

Officer's Report

Application Number	HGY/2023/1313
Type	Householder planning permission
Location	23 Elms Avenue, Hornsey, London, N10 2JN
Proposal	Demolition of existing first floor side orangery and single storey ground floor rear extension and erection of a new enlarged first floor side orangery and two storey rear extension with pitched roof.
Case Officer	Oskar Gregersen
Valid Date	17/05/2023
Applicant	Ms. Andrea Savva
Agent	Mr Jeffrey Atkins

RECOMMENDATION

Approve with Conditions

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials to match existing

Informatives:

- 1) Land ownership
- 2) Hours of construction
- 3) Party Wall Act

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

2.1 This is an amended application, similar to refused application HGY/2023/0707, for the demolition of existing first floor side orangery and single ground floor extension, with the erection of a newer enlarged orangery and two storey rear extension with pitched roof.

Site and Surroundings

2.2 The subject site is a two storey-residential dwellinghouse, set at the end of a terrace of houses on the western end of Elms Avenue. The properties on the south side of the street, which this site sits, are all in semi-detached pairs and there is a strong sensation of symmetry amongst them.

2.3 The site is located within Muswell Hill conservation area and does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement History

2.4 The most recent planning history in relation to the site is as follows.

HGY/2023/0384 | Rear dormer with Juliette balcony. Side dormer with pitched front roof. Velux roof lights to front roof. Solar Panels to side dormer roof.
Approve.

HGY/2023/0707 | Demolition of existing first floor side orangery and single storey ground floor rear extension. New enlarged first floor side orangery. Three storey rear extension with re-alignment of existing roof.
Refuse.

3. CONSULTATION RESPONSE

N/A.

4. LOCAL REPRESENTATIONS

The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 26 letters. No representations received from neighbours, local groups, etc in response to notification and publicity of the application.

5. MATERIAL PLANNING CONSIDERATIONS

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

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

Design and appearance

5.2 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.

5.3 The proposal seeks the demolition and replacement/enlargement of an existing side orangery of similar aesthetic and materials. Additionally, the proposal seeks the formation of two-storey stepped rear extension with a depth of 4.15m at the ground floor, 2.50m at the first floor.

5.4 Materially the proposals would be finished in materials sensitive to the host dwellinghouse, and in keeping with the character of the surrounding area. In specific the proposed orangery would be finished in white painted timber with glazing in a pattern that would match the host dwellinghouse. The proposed extension would be faced in brick to match the existing with windows and roofing tile to match also.

5.5 The proposed alterations to the existing orangery are seen to bring a positive change to the flank elevation of the existing dwellinghouse. The larger size and matching glazing would prove an attractive feature and an improvement compared to the existing orangery.

5.6 The scale and massing of the proposed rear extensions would appear sub-ordinate to the host dwellinghouse, with the third-floor portion being removed from the proposed plans from HGY/2023/0707.

5.7 Officers note that proposed with the construction of the rear extensions is the removal of an existing chimney stack. This has been discussed with the applicant, who has confirmed that the stack is no longer in use and its retention would involve costly works, which would effectively retain a redundant stack. The local street scene does have some of these chimney stacks, however this feature is not consistent and therefore the removal of this stack is deemed as acceptable.

Impact on the character and appearance of the conservation area

5.8 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.

5.9 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.

5.10 The proposed extensions would be finished in materials sensitive to the host dwellinghouse, with windows being finished in timber and roof tiles proposed to match. Additionally, the entire building is proposed to be repainted as it has fallen into a level of disrepair. Overall, the material choices, and scale of the proposal is deemed to be an overall enhancement to the host property and by extension the character of the conservation area.

5.11 Overall the proposal is deemed to be in general accordance with London Plan Policy HC1, as well as Local Plan Policy SP12, and DPD Policy DM9 and can be approved.

Impact on neighbouring amenity

5.12 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.

5.13 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.

5.14 The application site is large dwellinghouse on a large plot, with the flank elevation visible from the street. The properties on Muswell Road are a significant distance from the application site, and there are no additional flank windows proposed that would cause issues with overlooking.

5.15 Additionally, Officers deem that the proposed extensions are scaled such that there would not be any adverse impact on neighbouring amenity, with the amendments made HGY/2023/0707 such as the removal of third floor addition and reduction in depth of the second floor addition to 2.5m working to mitigate any impact in accordance with London Plan Policy D6 and DPD Policy DM1.

Conclusion

5.16 The proposal is considered acceptable as the amendments made to refused permission HGY/HGY/2023/0707 are deemed to have mitigated the issues given in the reasons for refusal, and the proposal can be approved as it is acceptable in terms of design, and impact on neighbouring amenity and character of Muswell Hill conservation area.

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

7. CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

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.

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.