

Officer's Report

Application Number	HGY/2022/4309
Type	Householder planning permission
Location	20A Bishopswood Road, Hornsey, London, N6 4NY
Proposal	Full renovation of existing property including: erection of front infill extension into balcony with canopy, erection of rear extension within existing balcony, addition of new rear balcony, erection of single storey side extension and various other external alterations. Installation of new staircase at the rear, alteration to external steps at the front/rear, creation of sunken courtyard at front, reconfiguration of front driveway and installation of new front gates.
Case Officer	Cameron Sturges
Valid Date	18/11/2022
Applicant	Mr Robert Haworth
Agent	Mr Robert Haworth

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, subject to conditions

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

2.1 This is an application for the erection of a front infill extension which will comprise a balcony with canopy, an erection of rear extension within the existing balcony, erection of a new rear balcony and the erection of a single storey side extension and various other external alterations. Other additions will include the installation of a rear staircase, alterations to external steps at the front and rear, creation of a sunken courtyard at the front of the property and reconfiguration of driveway with the installation of new front gates. Pre-application advice was sought for this scheme on 29th June 2022.

Site and Surroundings

2.2 The subject site is occupied by a three-storey, detached dwellinghouse, together with a garden space to the rear and sloped driveway to the front. This property sits in a narrow plot on the western side of Bishopswood Road and is within a line of residential properties. The subject dwelling is modestly proportioned, when compared with the larger detached or semi-detached properties generally present on this side of Bishopswood Road. Opposite the site is a playing field, which is associated with Highgate Junior School. The dwellinghouse is of a modern contemporary design, completed in 1968.

2.3 The site is situated to the southern side of the Highgate Conservation Area (CA) and within the boundary of this heritage asset.

Relevant Planning and Enforcement History

2.4 The planning history of the site has been taken into account when coming to this decision. The history of the site is listed below:

PRE/2022/0183 - Erection of front and rear balcony infill extensions, provision of new rear terrace, erection of side infill extension, installation of replacement rear staircase, addition of front canopy, insertion of front rooflight, alterations to fenestration throughout, erection of front gates, excavation and levelling of land to create sunken front courtyard and provision of two parking spaces – 29/06/2022

HGY/2006/1343 - Alterations to property including erection of 2 storey rear extension at ground and first floor level, levelling of roof line to property, creation of detached single storey extension to front of property to house maid's quarters and alterations to elevations including changes to fenestration and removal of garage at lower ground floor level - Withdrawn.

3. CONSULTATION RESPONSE

3.1 The responses below were received following consultation of the application:

LBH Conservation Officer:

- No objections to proposed front infill extension, rear extension and new balcony, single-storey extension and other external alterations, rear staircase and sunken courtyard.
- Concerns have been raised regarding the proposed front gates as they appear to be constructed of timber. There are no timber gates within the street scene and the installation of such gates would be an incongruous addition. *(Officer comment: Revised plans have removed the front gates and therefore the above concerns are now satisfied).*

Highgate CAAC:

- Raises concerns over the extension of the front rooms at ground floor level with regards to matching brickwork/blockwork and as such a redesign should be considered in the application to avoid a future NMA.
- The proposed overhang is contrary to the original design of the property and should be the main ground of refusal for the scheme. *(Officer comment: The design proposes a canopy that does not cover the full width of the dwelling, and given its modest scale, does not add significant bulk and scale to the host property. Officers have carefully considered the canopy design in the pre-application and application process and are now satisfied that the proposed design does not detract from the character and appearance of the conservation area).*
- Dwg. No. 0222 1 GA 103 P1 (proposed first floor plan) shows no windows or doors out onto the new balcony. The proposal involves extending the roof pitch downwards at the rear although not reducing the height of the doors to the rear top floor space, and as such, this element of the scheme could significantly alter and affect the quality of the internal space.
- The proposed ubiquitous grey windows would detract from the originality of the host dwelling. *(Officer comment: Whilst this comment is noted, officers believe that the proposed grey windows are a subordinate addition to the host property and would not cause harm to the character and appearance of the conservation area).*

- Any internal alterations which may impact the fluidity of the spaces should be removed or be capable of being removed in the future without causing damage.
- Implications on amenity of neighbouring properties could be caused by a new balcony, spiral stair and rearrangement of external steps. (*Officer comment: Whilst this comment is noted, the design was discussed with owners of a neighbouring property who showed support for the design. Officers are satisfied that the design will not cause any harm to the amenity of other neighbouring properties as bulk and scale are minimal and would not detract from the appearance of the wider conservation area.*)
- The high fence and high gates are not typical in the Highgate Conservation Area and the scheme should consider the low brick boundaries and low hedges of the neighbouring properties. (*Officer comment: Revised plans have been submitted showing that the fences have been removed*).
- A large vehicle should be shown on dwg no. 0222 3 GA 302 P1 to illustrate impact on basement office and bedroom.
- There is no indication on the plans where bins, bicycles etc would be kept.
- Highgate CAAC consider the landscaping at the front of the property would improve its setting if planting were carefully selected.

