

Officer Report

Application Number:	HGY/2023/1583
Application Type:	Householder planning permission
Address:	61 Grosvenor Road, Hornsey, London, N10 2DR
Proposal:	Erection of a single-storey side extension with roof-lights, glazing to the rear of the ground floor, erection of an Air Source Heat Pump and rendered external wall insulation to the existing front, rear and side walls (AMENDED DESCRIPTION).
Case Officer:	Cameron Sturges
Valid Date:	15/06/2023
Applicant:	Mr Timothy Price
Agent:	Mr Kerem Aksoy

RECOMMENDATION

Approve with Conditions

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Approve with conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, subject to conditions

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

2.1 This is an application for the erection of a single-storey side extension with roof light, glazing to the rear ground floor, installation of an air source heat pump and rendering to external walls.

Site and Surroundings

2.2 The subject site comprises a semi-detached 2-storey dwellinghouse located on the southern side of Grosvenor Road. The street scene features a mixture of architectural styles which feature large semi-detached dwellings and rear gardens. Muswell Hill Golf Club is located to the north of the subject site.

2.3 The site is located within the Vallance Road Conservation Area (CA) but does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement History

2.4 The relevant planning and enforcement history of the site is outlined below:

3. CONSULTATION RESPONSE

3.1 The following were consulted regarding the application:

- 1) Conservation – No comments received.

4. LOCAL REPRESENTATIONS

4.1 The following were consulted:

- Neighbouring properties
- Muswell Hill & Fortis Green Association

4.2 The application has been publicised by way of press advert, site notice and 10 letters. The number of representations received from neighbours, local groups etc in response to notification and publicity of the of the application were as follows:

No of individual responses: 2

Supporting: 1

Neither: 1

4.3 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:

- Request for condition of granting consent to ensure that the construction work is only allowed during the working week from 8 am until 6 pm and from 8 am until 1 pm on Saturdays and all possible mitigating procedures are required to limit the noise and dust from the construction process to the minimum (*Officer comment: Hours of construction work are informed to the applicant once consent is granted. Officers are satisfied that the scheme is minor in the sense that a condition requiring noise and dust from the construction is not required*).

5. MATERIAL PLANNING CONSIDERATIONS

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

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

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

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 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.

5.4 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.

5.5 The proposal seeks to demolish the existing garage and erect a single-storey side extension with roof light, glazing to the rear ground floor, installation of an air source heat pump and rendering to external walls. Similar extensions have been granted approval in proximity to the subject site at Nos. 59, 57, 55, 53 and 49 Grosvenor Road.

Extension

5.6 The extension will cover the full depth of the host property, although won't project beyond the front or rear of the neighbouring extension at No.59. The extension will feature a depth of approximately 12.9m, width of 2.4m and height of 3.15m to the eaves, comprising materials such as painted render facing the street and tiling to the rear of the extension. The roof will feature a partially pitched parapet design to the front and pitched roof sloping away from the host property to the rear (above the playroom) with a flat roof above the utility and hallway section. 1no. rooflight is proposed to be installed within the rear pitched roof design of the extension and 1no. smaller rooflight is proposed on the flat roof section towards the front of the extension.

5.7 Windows to the rear of the extension will include timber framed glazing. A painted timber framed window with obscure glazing is proposed from the front of the extension facing the street. The extension would see an increase in depth and scale, but not to an extent that would warrant refusal on the basis of excessive bulk. Considering other approved side extensions in proximity to the subject site, the proposed extension here will add to the uniformity and pattern of development of the area as well as being a subservient addition to the host property. Furthermore, the proposed extension will respect the character and appearance of the conservation area.

Rendering to walls and window additions

5.8 The existing front, rear and side walls of the house are proposed as rendered external insulation. This would improve the visual appearance of the host property and is considered acceptable.

5.9 Alterations to rear windows are proposed, replacing the existing windows to the kitchen/diner with timber frame windows and sliding doors. These are considered acceptable and will not be harmful to the appearance of the host property or the conservation area.

Air source heat pump

5.10 The ASHP will be located high up on the flank elevation, beneath the first-floor bathroom window facing no.59 and behind the front parapet to the extension, partially screened from view. Such a structure would be a discreet feature and would not be harmful to the conservation area and host property, given where it will be located.

5.11 The proposals are therefore considered acceptable and would not harm the appearance of the host site or the visual amenity of the locality and would preserve the character and appearance of the surrounding CA in accordance with the development plan policies referred to above.

Impact on neighbouring amenity

5.12 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.

5.13 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.

5.14 The proposed extension would be built on the boundary with no.59. The host property is also stepped up from No.59, however there would be no impact on neighbouring windows or amenity here given the positioning of the neighbouring extension on the boundary, projecting beyond that of the proposed extension. Such an extension would not be dominant or overbearing.

5.15 Window alterations on the rear elevations are at ground floor level and would look out to the rear gardens of the host property, screened by the proposed extension. The window to the rear of the extension would be partially obscured by the boundary fence and the rear of the neighbouring extension and there would also be no impact on neighbouring amenity as a result.

5.16 It will be conditioned that the noise level from the operation of the air source heat pump must not exceed 42dB LAeq (5 min) at 1 metre from the window of a habitable room on the façade of any neighbouring residential property.

5.17 As such, the proposals would not have any adverse impact against the amenity currently enjoyed by occupiers of the neighbouring properties and therefore is considered to be compliant with Policy D6 and D14 of the London Plan and policy DM1 of the DPD.

Conclusion

5.18 The proposed development is considered acceptable. There would not be an adverse impact upon the character and appearance of the surrounding area, the street scene or the CA. The special interest and historic significance of the CA would be preserved. The amenity, privacy and living conditions of neighbouring properties would be protected.

5.19 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.

6. CIL APPLICABLE

N/A

7. RECOMMENDATION

GRANT PLANNING PERMISSION subject to 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: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

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 noise level from the operation of the air source heat pump hereby approved must not exceed 42dB LAeq (5 min) at 1 metre from the window of a habitable room on the façade of any neighbouring residential property. If, in the opinion of the Local Planning Authority the proposed air source heat pump results in any noise nuisance to the occupant of any neighbouring dwelling the Applicant shall install noise mitigation measures in agreement with the Planning Authority.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 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: 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.

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 noise level from the operation of the air source heat pump hereby approved must not exceed 42dB LAeq (5 min) at 1 metre from the window of a habitable room on the façade of any neighbouring residential property. If, in the opinion of the Local Planning Authority the proposed air source heat pump results in any noise nuisance to the occupant of any neighbouring dwelling the Applicant shall install noise mitigation measures in agreement with the Planning Authority.

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