



Officer Report

Application Number:	HGY/2023/1126
Application Type:	Householder planning permission
Address:	39 Curzon Road, Hornsey, London, N10 2RB
Proposal:	Rear single story infill extension. New stairs, balustrade and handrail to existing roof terrace. Rebuild storage area under existing external staircase.
Case Officer:	Josh Parker
Valid Date:	25/04/2023
Applicant:	Alison Holt & Adam Harding
Agent:	Mrs Johanna Ahrberg Jackson

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

The subject property at 39 Curzon Road, Hornsey, is a two-storey mid-terraced building in use as a single dwelling. The area is comprised of other residential late Victorian styled buildings comprised of red brick. The building is located within the Muswell Hill conservation area (CA).

2. PROPOSED DEVELOPMENT

The applicant is proposing the following works to the rear of the dwelling:

- Rear single story infill extension.
- New stairs, balustrade and handrail to existing roof terrace.
- Rebuild storage area under existing external staircase.

Site History

The planning history of the site has been taken into account when coming to this decision. Neighbouring properties have received permission for extensions, alterations, and residential conversions.

3. CONSULTATION

No consultation was sought nor received.

4. LOCAL REPRESENTATIONS

The application has been publicised by the way of letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objections: 0

Support: 0

5. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance of Muswell Hill CA,
2. Impact on neighbouring amenity.

Design and Appearance Comments:

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.

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.

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.

All proposed works are at the rear of the building and will not have a visual impact on the street-scene. The proposed extension and storage space below the terrace stairs is a proportionate subservient addition to the existing rear extension, utilising materials to match. The simple design and layout of the extension to the rear is a solution that would internalise some garden patio space to create additional internal space, also utilising the redundant space under the stairs to create additional storage space for a new boiler. Modifications like extensions to the rear are typical in the area, the proposed additions are subtle and respect the rear of the terrace and therefore, keeps in with the local patterns.

The replacement handrails accessing the terrace are to be like the original and the terrace will remain the same considering the dimensions. Overall, the proposed works are minor in nature and will enhance the conditions of the existing dwelling with the introduction a better layout and additional space. The scheme is acceptable when tested against the above policies and will not harm the CA for the reasons discussed above.

Impact on residential 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.

As the terrace is being retained and the dimensions are similar to the previous, the effects of the proposal on No. 41 will be minimal. The storage under the stairs will not be noticeable as it would be hidden from view.

The extension adjoining the neighbours at No. 37 would reach a maximum of 3.3m which is typically high for a residential rear extension however, Officer accepts there is a large ground level change between the two properties, with the applicant's site being situated substantially lower than the property at No.37. The agent has stated there is a 400mm difference in the properties ground level, making the extension sit around 2.9m-3m on the neighbouring party wall. This would make the proposal acceptable in terms of the daylighting effects on the neighbouring door and windows to the rear and therefore, be acceptable in terms of appearing overbearing or defensive.

There are no windows introduced to face the neighbours in the terrace and therefore all proposed works meet all amenity tests when considering effects on light, bulk, sense of enclosure and privacy for the observations discussed above.

Conclusion

The proposed works are considered acceptable in terms of design and will not affect the character and appearance of the conservation area.

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: 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.