a flatted dwelling, and this application relates to the top flat which is a family sized unit, occupying the first and second floors.

The rear elevation is simpler than the front elevation, with plain stock brickwork and red brick arch window lintels. Pitched roofs are in slate with lead detailing. The rear dormer has vertical hanging slates to the wall and a flat asphalt roof.

The East-facing front elevation will not be altered by the proposed rear dormer extension. The front elevation to Flat No.9A faces Gladwell Road. This elevation includes a two-storey projecting bay with windows at ground and first floors, and a gable over. The front elevation of the building is composed of facing brick from the ground to first floor. The windows are white timber sash, and the roof is a slate tile pitched roof.

The North-facing flank elevation is in facing brick to the ground, first and second floors. The West-facing rear elevation also has facing brick to the ground and first floors. There is a three-storey outrigger extension in facing brick with a painted timber parapet band, pitched roof and rooflights.

The site is not in a conservation area but lies near the Crouch End CA (north part of Gladwell Road) to the north-west and to the Stroud Green CA to the southeast. It does not affect the setting of a listed



building, nor has it been considered to impact upon the setting of the above-mentioned conservation areas within the planning history established in neighbouring properties as set out below and within the accompanying Design and Access Statement.

Several adjacent properties, both within the same terrace on Gladwell Road and on the adjacent streets of Ferme Park Road, Dashwood Road and Womersley Road, have undertaken loft conversion projects involving large rear dormers and terraces.

Relevant Planning History

HGY/2019/0709 - Formation of rear dormer – Approved 24/04/2019. Not implemented.

Other planning history of relevance is detailed in the Design and Access Statement accompanying this application.

Planning Policy considerations

Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, so far as material to the application, and any other material considerations.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Design and impact on the character and appearance of the area

Policy DM1 of the DPD requires development proposals to relate positively to their locality. Policy SP11 of the Haringey Local Plan (2017) requires the highest standard of design that respects its local context and character and historic significance. This is supported by Policy D3 and D4 of the London Plan (2021).

Policy DM12 'Housing Design and Quality' of the Haringey Development Management DPD (2017) is relevant. It 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 buildings, 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.

The context is very much residential in character, many of which include alterations to the roof such as that proposed. Although the property was separated into flats (LPA Ref HGY/2003/1691) the conversion externally very much retains its appearance as a single dwelling house.

The only relevance of the property being a flat is not material in the assessment of the impact of the proposal on the character of the area, rather only the fact the property does not benefit from permitted development rights like many others in the locality.



Nevertheless, to ensure consistency and acceptability in design terms the proposal has been aligned closely with what would normally be considered acceptable under permitted development rights of particular relevance is that the proposed dormer volume will not exceed 50 cubic metres (evidenced in Drawing GA314 PL Rev 1), set back by a minimum of 0.2m from the eaves to the edge of the enlargement and no higher than the ridge of the existing property. Greater detail of the measures taken are provided in the Design and Access Statement.

Permitted development rights allow the improvement or extension of homes without the need to apply for planning permission, where that would be out of proportion with the impact of the works carried out. By designing the dormer in this way, the design concept ensures minimal harm which has also been informed by those nearby properties and associated approved planning permissions and lawful development certificates granting development under permitted development rights identified in the Design and Access Statement.

The use of materials also mirrors recent approvals at No.11, with the inclusion of Zinc, which under LPA ref HGY/2023/0435, officers considered to be a high-quality complementary material. The window design will not cause material harm to the character of the property or area. The same view is reached regarding the rear roof lights and terrace with associated screening, which are unobtrusive and limited in size, like others in the area with limited public views from the neighbouring roads.

Views of the proposal will be private views from the rear of those nearby properties which are similar in design, as demonstrated in the photographs contained within drawing GA 801 Rev 1.

On balance the proposal is 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.

The proposed development is in general 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 and the NPPF.

Impact on the amenity of neighbouring occupiers

The London Plan (2021) Policy D3 states that development must not cause unacceptable harm to the amenity of surrounding land and buildings and D6 requires a good standard of accommodation. DM Policy (2017) DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. Policy DM12 is consistent with this.

The proposed dormer extension will project forward partially of the existing dormer extension at No.7 Gladwell Road but there will be no impact on the daylighting and sun lighting of the neighbouring property or overbearing appearance, as the existing chimney stack obscures any potential impact from the 45° angle projected from the proposed rearward line of the dormer. A diagram demonstrating this is contained in the Design and Access statement.

The proposed terrace provides for an outdoor private amenity space to a flat which does not currently benefit from such space at all which will be discretely located along the flank elevation of the proposed outrigger dormer and, as such, will face the flank elevation of the existing dormer extension



at no. 11 Gladwell Road. 1.7m high obscure glass screening is proposed to the perimeter of the terrace, omitting any opportunity for overlooking of the adjoining and neighbouring properties.

At the time the flat was formed in 2003 there were no minimum space standards in place, resulting in a form of accommodation that is currently substandard. The proposal is therefore an enhancement over and above the current situation in terms of the provision of private outside space and internal accommodation with the provision of a further study/guest bedroom to better accord with the required space standards of Policy D6 of the London Plan policy DM12 of the Local Plan.

The proposal would not thereby cause additional material harm to neighbouring residential amenity whilst providing much needed alterations to the property internally and externally for a better standard of family accommodation and outside amenity space in a zone where this type of housing is protected in the development plan and in great demand.

Conclusions

The proposal would clearly not cause material harm to the character and appearance of the building or surrounding area and would not materially harm neighbouring residential amenity.

We are of the firm view that the enhancement of family accommodation such as this and in this area will not breach of planning policy when considered as a whole against the exiting accommodation. Planning permission should therefore be permitted without delay.

Yours sincerely,

Mike Cole

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Partner

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