



Officer Report

Application Number:	HGY/2023/1907
Application Type:	Householder planning permission
Address:	47 Gaskell Road, Hornsey, London, N6 4DU
Proposal:	Erection of a ground floor front porch.
Case Officer:	Nathan Keyte
Valid Date:	17/07/2023
Applicant:	Andrew Waters
Agent:	Steven Davidson

RECOMMENDATION

Refuse

1. SITE AND SURROUNDING

1.1. 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 real façade along the western boundary, being approximately 2.8m in height.

1.2. 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. 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.

1.3. Gaskell Road is part of a wider development of workmen's cottages built by Hornsey UDC following its adoption in 1896 of the Housing of the Working Classes Act of 1890. Part III of the Act empowered local authorities to 'erect buildings suitable for lodging houses for the working classes' and is regarded as a milestone in the history of social housing, marking the origin of local authority housing.

1.4. The cottages are mostly arranged in terraces of ten. The later terraces in Gaskell, Yeatman and Storey Roads were very simply designed, built in red brick with shallow brick arches over the window and door openings. The sashes of the tripartite windows are each divided into four lights. The gap between the terraces led to alleyways giving access to the rear gardens.

1.5. The houses are well maintained and overall, the essential character of the area is largely intact, with few alterations to the front elevation.

1.6. No. 47 is considered to contribute to the significance of the Conservation Area as its front elevation remains intact and contributes to the simple consistency which creates the character and appearance of this part of the conservation Area.

1.7. 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.

2. PROPOSED DEVELOPMENT

2.1. The applicant is proposing a front porch, measuring 1.5m depth x 2.0m width, with a height of 3.4m at the host building interface falling to 3.0m at its front façade.

3. SITE HISTORY

3.1. 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/2023/1906 – Erection of rear dormer and insertion of 2 x conservation rooflights to front elevation to facilitate a loft conversion – Approved 04-09-23.
HGY/2023/1905 – The demolition of an existing conservatory and the erection of a ground floor rear extension to a terraced house – Approved 04-09-23.

4. CONSULTATION

Highgate CAAC – Objects.

...It is simply not correct to say that numerous other houses in surrounding roads have been altered in a similar way. The houses facing the school in Storey Road and those in Yeatman Road which back on to them, have porches which were part of the original design, not because they were subsequently altered.

Similarly, the earlier purpose-built flats towards the eastern end of Kenwood Road have always been a different style from the houses in Gaskell Road.

We are aware of only two non-original porches on the entire Gaskell Estate, both of which were built without planning permission.

HCAAC considers the impact on the Conservation Area on the basis of these so-called 'precedents' would cause considerable harm and must be refused.

In addition, the design and access/heritage statement (and application description) is also inaccurate in various other ways: this is an end of terrace not terraced house, the back extension will be visible from Highgate Allotments which is usually classed as part of the public realm, so it is not correct to say the new extension and dormer cannot be seen, and so-on.

Highgate CAAC believes the addition of this porch would harm the coherence of the Gaskell Estate and the Highgate Conservation Area more generally.

[Officer comment: addressed in report below]

Highgate Neighbourhood Forum – no comment received.

Highgate Society – no comment received.

Haringey Conservation Officer – objects:

...It is noted that the heritage statement discusses 'precedents' for porches however the majority of the examples are on Yeatman and Storey Road which while part of the same development are different designs. Both Yeatman and Storey Roads have original porches which formed part of the original design of these streets whereas Gaskell Road was designed with a simpler flat frontage. Accordingly, the porches on Yeatman and Storey Road are not a precedent for a porch on Gaskell Road.

The porch would be an incongruous addition which would erode the consistent original design of the terraces along Gaskell Road and would accordingly cause less than substantial harm to the significance of the Conservation Area. As the Highgate Conservation Area is a designated heritage asset great weight should be given to the asset's conservation, and any harm caused to the significance of a designated heritage asset requires clear and convincing justification and should be weighed against public (not private) benefits. Accordingly, as the proposals are considered to

cause less than substantial harm to the significance of the Conservation Area, Conservation would not support this application.

5. LOCAL REPRESENTATIONS

5.1. 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.

6. MATERIAL PLANNING CONSIDERATIONS

6.1. The main planning considerations raised by the proposed development are:

- Design and character and appearance of the conservation area; and
- Impact on neighbouring amenity

Design and character and appearance of the conservation area; and

6.2. 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.

6.3. 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.

6.4. 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.

6.5. 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.

6.6. Paragraph 12.3.14 of the Highgate Conservation Area Appraisal and Management Plan provides a guide as it relates front extensions within the conservation area. Extensions to the front of properties, including porches, are generally considered intrusive and unsuitable where not in keeping with the character of the area.

6.7. Various front porches are noted within the Design and Access and Heritage Statement as being present within the Gaskell Estate. However it is noted that the majority of front porches are located within other building terraces located within the locality, such as Yeatman Road and Storey. With regard to the character and design of the streetscape of the host building to which this application applies, front porches are not a common feature. Gaskell Road retains a consistent streetscape of no front porches, with the exception of no. 65 Gaskell Road, however no formal permission for the lone front porch is noted.

6.8. Therefore despite materials of the proposed porch proposed to match the host building, considering the existing character of the terrace as viewed from Gaskell Road, and the guidance provided in the Highgate Conservation Area Appraisal and Management Plan, the proposed front porch would be an intrusive addition to the streetscape not in keeping with the character of the host terrace.

6.9. This assessment is reinforced by the comments of Haringey's Conservation Officer, who considers the porch would be an incongruous addition, would erode the consistency in frontages along Gaskell Road, and would result in less than substantial harm to the significance of the Conservation Area. The Council acknowledges the applicant's desire for a porch, but the development does not provide public benefit that would outweigh the material harm to the Highgate Conservation Area.

6.10. The proposal is therefore contrary to 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.

Impact on residential amenity

6.11. 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.

6.12. 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.

6.13. The proposed front porch, by way of its massing and scale and being setback from adjoining properties, will not result significant impacts on daylight, sunlight, outlook, privacy nor create a sense of enclosure to adjoining properties.

7. CONCLUSION

7.1. The proposed front porch, by way of its design and massing, would be an over dominant, incongruous and discordance addition at odds with the character and appearance of the host property and terrace, would result in unacceptable harm to the character and appearance of

the host dwelling and terrace and Highgate Conservation Area where no public benefit is provided to outweigh the harm, and would be contrary to 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.

7.2. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

RECOMMENDATION

Refuse planning permission:

Refusal Reasons:

The proposed front porch, by way of its design and massing, would be an over dominant, incongruous and discordance addition at odds with the character and appearance of the host property and terrace, would result in unacceptable harm to the character and appearance of the host dwelling, terrace and Highgate Conservation Area where no public benefit is provided to outweigh the harm, and would be contrary to 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.