

Officer's Report

Application Number	HGY/2023/1135
Type	Full planning permission
Location	Philip Court, 89 Hornsey Lane, Hornsey, London, N6 5LN
Proposal	Installation of 1 no. new gas riser to the front (north east) elevation of the building (retrospective application).
Case Officer	Ben Coffie
Valid Date	25/04/2023
Applicant	c/o agent
Agent	Environment and Planning Service

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

Installation of 1 no. new gas riser to the front (north-east) elevation (retrospective).

Site and Surroundings

The subject site is a block of residential flat located on the eastern side of Hornsey Lane Gardens. The site is located within the Highgate conservation area however does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement History

No relevant planning history.

Consultation Responses

Conservation Officer- No response received.

Highgate CAAC – objects to application.

- The red lines indicating the position of the new pipes in drawing “20230405_23004242_PLN_EL_1.1.pdf” are considerably more intrusive.
- It is preferred that these indicative proposals to be reconsidered with a view to placing the new gas pipes on a side away from the public realm or internally and a condition set as above.

LOCAL REPRESENTATIONS

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.

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 gas pipe is mounted and contained on the front elevation. Officers note that gas pipe is slim in its thickness and the proposed black colour is considered suitably neutral and typical of extremal pipework of a domestic nature found on most residential buildings. The proposal would therefore not appear at odds with the appearance and character of the building. Furthermore, the front elevation is partly obscured by an existing tree at the front of the residential block, therefore the gas riser would not be highly visible and would not appear imposing when viewed from the street. With regards to the above planning policies, the proposed development would not result in any harm to the host property and the conservation area.

Consequently, 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 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.

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.

Having regard to the location, size, and extent of works subject to this application, they are insufficient to cause material harm to neighbouring residential amenity in terms of access to daylight, sunlight, or outlook. The proposal is acceptable in this regard.

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 conservation area.

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 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.