

Officer's Report

Application Number	HGY/2023/1172
Type	Householder planning permission
Location	Flat C, 435 Archway Road, Hornsey, London, N6 4HT
Proposal	Proposed enlarge dormer with one conservation style rooflight to the front roof slope and one to the rear roof slope.
Case Officer	Cameron Sturges
Valid Date	28/04/2023
Applicant	Ms Penny Jones
Agent	Mrs K Cowan

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, Subject to conditions.

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Site and Surroundings

2.1 The subject site relates to the second floor flat within a Victorian terraced property located on the southern side of Archway Road. The rear terrace is characterised by dormers and rooflights of different sizes.

2.2 The subject site is located within the Highgate Conservation Area (CA) but does not fall within the curtilage of a listed building.

Description of Development

2.3 The proposal seeks to enlarge the existing rear dormer and the addition of conservation style Velux windows to the front and rear roof elevations.

Relevant Planning and Enforcement History

2.4 The relevant planning and enforcement history in relation to the subject site is listed below:

HGY/2015/3527 - Erection of single storey rear and side infill extension to ground floor flat – GRANTED 18/01/2016

HGY/2016/0644 - Single storey side infill extension, single storey rear extension (approved) and conversion into 2 x self-contained flats - REFUSED 11/05/2016. *(An appeal was lodged and planning permission was therefore granted dated 13/01/2017)*

3. CONSULTATION RESPONSE

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

- LBH Conservation officer – no comments received.
- Highgate CAAC – no comments received.

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of press & site notice displayed in the vicinity of the site and 25 letters. No responses were received in publicity of the application.

5. MATERIAL PLANNING CONSIDERATIONS

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

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

Design, appearance and character of the conservation area

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 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.

5.4 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.

5.5 The proposal is to enlarge the rear dormer located on the second floor, improving lighting and ventilation into bedroom 1. A conservation Velux window is proposed for both front and rear elevations. Views of the proposed rear dormer extension and window conservation Velux window are restricted in view from the south considering a large tree is located towards the rear of the terrace. The dormer is of modest size, pulled in from the side, located above the eaves and below the roof line. Furthermore, these proposals positively contribute to the uniformity and overall character of the rear terrace.

5.6 The proposed front conservation style Velux window is a common feature amongst Archway Road and also positively contributes to the character and appearance of the CA.

5.7 The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

5.8 The proposed development is in general accordance with Policies DM1, DM9, 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 and the NPPF.

Impact on neighbouring amenity

5.9 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.

5.10 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.

5.11 The proposed dormer extension is considered minimal in scale and would not create an any potential issues pertaining to overlooking, privacy or loss of sunlight to neighbouring properties.

5.12 The conservation Velux windows would be a positive contribution to the host property and would not impact the amenity of neighbouring properties.

5.13 The proposed scheme is therefore in accordance with London Plan Policy D6 and DPD Policy DM1.

Conclusion

5.14 The proposal is considered acceptable in terms of its impact upon the character and appearance of the host property and surrounding conservation area. Furthermore, the scheme complies with Policies DM1, DM9, 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 and the NPPF.

5.15 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

6.1 N/A

7. 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 proposed rooflight(s) hereby approved shall be 'Conservation style', flush with the roof plane in which they are installed, and shall be maintained as such for the lifespan of the development.

Reason: In order to ensure a satisfactory appearance for

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: 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.