

Date of receipt: 30th June 2023

Thank you for your recent Pre-Application Planning query. The points you have sought advice on are outlined below, along with advice from the Planning Service. We hope this summary will provide you with useful guidance about what to do next.

Site Address: 48 Yeatman Road, London, N6

Proposal: The construction of a hip to gable dormer extension, with the installation of 2no. rooflights in the front roof pitch and 1no. rooflight in the roof of the flat dormer; the construction of a rear ground floor extension, and the demolition of the existing garage and the erection of a single storey side extension.

Planning Officer: Mark Chan

1. SITE DESCRIPTION & PROPOSAL

The application property is an end of terrace dwelling with a detached garage which sits in a larger plot, relative to neighbouring plots. Yeatman Road is characterised by two storey red brick terrace houses, which form groups of eight with a strong architectural and aesthetic value. The site adjoins the rear gardens of properties on North Hill. Within the gardens to these North Hill properties there are trees which provide a pleasant and verdant setting as well as a visual separation between the developments here. The site is located within Highgate Conservation Area.

2. RELEVANT PLANNING HISTORY

The relevant planning applications for this site are as follows:

HGY/2020/0628 – The formation of a hip to gable roof extension, formation of rear dormer window with rooflight, insertion of 2no. rooflights in the front roof pitch; the erection of a rear ground floor extension, the demolition of the existing garage and erection of a new dwelling in the side garden (Class use C3). Refused permission 01/05/2020. Appeal Ref: APP/Y5420/W/20/3259445 – Appeal dismissed 01/02/2021.

Reasons for dismissing the scheme

- The existing street trees and those within the gardens of properties within North Hill, contribute to the pleasant and verdant setting of the appeal site,

which contributes to its role as a transition between the two separate developments.

- This consistent established pattern of development makes a positive contribution to the character, appearance and significance of the CA as a whole.
- 48 Yeatman Road was designed with a subservient roof form, with a lower ridge height to the remainder of the terrace and a hipped roof form. This is in keeping with its position at the end of the terrace.
- The increase massing of development in close proximity to the rear gardens of North Hill would erode the visual separation which currently exists and bring the built development closer to the existing trees resulting in a cramped form of development, which in combination would be harmful to the significance of the Conservation Area.
- The submitted tree report has identified that trees located outside of the appeal site have the potential to impact the developments foundations and that there is significant risk to the trees roots from severance.
- The side elevation of the proposed dwelling would be visible to those residents which would result in the loss of this overall spaciousness.
- The development proposed would fail to preserve or enhance the character or appearance of the Highgate CA,
- Due to the proximity of the development and its overall scale, the proposal would have an overbearing impact when viewed from within Nos. 117-119 North Hill and the amenity space immediately to the rear.
- This would result in an unsatisfactory relationship and would be harmful to the living conditions of Nos. 117-119 North Hill.

HGY/2019/0005 – Demolition of the existing garage and the erection of a 4 bed new dwelling in the side garden; erection of a rear ground floor extension and the construction of a hip to gable dormer extension, installation of 2 no. rooflights in the front roof pitch and 1no. rooflight in the roof of the flat dormer. Refused permission 28/01/2019.

3. RELEVANT PLANNING POLICIES

- National Planning Policy Framework (2021) (NPPF)
- The London Plan (2021)
- Haringey's Local Plan Strategic Policies (2017) (Local Plan)
- Development Management DPD (2017) (DM DPD)
- Highgate Neighbourhood Plan (HNP) 2017.

4. COMMENTS ON PRE-APPLICATION SCHEME

The following points are made by Officers in response to the plans and information submitted and points discussed at the recent pre-application meeting.

Design and heritage

1. As already noted, the site is located within the Highgate Conservation Area (CAs), and the Council has a statutory duty to ensure that proposals in such areas preserve or enhance the significance of the CA. Policy at all levels replicates and reiterates this statutory duty. DPD Policy DM9 notes that the Council should seek to preserve the original historic form and character of heritage assets. Furthermore, DPD Policy DM1 outlines that new developments in general should positively relate to the form, scale and massing of buildings around the site.
2. Policy DH5 of the HNP indicates that dormers should respect the existing roof form in terms of design, scale, materials and detail and be restricted to the rear.

