

Officer's Report

Application Number	HGY/2023/1219
Type	Householder planning permission
Location	Flat 3, 28 Stapleton Hall Road, Hornsey, London, N4 3QD
Proposal	Installation of rear dormer extension and front rooflights
Case Officer	Cameron Sturges
Valid Date	05/05/2023
Applicant	Mr Rory Richardson
Agent	

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, subject to conditions

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

2.1 The scheme proposes to construct rear dormer extension with an additional bedroom and rooflights.

Site and Surroundings

2.2 The site is occupied by a three storey, mid-terrace property, which is in use as three separate flats. This scheme relates to the top floor flat. The property is situated on the eastern side of Stapleton Hall Road, in a line of terraced properties. The setting is residential in character, being predominantly made up of terraced housing and some blocks of flats. The site is within the Stroud Green Conservation Area (CA), with locally listed buildings (19 – 41 Stapleton Hall Road) and a grade II listed building (Stapleton Hall) present in the immediate locality. The host property itself, together with this row of terraced housing, are considered to contribute positively to the character of the CA.

Relevant Planning and Enforcement History

2.3 The most recent planning history relating to the site is as described below:

HGY/2014/2264 – Erection of side extension and small rear addition – APPROVED 24/11/2014.

2.4 Pre application advice was sought for this property on 12th April 2023 (PRE/2023/0074).

24 Stapleton Hall Road

HGY/2019/0650 - Works to all three flats: Flat 1 at ground floor - Rear ground floor side infill extension with roof light, addition of rear sliding doors. Flat 2 at first floor - addition of bedroom. Currently 1-bedroom flat. Proposed increase to 2-bedroom flat (3 person). Addition of 2no. windows, removal of 1no. window. Flat 3 at second floor - loft conversion with rear dormer and

2no. low profile roof lights to front roof slope. Currently 1-bedroom flat. Proposed increase to 2-bedroom flat (3 person).– GRANTED 10/05/2019

3. CONSULTATION

3.1 The following were consulted regarding the application:

LBH Conservation:

- It is noted that there is no submitted heritage statement submitted with the application contrary to paragraph 194 of the NPPF and local plan policy DM9(b).
- The proposals would involve the addition of two rooflights to the front elevation. These would be suitably proportioned, so to not overly dominate the front elevation of the building and are present elsewhere in the street and terrace and would not be incongruous. The rooflights are stated on the plans to be flush to the roof slope which is welcomed.
- The rear dormer has been amended minorly, in line with the pre-app advice to be set higher up in the roof slope. While the inset from the eaves, ridgeline and the side of the ridges of the roof is relatively minimal it would afford some subservience to the building itself and would be similar to the other box dormers nearby. The use of slate, to match the existing is welcomed and could be ensured through condition.
- As per the previous pre-app advice, the new windows inserted in the dormer should be of timber construction, however the plans include a plastic alternative. This should be amended.
- If the windows are amended to be of timber, rather than plastic, construction then Conservation would support this proposal as it would have a neutral impact on the Conservation Area as the positive Victorian characteristics of the building, including its detailing and uniformity would be retained and their aesthetic impact preserved.
- It is recommended that a condition is added to ensure that the dormer external surface materials, match the existing roof slate in terms of scale, colour, texture and materials.

4. LOCAL REPRESENTATIONS

4.1 The following were consulted:

- Neighbouring properties
- Stroud Green CAAC

4.2 The application has been publicised by way of press advert, site notice and 33 letters. No responses were received upon publicity of the application.

5. MATERIAL PLANNING CONSIDERATIONS

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

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

Design and impact on the character and appearance 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.

Rear dormer

5.5 The scheme proposes a rear dormer set-down from the main ridge of the property, while also being set-in from the sides of the roof. These factors afford subservience to the proposed dormer. Officers noted in the pre application that the dormer should be pulled up slightly from the bottom of the roof in order to provide greater subservience and the proposed plans reflect this. Furthermore, this would ensure greater consistency with the relationship between the extensions at Nos. 24 & 26. The flat roof design of the dormer is acceptable, as it would reflect the form of other roof enlargements in the area. The use of slate tiling, to match the existing, is also considered appropriate. The pre-application design incorporated a Juliet balcony which is not a prominent feature within the CA. The plans in this scheme have removed the Juliet balcony, and as such, officers are satisfied with the omission and the appropriately portioned window installations.

Rooflights

5.6 Two rooflights are intended to be installed on the front roof slope. These would be suitably proportioned, so to not overly dominate the front elevation of the building. There are other properties in the locality, which incorporate front rooflights. Therefore, these new features would not be out of keeping and would be subordinate to the host property and surrounding area. It will be conditioned that the roof lights are conservation style and sit flush with the main roof slope. Subject to this, officers do not have concerns regarding the proposed installation of rooflights.

5.7 Overall, the full scope of works proposed would be of acceptable design. There would not be an adverse impact upon the character and appearance of the host property, the surrounding area, the street scene or the CA. The special interest and historic significance of the CA would be preserved.

Impact on neighbouring amenity

5.8 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.

5.9 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.

5.10 The siting of the proposed dormer within the main roof form would ensure that this addition would not result in any undue overbearing impacts, loss of light, overshadowing or restriction of outlook affecting neighbouring properties (Flats 1 & 2 at 28 Stapleton Hall Road, 26 Stapleton Hall Road, 30 Stapleton Hall Road, 22 Albert Road and 24 Albert Road). There would appear to be sufficient distance between the proposed dormer and neighbouring properties, so to avoid overlooking into windows. The new rear facing windows would allow views over the garden areas of nearby properties, but such overlooking is to be expected in dense urban areas. Therefore, this is acceptable on this basis. The proposed rooflights would not allow inappropriate overlooking of any neighbours. The amenity and living conditions of neighbouring properties would be suitably protected.

Conclusion

5.11 The design, siting and form of the dormer and rooflights are acceptable in design terms, the appearance of the building, the terrace and of this part of the conservation area. The special interest and historic significance of the CA would be preserved. The proposals would not adversely impact the amenity, privacy or living conditions of any neighbouring properties.

5.12 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused 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 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 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 the proposed development, to safeguard the visual amenity of neighbouring properties and to preserve the character and appearance of the Conservation Area, consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policies DM1 and DM9 of The Development Management DPD 2017.

- 4 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.