



Officer Report

Application Number:	HGY/2023/0952
Application Type:	Full planning permission
Address:	Upper Flat, 60 Crouch End Hill, Hornsey, London, N8 8AG
Proposal:	2 new roof lights and replacement of the existing roof tiles on the main roof and outrigger.
Case Officer:	Nathan Keyte
Valid Date:	03/04/2023
Applicant:	Ms Diane Lyczba
Agent:	Mr Dominic Dear

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDINGS

The subject property at 60 Crouch End Hill is a 3 storey end of terrace building with outrigger and terrace in mixed use, with commercial on the ground floor and residential above. The building is not listed however is within the conservation area of Crouch End.

PROPOSED DEVELOPMENT

The applicant is proposing to install two conservation rooflights, one on the rear of the principal roof and the second on the roof of the outrigger, and which will be flush with the respective roof forms. Furthermore, the existing roof tiles of the main roof and outrigger will be replaced on a like-for-like basis.

Site History

All existing planning applications have been considered for this application.

HGY/2015/3588 – Certificate of Lawfulness for use of the ground floor and basement as a hot food take away (A5). Granted 28.01.2016.

HGY/2012/1948 – Addition of small roof terrace/ decking at the back of the first floor bedroom. Granted 03.01.2013.

LOCAL REPRESENTATIONS

No representations received from neighbours, local groups, etc in response to notification and publicity of the application.

MATERIAL PLANNING CONSIDERATIONS

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

Heritage, Design and Appearance

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.

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.

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. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

The proposed rooflights will be flush with the roof forms and will not be located on a front roof elevation, although it is noted that due to the host building being a corner property the rooflight on the rear of the principal roof will be visible to from the public environment. However it is noted that there are a proliferation of rear rooflights within the nearby area. The proposed rooflights will not be out of character and are of a form and design that will avoid harm to the Conservation Area. With regard to the retiling of the roofs, this will occur on a like-for-like basis. Furthermore, it is noted that colours and materials relating to roof forms within the adjoining properties and nearby locality are varied. No harm will result to the Conservation Area as a result of the proposed retiling works.

Conditions of consent are recommended to ensure that works are carried as proposed.

Amenity

Would the privacy of adjoining properties be adversely affected? No

Are the light levels enjoyed by neighbours unacceptably impacted, with regard to relevant guidance? No

Is the proposal of a size and siting that would be overbearing in appearance or cause a sense of enclosure to the neighbours? No

Is the proposal of a size and siting that would impact on the outlook for the neighbours? No

Conclusion

The proposal is considered acceptable. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

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: 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.

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.