



Officer Report

Application Number:	HGY/2023/1477
Application Type:	Full planning permission
Address:	164 Archway Road, Hornsey, London, N6 5BB
Proposal:	Conversion of the existing loft space, including the installation of three rooflights, to enhance the existing top floor flat.
Case Officer:	Josh Parker
Valid Date:	05/06/2023
Applicant:	3
Agent:	C/O UPP Architects + Town Planners Leyla Moy

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The subject property at 164 Archway Road is a 3 storey mid-terraced building following the terrace with a commercial/service element on the ground floor and residential above. The area is comprised of other Victorian styled buildings comprised of red brick with distinctive balconies on the 3rd floor.

The building is located in the Highgate Conservation Area, and also forms part of a terrace (nos. 162 to 198 Archway Road) which is locally listed (not statutory listed). The Council's adopted Highgate Character Appraisal (CA) identifies this as a very distinctive late Victorian terrace, and in particular, the Character Analysis notes that its roofscape is "very eye-catching". The roof profile of the terrace is very noticeable in the street scene.

PROPOSED DEVELOPMENT

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

Conversion of the existing loft space, including the installation of three rooflights, to enhance the existing top floor flat.

Site History

All existing planning applications have been considered for this application:

HGY/2011/1348 Change of use of storage area to rear of existing shops to 1 x 2 storey two bed dwelling (C3)

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.

CONSULTATION

HIGHGATE CONSERVATION AREA ADVISORY COMMITTEE.

Conversion of the loft to a bedroom and bathroom would be acceptable subject to a requirement that details of the junction of the new floor with the decorative front façade are provided. No changes to the front façade should be permitted.

However, the existing entrance door to the top flat coincides with the top riser of the common stair which does not meet Part K of the Building Regulations. This arrangement is retained in the proposed plans. It would be better to submit Building Regulations' compliant plans at this stage as revised planning application plans will have to be submitted otherwise.

Officer comments: The alterations are all internal and will not alter the external facade. Building Regulation is a separate regulatory system to planning and there are no power to compel the submission of such detail at this stage.

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

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

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

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

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.

Policy DH2 of the Highgate Neighbourhood Plan (HNP) 2017 requires proposals to preserve or enhance the character and appearance of Highgate's conservation areas. Policy DH5 requires proposals for roof extensions, dormers and rooflights to respect the existing roof form in terms of design, scale, materials and detail.

The proposed internal works, not subject to planning permission, is to create additional space in the existing flat adding retaining a double bedroom and adding a single by the way of reconfiguring the existing space on the second floor and creating the larger bedroom in the loft space. The loft will take over as the only double bedroom space with the addition of an ensuite, while the second floor will have a smaller bedroom of 9m². The proposed scheme has a total floor space of around 52m² slightly short of the requisite of 58m² for a 2-storey unit, however given this is an existing flat London Plan space standards cannot be applied.

The external works are to add 3 rooflights, one on either side of the roof slope and one on the rear roof slope. Such works are very minor and will not affect the appearance of the building as a whole. The side rooflight will not be visible from public vantage points.

The simple design and careful siting of the rooflights will match other properties alike within the terrace by having a single small window on each slope totalling to 3. Such works are typical of the area and do not affect the appearance of this terrace and its contribution to the character and appearance to this part of the conservation area, leaving it preserved.

Amenity considerations

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 windows introduced to the roof are similar to the neighbours and are installed over 1.5m from the ground floor level. All works proposed 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 design and heritage terms, in keeping with other such works within this locally listed terrace and affecting its appearance.

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 Notwithstanding the detail referred to within the application the front rooflight proposed shall be a conservation type rooflight and sit flush with the roof line and shall be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the integrity of the building and the visual amenities of the conservation area consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 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.