

Officer's Report

Application Number	HGY/2023/0845
Type	Householder planning permission
Location	31 Priory Gardens, Hornsey, London, N6 5QU
Proposal	Creation of a small single storey side infill extension on the ground floor, new window to side elevation, two new velux to rear roof slope and two replacement windows to front elevation
Case Officer	Ben Coffie
Valid Date	04/05/2023
Applicant	Mr Henry Blaxland
Agent	Mr Joe Morris

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

1.1 The application proposes the erection of a single storey side infill extension on the ground floor, new window to side elevation, two new velux to rear roof slope and two replacement windows to front elevation and existing chimney demolished and local red/brown concrete roof tiles installed to match existing roof.

1.2 The proposed single storey side extension will measure 2.6m in height, 3.3m in depth and 0.7m in width. The replacement front windows were initially proposed as UPVC windows however have been changed to steel framed windows to match the existing ones.

1.3 The development also includes other works which do not require planning permission such as:

- New insulated roof with bituminous felt to match existing.
- New rooflight to match existing.
- Parapet height to match adjacent parapet at No.33. Face of parapet wall to have vertical timber cladding.

Site and Surroundings

1.4 The application site is a two storey semi-detached property located on the south side of Priory Gardens. The pair of dwellings are characterised by a front single storey extension brick finish and lower ground level garages at street level.

1.5 The proposal site is a late 20th century building within the Highgate Conservation Area and can be considered a neutral contributor to the character and appearance of the Conservation Area.

Relevant Planning and Enforcement history

- No relevant planning history

2. CONSULTATION

2.1 Historic Buildings & Places- it has been pointed out that the UPVC windows are not acceptable within the conservation area therefore should the first floor windows be replaced on a like for like basis, then there would be no objection to this application, subject to the following conditions

- Prior to installation, a schedule of drawings that show details of all proposed windows, doors and rooflights, in section and elevation at scales between 1:20 and 1:1 as appropriate, showing details of glazing type, framing, glazing bars, and cills, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such;
- Prior to commencement of above ground works/installation, specifications of all external finish materials shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved materials and details specified and shall be permanently maintained as such.

2.2 Highgate CAAC- object to the proposed development for the following reasons:

- The development will upset that symmetry
- UPVC windows should not be installed on frontages within the Conservation Area.

2.3 Non planning matters

- The proposal will also block some of the view to the mature trees to the rear

3. LOCAL REPRESENTATIONS

3.1 The application has been publicised letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 0

Objecting: 0

Supporting: 0

4. MATERIAL PLANNING CONSIDERATIONS

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

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

Design and character and appearance of the conservation area

4.2 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.

4.3 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.

4.4 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.

Removal of chimney and two rear rooflights

4.5 It is acknowledged that the application property forms part of the semi-detached pair which are symmetrically designed, therefore any development should respect this character. Notwithstanding this it is not envisaged that the removal of the existing chimney would be a significant change which would unacceptably disrupt the symmetrical appearance of the semi-detached pair.

4.6 Given the site is a neutral contributor to the character and appearance of the conservation area the demolition of the existing chimney would not harm the conservation area as it would have a very limited to neutral impact on the significance of this designated heritage asset.

4.7 Equally the proposed rooflights due to its location at the rear would have limited impact on the character and appearance of the conservation area. They will be proportionately installed in the rear roof slope and would not create any visual impacts when viewed from the rear.

Proposed side infill extension and side window

4.8 The proposed side infill extension is considered acceptable in scale, height and bulk. It would proportionately fit in within the side gap of the property. Given its location behind the existing front extension it would be mostly shielded therefore it would not have any overbearing or dominant appearance when viewed from the street scene. The proposed relocation of the side window would not result in a significant change to the character and appearance of the host dwelling as it's a minor change.

4.9 Consequently, the proposed infill extension and new side window would not involve any loss of historic fabric and would not have any impact on the significance of the Conservation Area.

Proposed replacement of windows

4.10 Officers note that the existing two upper floor windows to be replaced steel framed single glazed windows with secondary glazing behind them. Two steel framed double glazed windows are proposed to replace these existing upper floor windows. Whilst the steel framed windows are not original it noted that they were changed from their original timber frame many years ago and have become part of the existing character of the front elevation. Consequently the

replacement windows would not result in any harm against the character and appearance of the host dwelling and the conservation area.

4.11 As such the proposed development in its entirety is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021, the NPPF.

Impact on neighbouring amenity

4.11 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.

4.12 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.

4.13 Due to the location of the proposed rooflights above the roof slope and the minor nature of the proposed replacement windows and the removal of the existing chimney, no amenity impacts are anticipated against occupiers of neighbouring sites.

4.14 The proposed side extension would be shielded by neighbouring side extension at no.33 which would offset any potential amenity impacts. Lastly the proposed side window would have obscure glazing and given there was an existing side extension, there would be no amenity impacts against the occupier of no.33 above what is experienced.

4.15 Consequently, the proposed development would not cause any adverse impacts against the amenity of neighbouring sites with respect to loss of daylight/sunlight, loss of outlook and an heightened sense of enclosure.

4.16 As such, due to the above considerations the proposed development would not inflict any adverse impact against the amenity currently enjoyed by neighbouring properties and is in compliance with policy D6 of the London Plan and policy DM1 of the DPD.

Conclusion

4.15 The proposal is considered acceptable in terms of its impact upon the character and appearance of the host property and surrounding area.

4.16 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

5. RECOMMENDATION

Grant permission subject to the following 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 installation, a schedule of drawings that show details of all proposed windows, doors and rooflights, in section and elevation at scales between 1:20 and 1:1 as appropriate, showing details of glazing type, framing, glazing bars, and cills, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such

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 Prior to commencement of above ground works/installation, specifications of all external finish materials shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved materials and details specified and shall be permanently maintained as such.

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: 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.

- 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.