



Officer Report

Application Number:	HGY/2023/1210
Application Type:	Householder planning permission
Address:	Flat 1, 1 Cromwell Avenue, Hornsey, London, N6 5HN
Proposal:	Extension of roof of rear outrigger to create first floor extension
Case Officer:	Mercy Oruwari
Valid Date:	04/05/2023
Applicant:	MR MOSHE PINTO
Agent:	Mr Nikos Savvides

RECOMMENDATION

Refuse

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the enlargement of the rear outrigger on the first floor.

Site and Surroundings

The application site relates to the first floor flat of an end-of-terrace converted Victorian building fronting Archway Road. Although the property is numbered as No 177 Archway Road on the front at the rear of the site it is known as 1E Cromwell Avenue on the ground floor and 1D (the host flat) on the first floor. The property is located within a prominent position on the corner where Cromwell Avenue meets Archway Road and is readily visible from approaching the site along Archway Road which is a busy commercial/retail street and along Cromwell Avenue which is more residential.

The properties along both Cromwell Avenue and Archway Road exhibit a strong aspect of their original character, which is that of a traditional appearance with a broadly consistent materials palette which all make a positive contribution to the Highgate conservation area. The site's significance is derived from its role and collective contribution to the street scene along with other similar properties.

The host property comprises of two storeys and steps down to a single storey flat roof structure adjacent to Cromwell Avenue which is currently used as a terrace. The properties on this road have pairs of mirrored two storey outriggers to the rear with gables. This is a strong feature of these properties. Whilst altered in terms of external appearance the outriggers have a consistency and a sense of rhythm, intrinsic to the design of this terrace and the character and appearance to this part of the conservation area.

Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows:

- HGY/2022/1425 - Erection of first floor extension at the rear elevation. (Appeal Dismissed APP/Y5420/W/22/3309714)
- HGY/2005/0573 - Erection of first floor extension to flat 1D Cromwell Avenue, N6. Granted
- HGY/2004/0642 - Erection of first floor extension to flat 1D Cromwell Avenue N6 and high level windows to ground floor flat at 1E Cromwell Avenue, N6. Refused (Appeal Dismissed APP/Y5420/A/1153469)

2. CONSULTATION RESPONSE

The responses below were received following consultation on the application:

- No consultees

3. LOCAL REPRESENTATIONS

The application has been publicised by way of 1x site notice displayed in the vicinity of the site 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

Objecting: 1

Supporting: 0

3.2 The following local groups/societies made representations:

- Highgate Conservation Area Advisory Committee

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

- The enlarged space will be a 37.8sqm bedroom with a cramped shower and WC;
- The enlarged bedroom appears more like a shared space for 6 people rather than for a family;
- The terrace, which is not established, would have noise implications from users;
- The alteration to the pitch of the outrigger and the proposed slate will not match the mirroring pitch and/or the character of the outriggers in the area in general;
- Block plan and photographs needed;
- No contextual drawings and CGIs to address the previous appeals reason for refusal;
- The Highgate CAAC feels it would cause harm to the Conservation Area and heritage asset.

4. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

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

Design and impact on the character and appearance of the conservation area

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.

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.

The proposal is to lengthening/widening the outrigger to this property. The new space created would allow for the internal re-configuration of the layout to turn the existing storage into a master bedroom with ensuite, accessed from one of the existing bedrooms which will become part of the landing.

The proposed alteration due to the pairing arrangement and the fact that the altered outrigger would be highly visible, would be a discordant and incongruous addition to the application property. It would disrupt the rhythm, consistency and cohesion of the terrace and fail to preserve or enhance the character and appearance to this part of the Conservation Area. It is noted that there are no extensions to the outrigger projections along this terrace.

The Highgate Neighbourhood Plan (HNP) 2017 states in policy DH2 that it 'requires proposals to preserve or enhance the character and appearance of Highgate's conservation areas'. It also states in policy DH3 that it 'requires rear extensions to be subordinate to and complement the original dwelling'. The proposed development would not be in accordance with either of these policies as well as the London Plan 2021 policies and Haringey policies. Although, the extension for this application is not as substantial as the recently refused application HGY/2022/1425 (Dismissed on appeal APP/Y5420/W/22/3309714), such harm to the character and appearance to this part of the Conservation Area would still be unacceptable with no public benefits to the proposal to sufficiently outweigh that harm.

Impact on neighbouring amenity

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.

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.

Due to the position of the development on a corner property and being located on the roof the amenity of neighbouring occupiers would not be compromised or harmed by such an extension.

Conclusion

The proposal is considered unacceptable in design and heritage terms.

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

5. CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

6. RECOMMENDATION

REFUSE PERMISSION for the following reason(s)

Refusal Reasons:

The proposed development, by reason of its location, size and detailed design, is considered harmful to the host building, streetscene and the character and appearance of the Highgate Conservation Area. It would result in harm to the significance of such heritage assets in which there would be no public benefit to outweigh such harm, contrary to the NPPF 2021, policy HC1 of the London Plan 2021, policy SP12 of the Haringey Local Plan 2017, policies DM9 and DM12 of the Development Management DPD and policies DH2 and DH3 OF the Highgate Neighbourhood Plan 2017.