

Officer's Report

Application Number	HGY/2023/0885
Type	Householder planning permission
Location	40 Orchard Road, Hornsey, London, N6 5TR
Proposal	Erection of rear dormer including the insertion of 1x front rooflights
Case Officer	Mercy Oruwari
Valid Date	29/03/2023
Applicant	Mrs Anna Plamada Page
Agent	Anna Page

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

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

1.2 The following issues were raised by the Highgate Conservation Area Advisory Committee:

· The rooflight should be the same size, proportion, pattern and position as the others in the street.

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is the end of terrace bookend property backing onto the Parkland Walk. The hipped roof is highly visible as it sits on the bend of the Orchard Road adjacent to an open parking spot. The site is located within Highgate conservation area and although the property is not statutory listed it does not fall within the curtilage of a locally listed building.

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

- A pre-application meeting in 2021 for a larger full width dormer was discussed. However, this scheme was not viable and was therefore not progressed.
- HGY/2021/0751 - Erection of rear and side roof extension including rear window, 2 rooflights and glazed sections to north-west and south-east sides. Refused
- HGY/2008/0485 - Erection of rear two storey extension. Granted

2.3 The proposal follows the refused application HGY/2021/0751, which was for a full width roof addition that would have extended beyond the existing ridge and side elevation. This was deemed too large and out of keeping for the terrace and would have been harmful for both the conservation area and the locally listed building.

2.4 The new design has been significantly reduced to sit comfortably in the rear part of the roof with a rear facing window installed. It would not be highly visible from the street except from the private carpark on the side. Although it may be visible from the Parkland Walk, many of the properties on this side of the road also have dormers. Due to its modest size it will appear as a

discreet enough addition to not cause any harm. It would also be partially screened from the Parkland Walk with the trees at the rear.

2.5 The works also include a new front rooflight. Concerns have been raised about the size, proportion, pattern and position. As the roof is the bookend hipped end of the terrace location of the rooflight is limited. There are rooflights of various sizes on the street and this one would not appear out of character.

2.6 Overall 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 works would preserve and enhance the character and appearance of the conservation the area as well as the locally listed building.

2.7 The rear window would not be in an uncharacteristic location for a residential window in any roof extension and therefore not considered detrimental to the loss of privacy to any neighbouring properties. The proposal is acceptable in amenity terms.

2.8 The proposed development is in general accordance with Policies DM1, DM9, 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 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 of the existing building.

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 The proposed rooflight(s) hereby approved shall be 'Conservation style', flush with the roof plane in which they are installed and shall be maintained as such for the lifespan of

the development.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and to preserve the character and appearance of the Conservation Area, consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policies DM1 and DM9 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.