

Officer Report

Application Number:	HGY/2023/1523
Application Type:	Householder planning permission
Address:	7 Cascade Avenue, Hornsey, London, N10 3PT
Proposal:	Demolition of existing rear conservatory and erection of replacement rear extension, and conversion of attic for habitable space with dormer extension to the rear and replacement velux window to the side.
Case Officer:	Eunice Huang
Valid Date:	09/06/2023
Applicant:	Mr David Gerber
Agent:	Andy Down

RECOMMENDATION

Approve with Conditions

1. CONSULTATION RESPONSE

1.1 The following response was received following consultation on the application:

1) LBH Conservation – 15 August 2023: Object to the proposal. There are a number of inaccuracies on the plans, and revisions are required to clarify the proposal. The rear extension appears to break the roof line, and the proposed crittal windows are doors are incongruous to the style and period of house. Timber windows and doors should be used. In relation to the proposed loft conversion, the roofscape would become very cluttered and the main concern is the proposed side dormer. The side dormer would be highly visible from the public space (The Court and the street). The side dormer would be a prominent addition with a poor relationship to the existing building and would degrade the architectural quality of the building and how it contributes to the significance of the Conservation Area. This application is thus not supported by LBH Conservation.

2) LBH Conservation – 31 August 2023 (Revised plans received on 29 August 2023): No objection. The removal of the side dormer is an improvement. The rear dormer, though slightly visible, would not be a prominent addition which would not readily be visible from the adjacent green, the roofscape would not be visually cluttered. The amendment to remove the crittal windows and reduce the size of the parapet to the rear extension is also an improvement. Overall, the amended proposals would have a neutral impact on the significance of the Conservation Area. Not all of the materials are specified on the plans, so a further detail for the material specification of external surfaces condition is recommended.

2. LOCAL REPRESENTATIONS

2.1 Five (5) representations were received in response to notification and publicity of the application:

No of individual responses: 5

Objecting: 5

Supporting: 0

2.2 The following issues were raised:

- Proposed side dormer is overbearing and out of character, on a prominent elevation within the conservation area
- Proposed front elevation velux window is out of character with terrace row
- Windows, including rear crittal windows, are unsympathetic to existing building
- Quality of drawings is inadequate
- Site boundaries not drawn correctly

2.3 The applicant submitted revised drawings on 29 August 2023, which include the deletion of the side dormer and front velux window, and changes to the rear ground floor extension windows and height.

3. REASONS FOR GRANTING PERMISSION

3.1 This is an application for demolition of existing rear conservatory and erection of replacement rear extension, and conversion of attic for habitable space with dormer extension to the rear and replacement velux window to the side.

3.2 The application site is a two storey end house of a short designed terrace. The site is located on the north-western side of Cascade Avenue, within Rookfield Conservation Area. The site is located adjacent to The Court, which is one of the principal open spaces within the Rookfield Estate.

3.3 The planning history of the site has been taken into account when coming to this decision.

3.4 The applicant submitted revised drawings on 29 August 2023 in response to concerns raised by the conservation officer and objections. Specifically, the revised scheme includes the deletion of a proposed side dormer extension and front velux window. The revisions also entail a change to the height and window material for the rear ground floor extension.

3.5 The proposed rear dormer measures approximately 2.36m in depth and 2.2m in width. It is set on the rear roof plane of the principal roof form, adjacent to the party wall of No. 5 Cascade Avenue. The dormer window is thus recessed from the public-facing south-western elevation. The dormer scale and volume is considered to be subservient to the existing dwelling. Submitted photomontages demonstrate that the dormer would be slightly visible at certain angles from the public open space, The Court. However, the dormer would not be visually dominant in any public views of this side elevation. On this basis, the proposed dormer would have a neutral impact on the local character and visual amenity of the conservation area.

3.6 The proposal also includes the demolition of the existing conservatory and the erection of a larger ground floor rear extension. The rear addition does not extend beyond the existing rear façade of the dwelling. The extension comprises an additional floor area of 7.2m². The rear extension is subservient to the existing dwelling. Its height was amended so that the proposed parapet would not break the roofline of the hipped rear roof plane. The design of the proposed extension would therefore protect the local character and visual amenity of the conservation area.

3.7 The proposed development would not appear overbearing when viewed from neighbouring properties and would not result in any significant increase in overshadowing or loss of outlook to neighbouring properties. The proposed rear dormer is set away from the rear elevation windows of neighbouring properties, mitigating amenity impacts. The privacy impact arising from the rear dormer would be acceptable in the context of existing views available from upper level rear windows along the terrace row. The height and depth of the single storey extension also mitigates adverse bulk, privacy and solar impacts. The site benefits from its lot orientation and its end-of-terrace siting; the site is adjoined by the public open space to the south, limiting shadow impacts to adjoining residential development. The proposal is thus acceptable in amenity terms.

3.8 The proposed development is in general accordance with Policies DM1, DM9 and DM12 of the Development Management DPD 2017, and Policy SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

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

4. RECOMMENDATION

GRANT PLANNING 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.

- 3 Prior to commencement of the development hereby approved, a schedule of all the proposed external finishes and materials, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a schedule of the exact product references or other satisfactory details for: brickwork, tiling, cladding, render finishes, window and door frames, etc. Thereafter, the works shall be implemented in accordance with the approved materials and details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1 and DM9 of the Development Management Development Plan Document 2017.

Informatives:

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.

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: 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.