

Officer's Report

Application Number	HGY/2023/0872
Type	Householder planning permission
Location	31 Milton Park, Hornsey, London, N6 5QB
Proposal	Demolition of garage, erection of replacement side extension, changes to fenestration of rear elevation and the erection of a rear dormer extension to the roof.
Case Officer	Josh Parker
Valid Date	28/03/2023
Applicant	Mr and Mrs Matteo Milan Olga Thompson
Agent	Miss Evgenia Dickins

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Site and Surroundings

The subject site is a red brick two storey dwelling with an attached garage to the side. The building is currently in use as a single dwellinghouse. Both Milton Road / Park and Avenue have rhythmic architectural cohesion and detailing with both 2 and 3 storey dwellings. The site is located within the Highgate conservation area and has several trees ranging in ages and character. The site does not fall within the curtilage of a listed building.

Proposed Development

The application seeks planning permission for:

- The demolition of the single storey side garage extension and construction of an enlarged replacement. The extension is to be used as internal space, converted into a kitchen.
- Window added to extension facing Milton Park.
- Introduce 2 ranch sliders to access the rear garden.
- New rear dormer, housing the master suite.
- Other associated changes

Relevant Planning and Enforcement History

N/A

Consultation

LBH Arborist - I am satisfied that my initial raised concerns have been addressed.

Encroachment into T5 is minimal at 5.6% (root protection area also offset due to unfavourable rooting environment) and trial chamber TP2 finding minimal rooting presence with the assumption there are no structural roots.

The Lime crown T5 has restored itself. From the plans the proposed side extension will be 1.5-2m. Regrowth are erect poles, and the tree can always be managed as a pollard.

However, whilst roots are minimal and offset from the line of Limes, roots seek water. We will need assurances from the Architect that foundations are of adequate design to deal with indirect damage issues.

Highgate Neighbourhood Forum - Although T9, Bay is marked to be removed, this is not specifically stated and there is no assessment of the tree. We cannot tell whether it is small/large, healthy/unhealthy and etc. The Tree Officer should be asked to look at the impact on trees both on and off the site and whether the proposed measures are suitable.

Highgate Neighbourhood Plan Policy OS2: Protection of Trees and Mature Vegetation I. Within the conservation areas or when protected by a TPO, specimen, veteran and mature trees and mature vegetation, which have townscape, ecological or amenity value should be retained where possible. If such a loss is shown to be absolutely necessary, new development will be expected to submit proposals for suitable replacements, like for like replacement being supported where appropriate and feasible.

LOCAL REPRESENTATIONS

The application has been publicised by way of a press notice, a site notice displayed in the vicinity of the site, and letters to adjoining properties. No representations have been received from neighbours, local groups, etc. in response to notification and publicity of the application.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design, appearance and impact on the Highgate conservation area;
2. Impact on neighbouring amenity.
3. Impact on trees

Design, appearance and impact on the Highgate conservation area.

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. 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.

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.

The proposed replacement single storey side extension is small and proportionate when considering the garage that it would replace. The existing garage is not apart of the original footprint of the and is defined by its own individual lines and angles. The proposed replacement would internalise the existing garage plus some rear lawn to create additional space for general storage and utility area within a similar massing to the existing garage. The design of the side addition would be comprised of red brick to match the front of the host building, roofed by a 2 pitched hip styled roof following the host dwellings roof lines. The front elevation would introduce a small window facing Milton Park, this window would be in place of the garage doors and will match the ground floor sash window detailing. The design of the proposed side extension responds well to the conservation area, creating additional space and enhancing the Milton Park streetscape by effectively using materials, and building angles/lines.

With regards to the above planning policies, the proposed dormer would not constitute a dominant and intrusive addition to the rear roof slope of the property. The proposed dormer will sit proportionately within the roof slope by reason of acceptably set down from the roof ridge, set back from the eave and set in from the sides similar to the neighbouring example. The dark grey zinc cladding is appropriate and a high quality contemporary response to the original brick and slate work. Located to the rear, and screened by vegetation the dormer is proportionate to the adjoining property and will not be visible from the streetscape. By this reason the proposed development would not result in a top-heavy and uncharacteristic feature to the rear roof slope and Highgate conservation area.

The materials proposed to be used in the finish would have an acceptable appearance and would not appear at odds with the appearance of the existing roof. It is recognised that the proposed dormer would not depict the conventional design by reason that it would appear incongruous or intrusive within this site context. Therefore, the proposed dormer would not result in any harm against the character and appearance of the Highgate conservation area.

In regard to the rear alteration, creating access to the rear garden by the way of 2 ranch sliders. These would not be visible from the streetscape and are also a of a high-quality design that responds effectively to the host dwelling by enhancing the lighting and quality relationship with the rear garden consistent with Policies DM1 and SP11. These additions will improve the overall living conditions for the occupiers by modernising the ground floor.

The extensions and additions can be summarised as high quality, subservient and sympathetic to the conservation area and will not cause harm to the Milton Park/Road streetscape. As such, proposed development is in general accordance with Policies DM1, DM9 and DM12 of the Development Management, Development Plan Document 2017, and policy 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.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity 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.

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.

The proposed single storey side extension is a small subservient addition, having a 1m setback from the boundary shared with 32-26 Milton Avenue. A small window is proposed 1m from the boundary, which is to be obscured and will not contribute to overlooking or any harm when considering the privacy of the boundary reciprocals. Both extensions are of a proportionate size, consistent with the surrounding buildings, with considerate window and general orientation sympathetic of all neighbouring addresses.

Having regard to the location, size, and extent of works subject to this application, they are insufficient to cause material, segmental, harm to neighbouring residential amenity in terms of access to daylight, sunlight, or outlook. All noise generated from construction will be temporary in nature and can be achieved within the appropriate time frames. The proposal is acceptable regarding all amenity tests.

Impact on Trees

London Plan Policy G7 requires existing trees of value to be retained, and any removal to be compensated by adequate replacement. This policy further sets out that planting of new trees, especially those with large canopies, should be included within development proposals.

DPD Policy DM1 requires proposals demonstrate how landscaping and planting are integrated into a development as a whole, responding to trees on and close to the site.

As mentioned above, the LBH arborist has been consulted in regards a tree survey has been carried out by ACD Environmental, dated July 2023 with the details considered acceptable. The report mentions "*Foundation design has not been decided due to the proposed trial trenches. However, considering the extent of the encroachment into the RPAs, particularly T5, piling seems the appropriate solution*". A condition is being imposed requiring further details on the side extension foundations prior to construction works starting on site to satisfy the comments made during the consultation.

Conclusion

The proposal is considered acceptable as it respects the character and appearance of the property would not fail to meet the statutory test for proposals to preserve or enhance the Highgate conservation area.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

RECOMMENDATION

Approve with condition(s):

Conditions:

- 1 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.

- 2 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.

- 3 Prior to the commencement of the development hereby approved, details of the foundations in connection with the single storey side extension must be submitted to and approved by the local planning authority. Foundation design shall minimise harm to tree roots of trees within adjoining sites. The foundations must take account of trees growing in proximity to the development and roots to maintain an intact root system. Any beams across any the root protection area must be placed at a level that will not require excavations and root severance for their installation.

Reason: In order to safeguard the root systems of adjacent trees which are to remain after the building works are completed and in the interests of visual amenity

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.
- **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.