



Officer Report

Application Number:	HGY/2023/1906
Application Type:	Householder planning permission
Address:	47 Gaskell Road, Hornsey, London, N6 4DU
Proposal:	Erection of rear dormer and insertion of 2 x conservation rooflights to front elevation to facilitate a loft conversion.
Case Officer:	Nathan Keyte
Valid Date:	17/07/2023
Applicant:	Andrew Waters
Agent:	Steven Davidson

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The subject property at 47 Gaskell Road is a 2 storey end of terrace dwelling. The building is not listed however is within the conservation area of Highgate. A single storey rear conservatory projects 3.8m from the principal rear façade along the western boundary, being approximately 2.8m in height.

Gaskell Road is located within Subarea 6 of the Highgate Conservation area, with the Gaskell Estate described within Conservation Area Character Appraisal and Management Plan (2013) as a very well preserved group of streets with a unified design and layout. Gaskell Road is a very long terrace running from north to south. The buildings are two storey red brick terraces, with the homogenous nature of the estate noted as been successfully maintained and is an integral feature of its character and helps create a harmonious and attractive environment.

A visit was conducted to view the property from the street on 02.08.2023, with the property also viewed via the photos provided with the application and via google aerial photography.

PROPOSED DEVELOPMENT

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

- o To provide two conservation style rooflights flush with the roof plane on the front roof elevation.
- o Proposed rear dormer
 - windows proposed to match the design of the existing windows on the lower elevation, and being softwood framed windows painted white.
 - Tiles to match the existing roof.

Site History

All existing planning applications have been considered for this application. There are two other applications for the same site which were submitted at the same time as this application:

HGY/2023/1907 – The erection of a ground floor front porch to a terraced house – Processing.
HGY/2023/1905 – The demolition of an existing conservatory and the erection of a ground floor rear extension to a terraced house – Processing.

CONSULTATION

Highgate CAAC – Objects. Concerns raised about resulting height of ceiling for the proposed stairwell and shower rooms, rather than the principle or appearance of the dormer itself. Rooflights are not objected to, but should be the same size as nearby properties.

[Officer comment: The consideration of the ceiling height as it relates to those portions of the building not being changed are outside the scope of the planning application. The development will be required to comply with all relevant building regulations as these relate to size and height of rooms. Rooflights proposed are of similar size to those at 31 and 59 Gaskell Road.]

Highgate Neighbourhood Forum – no comment received.

Highgate Society – no comment received.

Haringey Conservation Officer – comments provided:

The proposed loft conversion consists of a rear box dormer and two rooflights. Rooflights on the front elevation are not characteristic of the area, would degrade the homogeneity of the streetscene cause some harm to its significance. It would be preferable if these were removed from the proposals. The box dormer at the back is set in from the ridge and the sides, it would not appear to be a dominant feature, similar to those approved elsewhere.

A exactly matching materials in terms of material dimensions, texture, colour, profile and finish condition is recommended as a condition for: the new window joinery shall match the arrangement, materials, dimensions, profiles and finish of the existing front door or details of the proposed replacement door.

[Officer comment: the comment with regard to rooflights are noted, however conservation style rooflights are proposed, other examples of rooflights are located within the street, and rooflights can be installed as part of permitted development where they comply with all relevant conditions.]

LOCAL REPRESENTATIONS

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

Objections: 3

Support:0

Objection summary

- Construction noise, impacts on sensitive receivers.

[Officer comment: There is always some degree of noise and disturbance that arises from the construction works in association with minor domestic extensions. The proposed works are not of a scale that would require the submission of further information regarding the construction works. Construction works have to be carried out in accordance with other legislation separate to planning that cover noise and disturbance, including the Environmental Health Act 1990.]

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.

Paragraph 12.3.13 of the Highgate Conservation Area Appraisal and Management Plan provides a guide as it relates to roof form and extensions within the conservation area. Extensions to the front of properties are generally unsuitable. Where side and rear roof extensions and loft conversions are acceptable, the extensions should:

- Compliment the roof form and materials of the host building.
- Hip to gable ends are noted as unacceptable.
- Dormers to the side and rear are noted as potentially acceptable in many cases, provided are subordinate in scale and suitably set in from eaves, ridges and side of the roof of the host building.
- Juliet balconies and roof terraces noted as only acceptable where they are characteristic of the area and do not harm the overall appearance of the host building.
- Roof lights should be conservation type, sitting flush with the slope of the roof.

The proposal for a rear dormer is considered to be a subservient addition to the rear of the property, and proposed to be finished in materials to match the host building. There are multiple examples of similar sloped roof extensions within the terrace, such as at no. 31, 35, 59, 61. Noting these points, and the overall design and scale of the proposed extension, the propose dormer considered to be proportionate and subordinate to the host building and in keeping with the pattern of development within the area.

With regard to the proposed front rooflights, these are proposed to conservation-style and flush with the roof profile, and where there are others that existing within the terrace.

Considering the points above, the local character and visual amenity of the area will be protected.

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.

The proposed single storey extensions to the rear, by way of its design and scale without side windows and being setback from adjoining properties, will not result significant impacts on daylight, sunlight, outlook, privacy nor create a sense of enclosure.

CIL APPLICABLE

While multiple applications are noted as currently proposed for the subject site, the cumulative increase in internal floor area should all be approved does not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

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.
- 4 The proposed rooflight(s) hereby approved shall be 'Conservation style', flush with the roof plane in which they are installed, and shall be maintained as such for the lifespan of the development.
- Reason: In order to ensure a satisfactory appearance for the Conservation Area and to comply with policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 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: 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: 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.