



Officer Report

Application Number:	HGY/2023/1905
Application Type:	Householder planning permission
Address:	47 Gaskell Road, Hornsey, London, N6 4DU
Proposal:	The demolition of an existing conservatory and the erection of a ground floor rear extension to a terraced house.
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:

- To remove the existing rear conservatory.
- To erect a full width single storey rear extension
 - o 4.8m width
 - o 3.0m depth
 - o Sloped roof, falling from a height of 3.7m at the principal rear face to a height of 2.8m at the proposed rear façade.
 - o Three roof-lights flush with the roof plane.
 - o The walls of the extension will be reclaimed red brick to match the existing building, with metal frame bi-fold doors proposed on the rear elevation.

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/2023/1906 – Erection of rear dormer and insertion of 2 x conservation rooflights to facilitate a loft conversion – Processing.

REPRESENTATIONS

Objection raised by three neighbours all expressing concerns about the impact of construction work on their living conditions.

Officer comment: While some level of disruption is inevitable from any construction project that take place in close proximity to residential neighbours, it cannot be a reason for refusing a permission. Issues relating to potential noise nuisance and other environmental impacts arising from the construction phase of development is dealt with under Environmental legislation. An informative is attached reminding applicants of their responsibilities with respect to hours of construction through an informative attached to any decision to grant permission.

Comments have also been received from the Highgate CAAC objecting to inaccuracies in the applicant's design & heritage statement with regard to the visibility of the proposed extension from the public realm and to the relevance of referring to existing porch extensions that do not benefit from planning permission.

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 12.3.10 of the Highgate Conservation Area Appraisal and Management Plan provides a guide as it relates to rear extensions within the conservation area. Rear extensions should follow the scale and form of any surrounding traditional extensions, and should complement the character of the main dwelling. Furthermore, rear extensions should:

- be one storey less than the main building to appear subordinate.
- Should only exceptionally cover the entire width of the rear elevation so as to retain a part of the original façade.
- Depth should be no deeper than 4m in case of detached properties, and 3m for terraced properties.
- Original windows and door openings to be retained where possible on rear elevations.

The proposal is considered to be a subservient addition to the rear of the property, and proposed to be finished in brickwork to match the host building. It replaces the existing single storey rear conservatory, reducing the setback but increasing width and height. There are multiple examples of similar sloped roof extensions within the terrace, such as at no. 31, 59 and 61. Noting these points, and the overall design and scale of the proposed extension, the single storey rear extension is considered to be proportionate and subordinate to the host building and in keeping with the pattern of development within the area. Considering the points above, the local character and visual amenity of the area will be protected.

Impact of 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 scale of the proposed single storey extension to the rear would be similar to other rear extensions in the area. Adverse effects are mitigated on the neighbouring property at no. 45 Gaskell Road due to the setback of the building from the common boundary, while adverse effects are mitigated on no. 49 due to the difference in topography between the sites. It is deemed that the scale of the proposal will not result in significant impacts on daylight, sunlight, outlook, nor create a sense of enclosure.

CIL APPLICABLE

The increase in internal floor area 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.

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building unless otherwise stated on the approved plans.

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 **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.

Informatives:

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.

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: Windows

The applicant is advised that the permission does not extend to changes to fenestration

other than those relating to the ground floor extension shown on the approved plans.

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.