The above comments are considered and addressed within the assessment in section 5 of this report.

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of press advert, site notice and 17 letters. No representations were received from neighbours, local groups etc in response to notification and publicity of the application. 1 objection was initially raised, however, the comment was later withdrawn.

5. MATERIAL PLANNING CONSIDERATIONS

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

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

Design, appearance and impact on the character of the conservation area

5.2 Policy DM1 'Delivering High Quality Design' of the Haringey Development Management DPD (2017) (DPD) specifies that development proposals should relate positively to their locality, including having regard to building heights; and form, scale and massing prevailing around the site, 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. DPD Policy DM12 'Housing Design and Quality' states that residential extensions, 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 and detailing of the original buildings.

5.3 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.

5.4 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 sets out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

Front balcony infill, glazing, stairs and lower ground floor alterations

5.5 A larger ground floor extension is proposed which will see the existing kitchen converted to a master bedroom, extending the floor space into the existing balcony. The alterations to the windows will see them cover the width of the fascia, proposing a light grey aluminium frame finish. New stairs are proposed to replace the existing stairs which are reportedly in poor quality.

5.6 The existing garage will be converted to an office with sliding doors and a larger window to bedroom 4 which proposes a light grey aluminium finish. These changes will hardly be visible from the street with drawings showing the viewing line to be subordinate.

5.7 The proposed materiality of the front elevation is considered to enhance the character and appearance of the streetscape and wider conservation area and the abovementioned proposals are therefore considered to be proportionate to the host property.

Driveway, planters and sunken garden

5.8 A sunken garden is proposed which seeks to construct a vertical retaining wall, separating the driveway from the sunken garden. The streetscene has prominent front gardens, although the proposed sunken garden will not be visible from the street. Revised plans show planters are proposed between the driveway parking spaces and the sunken garden as well as on the boundary with No.18.

5.9 The driveway will be levelled to remove the slope and no front gates are proposed in the revised plans. The driveway, planters and sunken garden is therefore a subservient addition to the host property and will have a positive impact on the appearance and character of the conservation area, enhancing the landscaping that is distinct to Bishopswood Road.

Canopy

5.10 The scheme proposes a canopy that covers the width of the fascia, with an open void over a portion of the stairs on the southern elevation. The canopy also extends across the entrance to the front door of the property and does not create a full wraparound canopy, which was an issue raised in the pre-application stage. Overall, the canopy is a balanced addition to the host property and is not considered to have an adverse impact on the character and appearance of the conservation area, or the setting of the nearby locally listed buildings.

Rear stairs

5.11 The proposal is to remove the existing rear spiral staircase and erection of a new vertical-stepped staircase which sits between the boundary garage of No 18 and the northern wall of the host property. The stairs are constructed from lightweight cantilevered cast stone treads and would

be a modest addition to the property and would hardly be visible from the street, therefore having very minimal impact on the character of the conservation area and the wider streetscene.

Rear balcony extensions and alterations

5.12 The proposed changes to the rear elevations include a rear extension with a new balcony projecting to the west of the property. The rear balcony will join the new stairs to the north. The design is a modest addition to the host property and is not visible from the street. The proposed doors/windows will be symmetrical at lower ground floor level and at ground floor level, comprising light grey finished aluminium framed windows to match the front elevations.

5.13 The precast concrete roof tiles will change material to ceramic roof tiles, also matching the front elevations. A flu vent is proposed to project from the roof of the rear elevation.

5.14 The extensions and additions as outlined above would not diminish/ harm the character and appearance of the property or this part of the conservation area, with any such impact considered to cause less than substantial harm to conservation area and surrounding heritage assets. Furthermore, the proposed materials used in the scheme will be a modest addition to the host building and further enhance the character of the conservation area.

Impact on neighbouring amenity

5.15 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.

5.16 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.

5.17 The proposed alterations and additions to the host property would not cause any material loss of sunlight or daylight or have a detrimental impact on the appearance of neighbouring properties. Furthermore, the proposed changes do not propose any excessive bulk and scale and rather improves the appearance of the host property amongst the street scene. The proposed development is considered acceptable in terms of its impact on neighbouring amenity and is therefore in accordance with London Plan Policy D6 and DPD Policy DM1.

Conclusion

5.18 The proposed scheme is considered acceptable. There would not be an adverse impact upon the character and appearance of the host building, the surrounding area, the street scene or the Conservation Area. The special interest and historic significance of the Conservation Area would be preserved. The amenity, privacy and living conditions of neighbouring properties would be protected. Sufficient details have been provided to address the issues raised in the pre-application meeting to improve the design of the property.

5.19 Furthermore, the proposed development is in general accordance with Policies DM1, DM9 and DM12 of the Development Management DPD 2017, and Policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with Policy D6 and HC1 of London Plan 2021 and relevant policies of the NPPF.

5.20 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.

6. CIL APPLICABLE

N/A

7. RECOMMENDATION

GRANT PLANNING 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.

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: 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.