Hip to gable roof and rear extension

3. The proposal is to change the current hipped roof to form a gable end, with the addition of a rear facing dormer window set within the roof margins. This is to accommodate an additional bedroom at second floor level.
4. As per the 2021 appeal decision it is noted that No. 48 Yeatman Road was designed with a subservient roof form, with a lower ridge height to the remainder of the terrace and a hipped roof form. The appeal decision refers to this being in keeping with its position at the end of the terrace.
5. Opposite the application property it is noted that there is a terrace house with a subordinate roof form. This property which is of similar architectural language but of different proportions, has a gable end roof form. As such having a gable roof form, subject to a ridge line subordinate in nature, serves to provide an acceptable and symmetrical approach to terminating the row of terrace houses here.
6. Such a hip-to-gable roof extension would not be clearly visible within the street, given where the property sits at an end of a cul-de-sac. As such in this instance it is accepted that there are individual and site-specific circumstances to accept a gable roof form here.

7. As reflected in the submitted drawings, it is important that such a gable roof extension is carried out with materials to match the current roof as well as details (i.e. the parapet detail) reflective of other properties within this estate. In terms of the rooflights these should be 'conservation style' in both size and detail, sitting flush with the roof slope. It would be useful at application stage to provide specific details of the proposed rooflight.
8. It is accepted that the works here would provide additional accommodation that would improve the current house here. In the context of policies in the national planning policy framework for good quality housing, improving accommodation to a private dwelling is capable of being a public benefit.

Side extension

9. Highgate Neighbourhood Plan (NP) Policy DH4 concerns side extensions which should respect the streetscape and not block or significantly infill the gaps between buildings, while being subordinate in scale to the original dwelling and complementing its character. Policy DH3 also requires rear extensions to be subordinate to and complement the original dwelling.
10. Given the width of the single storey side extension is relatively wide in relation to the front elevation of the host property, there are concerns that it would appear prominent in the street.
11. Such an extension should have a greater set back from the front elevation (i.e. a minimum 1m) so as to appear subordinate to the host dwelling and terrace.
12. The integrity and architectural composition of this terrace would not be disrupted by what is proposed (a flat or pitched roof extension) subject to being set back, as outlined above.
13. A single storey side extension set in from the boundary would not appear awkward or intrusive in relation to the properties on North Hill.
14. A gap would remain to the side and above such an extension. Taking account of the current garage, the spatial arrangement and sense of separation between buildings would not be harmed here.

Impact on trees

15. Planning policy requires that existing trees of value are retained, in line with London Plan Policy G7.

16. An Arboricultural report has been submitted but has not been reviewed by the Council's Arboricultural Officer but would be done in due course as part of the planning application process.
17. The report as prepared outlines precautions, measures and methods to be taken so as to have little or negligible impact on the retained trees. The report refers to specialist construction methods, such as pile and beam. At this stage it is accepted that measures have been carefully looked at to allow for such an extension to be built, while protecting the trees in question, which are of important amenity value, but as reflected above such detail needs to be looked at in more detail and in the event of consent being given would be subject to planning conditions.

5. INFORMATION REQUIRED FOR THE PLANNING APPLICATION

The following information would be required for the registration of the planning application in respect of this site.

1. A standard householder application form – all sections must be completed signed and dated
2. Planning application fee
3. CIL liability form
4. Location Plan – must be based on an up-to-date map and should be at a scale of 1:1250. The site boundary should be identified in red, with a blue line drawn around any adjacent land owned by the applicant
5. Existing Block/Site Plan – should show footprints of all existing buildings on site and should be at a scale of either 1:200 or 1:500
6. Proposed Block/Site Plan – should show footprints of all proposed buildings on site and should be at a scale of either 1:200 or 1:500
7. Existing Floor Plans & Elevations – full floor plans and elevations of existing buildings at a scale of either 1:50 or 1:100. Should also include street scene elevations
8. Proposed Floor Plans & Elevations – full floor plans and elevations of proposed buildings at a scale of either 1:50 or 1:100. Should also include street scene elevations
9. Section Drawings – should show the floor to ceiling heights and should be at a scale of either 1:50 or 1:100
10. Design & Access Statement (D&A) (optional)
11. Arboricultural Impact Assessment & Tree Survey

Without Prejudice

Please be advised that this response is given at officer level and does not form a formal response or decision of the council with regard to future planning application(s) or other formal approaches. The views expressed above are given in good faith, to the best of ability, and without prejudice to the formal consideration of any future planning application, which will be subject to formal consultation and ultimately decided on by the council.