



Officer Report

Application Number:	HGY/2023/1522
Application Type:	Full planning permission
Address:	Nuffield Lodge, 22 Shepherds Hill, Hornsey, London, N6 5UZ
Proposal:	Replacement of roof tiles
Case Officer:	Eunice Huang
Valid Date:	09/06/2023
Applicant:	Caroline Hill Homes
Agent:	Mr Paul Whalley

RECOMMENDATION

Approve with Conditions

1. CONSULTATION RESPONSE

1.1 The following response were received following consultation on the application:

1) LBH Conservation: No objection. The subject site is considered to be detrimental to the significance of the Conservation Area. It does not contribute to characteristics which give this part of the Conservation Area significance. The building is relatively tall and the roof is mostly hidden at street level, except when looking down the road from the west due to its gradual incline. The existing roof is concrete pantiles in a dark toned red, replacing these with concrete pantiles would have a neutral impact on the significance of the conservation area. There is no colour included with the material specification, just a tile range, ideally these should be a darkish red to match the existing as this helps blend in the roofscape with the other red (predominantly clay) tiles when viewing the road from the west. The proposed tile range includes dark reds, so this could be ensured through condition.

2. REPRESENTATIONS

2.1 The application has been publicised by way of press advert, site notice and 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: 1

2.2 The following local groups/societies made representations:

- Highgate CAAC

2.3 The following issues were raised in representations that are material to the determination and are addressed in the next section of this report:

- Request details of colour and type of the existing pantiles and the colour of the proposed pantiles to determine if they are appropriate.
- Concern that there is no application to install solar panels on the exposed south-facing roof.

3. REASONS FOR GRANTING PERMISSION

3.1 This application is for the replacement of roof tiles on a residential building.

3.2 The application site is a five-storey relatively modern building, used for supported living, comprising 25 self-contained apartments. The site is located within Highgate Conservation Area. It is not a listed building.

3.3 The most recent planning history relating to the site is as follows:

HGY/2023/0772 - Minor internal and external alterations comprising of new canopy, new glazed sliding entrance doors, new external glazed door / window and new window at rear of sheltered housing building. Approved 20/06/2013.

OLD/1978/1279 - Erection of 5 storey building for category 2 old persons flatlets. Approved 22/08/1978.

OLD/1976/1232 - Erection of a 5 storey block of 23 old person flatlets. Approved 18/12/1976.

3.4 The proposed development entails the replacement of roof tiles on the five storey building. The existing building has a tiled hipped roof in a dark toned red colour. The applicant/agent has submitted additional details of the proposed material specification, including a colour specification. This was submitted with a comparison to photographs of the existing roof tiles. The proposed replacement roof tiling is proposed to be Double Pantile Antique No2, which is a similar tone to the existing roof colour.

3.5 On this basis, the proposed roof replacement will have a neutral impact on the significance of the conservation area.

3.6 No other changes are proposed to the roof under this application. As such, the proposal will not have a material impact on neighbouring amenity.

3.7 The proposed development is in general accordance with Policies DM1, DM9 and DM12 of the Development Management DPD 2017, and Policies 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, the NPPF and Highgate Neighbourhood Plan.

3.8 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

RECOMMENDATION

Approve with 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.

Informatives:

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.