



Officer Report

Application Number:	HGY/2023/1787
Application Type:	Householder planning permission
Address:	116 Grosvenor Road, Hornsey, London, N10 2DT
Proposal:	Installation of 10 solar panels to the roof of the property, of which 4 are at the rear (not visible from the road) and 6 at the front.
Case Officer:	Oskar Gregersen
Valid Date:	06/07/2023
Applicant:	Dame Joanna Da Silva
Agent:	Miss Ella Zabel

RECOMMENDATION

Approve with Conditions

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans

Informatives:

- 1) Land ownership
- 2) Hours of construction
- 3) Party Wall Act

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the installation of No. 10 PV panels on the roof, with 6 on the front slope and 4 on the roof of the rear dormer.

Site and Surroundings

1.1 The application site is a two-storey semi-detached dwellinghouse, with a turret style gable on the front elevation. The site has previously been extended with a rear dormer roof extension and

benefits from attractive window detailing and a sizable rear garden, being set back from the street also.

1.2 The site is located within the Vallance Road Conservation Area, however in an area with a wide variety of different rooflines, window details, and typologies of building nearby. The site is not locally listed.

Relevant Planning and Enforcement history

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

1.4 The planning record shows no planning history in relation to the site.

2. CONSULTATION RESPONSE

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

Internal:

- No responses

External:

- No responses

3. LOCAL REPRESENTATIONS

The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 18 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: 0

Objecting: 0

Supporting: 0

5 MATERIAL PLANNING CONSIDERATIONS

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

1. Design and appearance;
2. Impact on the character and appearance of the conservation area;
3. Energy and sustainability

Design and appearance

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 In this instance the proposal seeks the installation of no.10 photovoltaic panels on the roof of No.116 Grosvenor Road. These panels would cover a large portion of the roof, including having 6 panels on the south-facing front roof slope.

5.4 Officers note that these 6 panels would undoubtedly be visible from the street, and could be deemed to be negatively impactful to the character of the host dwellinghouse. However, the surrounding area has a varying roofscape, with various shapes of gable, building styles, and placement of rooflights. As such, the impact on the appearance of the host dwellinghouse with respect to London Plan Policy (2021) D6, Local Plan Policy (2017) SP11, and DPD Policy DM1, is not seen to outweigh the climate benefit provided by the installation of the panels.

5.5 Additionally, there is another property on Grosvenor Road, no. 132, that has a similar arrangement of solar panels on its front elevation. The layout of the panels in this proposal is significantly more uniform and is less impactful than those in place nearby. By virtue of this, and the points made in paragraph 5.4, Officers deem that the proposal would be acceptable in terms of design.

Impact on the character and appearance of the conservation area

5.6 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.

5.7 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.

5.8 This area of Grosvenor Road is characterised by wide variety of architectural styles, with different roof shapes, gables, window details, porches, and bay window styles. The subject site benefits from an attractive and uncommon timber door canopy and appears to have had its timber windows replaced with uPVC casement units at some point in time. Additionally, the application site has No. 2 rooflights in place on the front slope that do not appear to be 'conservation style'

5.9 The installation of solar panels on the front roof slope is often seen to be overly impactful to heritage assets when carried out in conservation areas. However, in this instance, the variety in the roofscape and mixed placement of rooflights and solar panels on roof slopes within the surrounding context mitigates the visual harm of the proposal. The degree of harm that the proposal would cause to the Vallance Road conservation area's wider significance as a heritage asset is considered to be less than substantial as defined in paragraph 199 of the National Planning Policy Framework (July 2021). Officers consider the public benefit from supporting the provision of renewable energy infrastructure would outweigh the limited degree of harm it would cause to the heritage asset's significance.

5.10 Officers highlight that DPD Policy DM9 states that proposals need to be site specific, and in this instance PV panels on the front slope are seen to be acceptable by virtue of the variation of the appearance of the buildings and roofscape in the surrounding area and the resulting public benefit outweighing the limited degree of harm arising from the proposal . This type of application would not likely be possible in many of the borough's conservation areas, or within other parts of the Vallance Road conservation area, where the architectural style and detailing of buildings and the roofscape are more consistent, and consequently the degree of harm likely to be more significant.

Energy and sustainability

5.11 The London Plan sets out detailed policies in relation to energy efficiency, renewable energy, climate change and water resources. Local Plan Policy SP4 promotes and requires all new developments to take measures to reduce energy use and carbon emissions during design, construction and occupation. Low- and zero-carbon energy generation are required with all new development, specifically to achieve a reduction in predicted carbon dioxide emissions through on-site renewable energy generation.

5.12 DPD Policy DM21 also requires new development to consider and implement sustainable design, layout and construction techniques, with proposals required to apply the energy hierarchy to minimise energy use in order to meet/ exceed, minimum carbon dioxide reduction requirements.

5.13 The proposal seeks the implementation of a method of energy generation that would see another household contributing towards the council's environmental goals. Officers support the proposal that would be in line with both local and national policy on green initiatives.

Conclusion

5.14 The proposal is considered acceptable as the environmental benefit of the proposal outweighs the negative impact on the character of Vallance Road Conservation Area by virtue of the mixed character of the surrounding context and provides a green energy solution for another household in the Borough.

5.15 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted/refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. 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.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Subject to the following condition(s)

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: 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.