



Officer Report

Application Number: HGY/2023/1450
Application Type: Householder planning permission
Address: Second Floor Flat 4, 94 Cromwell Avenue, Hornsey, London, N6 5HQ
Proposal: Installation of skylights to front and rear roof's slopes, internal re-configuration of floor layout and creation of dressing / storage space at loft level with stair access.
Case Officer: Mercy Oruwari
Valid Date: 31/05/2023
Applicant: Ms Susan Freeman
Agent: Ms Rani Jaspal Parmar

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

- 1.1 One representation was received in response to notification and publicity of the application.
- 1.2 The following issues were raised by Highgate Conservation Area Advisory Committee:
- The existing two front dormers provide sufficient daylight to the rooms,
 - Also the proposed dressing room in the new loft space would also have sufficient daylight from the proposed rooflights on the rear pitch,
 - There may be means of escape issues from this new space, which would likely make it unsuitable to be used for habitable accommodation,
 - There would likely be the need for a smoke lobby inside the flat entrance door.

2. REASONS FOR GRANTING PERMISSION

2.1 The application site is occupied by a three storey Victorian property, which is currently in use as three separate flats. This property sits on the western side of Cromwell Avenue, close to the junction with Hornsey Lane (B540), and the building sits at an elevated position above the street. The immediate setting is generally residential in character, being made up of a mixture of semi-detached and terraced properties, as well as some flats. There are other uses present in the vicinity, with a public house located to the south-east and the Ghana High Commission situated to the west. The Ghana High Commission is a grade I listed building. The site is within the Highgate Conservation Area (CA) and this building, together with the majority of properties along Cromwell Avenue, are considered to make a positive contribution to the character of the CA.

2.2 There is no planning history in relation to this site. However, it is noted that this property has been converted into three separate flats. Flats do not have permitted development rights hence the requirement for planning permission for the installation of roof lights. It is also noted that

this application only relates to the installation of roof lights and not the regularization of the conversion of the property.

2.3 The proposal includes the installation of 4x front and 5x rear rooflights with exterior frames matching the colour of the of the existing roof finish. In the Highgate Neighbourhood Plan (2017) policy DH5 states that 'Roof extensions, dormers and rooflights should respect the existing roof form in terms of design, scale, materials and detail and be restricted to the rear except where they are part of the established local character and a new extension or dormer would not have an adverse impact on the amenity of the area or the significance of heritage assets'.

2.4 The proposal would not alter the existing pitched roof dormers present on the front or rear roof slopes. This has been considered as these are important architectural features of the property. There are also numerous properties in the vicinity that incorporate roof lights on both the front and the rear. Although, roof lights are part of the established local character the number originally being proposed by this application was considered excessive for a property of this type in the Highgate conservation area. Following discussions the number of rooflights proposed has been reduced to two on the front and three on the rear with the front roof lights being discreetly located so as to not cause a visual distraction.

2.5 The host site, being one of the properties along Cromwell Avenue, is considered to make a positive contribution to the character of the Highgate conservation area. As the property is of heritage value plus it sits within the close vicinity of a Grade 1 listed building, any roof light installed must be of a high quality 'conservation style' feature and when closed the roof light must sit flush within the roof slope. The style initially proposed would have protruded 150mm from the exterior roof plane. This has been revised with the proposed style being replaced with conservation roof lights that will sit flush to the roof slope.

2.6 The proposal as amended would preserve the character and appearance of the Highgate conservation area.

2.7 The proposed development is in general accordance with 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. As amended it would also be in accordance with Policy DH5 of the Highgate Neighbourhood Plan 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

2.8 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

GRANT PERMISSION subject to conditions

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.

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.