



Officer Report

Application Number:	HGY/2023/1617
Application Type:	Householder planning permission
Address:	1A Scarborough Road, Hornsey, London, N4 4LX
Proposal:	Demolition of existing garages, erection of replacement side extension and modifications to boundary treatment.
Case Officer:	Cameron Sturges
Valid Date:	19/06/2023
Applicant:	Mr Chris Dicken
Agent:	Mr Allen Sacbucker

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, subject to conditions

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

2.1 This is an application for the demolition of an existing pair of garages and replacement with an extension, boundary treatment and associated courtyard space. Internal alterations are proposed for the existing cottage.

Site and Surroundings

2.2 The application site is located on the eastern side of Scarborough Road in between nos. 1 and 1A Scarborough Road. The site is occupied by two sets of garages.

2.3 Scarborough Road is predominantly residential in character with three storey terraced properties built with brick and ground floor bay window features with white painted finish. The properties have sizable front gardens with low boundary walls creating a building line set away from the pedestrian walkway. The area is separated from Finsbury Park to the east of the site by railway lines, however is connected by Upper Tollington Park (B150) to the north of the site. The site is located within Stroud Green Conservation Area (CA) and does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement History

2.4 The relevant planning and enforcement history of the site is outlined below:

COU/2012/00484 – Concerns over alleged home business – No breach 25/10/2012

HGY/2009/1941- Demolition of existing garage and studio and erection of 1 x 2 storey, 2 bedroom single dwelling house with a patio at lower ground floor level – REFUSED 05/01/2021 (Decision appealed APP/Y5420/A/10/2122641 and dismissed 16/09/2010)

HGY/2008/2139 - Demolition of existing garages and erection of two storey 4 bedroom house with accommodation at basement, front and rear gardens – REFUSED 23/12/2008 (Decision appealed APP/Y5420/A/09/2096970 and dismissed 16/06/2009).

HGY/2007/2470 - Demolition of existing buildings and erection of three storey detached house – REFUSED 08/01/2008.

HGY/2005/0591 - Demolition of existing buildings and erection of a 3 storey dwelling house with rooms in roof comprising 2 x 3 bedroom self-contained flats – REFUSED 10/05/2005.

HGY/1998/1578 - Erection of rear extension for use as a kitchen – APPROVED 19/01/1999

2.5 Pre-application advice (PRE/2022/0026) was sought for this application on 18th February and 23rd September 2022. A further pre-application advice meeting was held on 1st February 2023 (PRE/2023/0021).

3. CONSULTATION RESPONSE

3.1 The following were consulted regarding the application:

- LBH Conservation
- LBH Transportation

3.2 The following responses were received:

Internal:

1) LBH Conservation: No objections, subject to the below:

- It is recommended that the materiality of the sloped roof building is revised and refined at condition stage to respect and blend in with the established colour palette of its heritage context.
- Design drawings of the proposed new buildings and boundary treatment to scale 1: 50/1:20 should be submitted for approval from the local authority together with material specification and material samples of external finishes, roof finishes, windows, doors and boundary wall, louvres, and gates.

2) Transportation: No objections, subject to the below:

- As the vehicle crossover on Scarborough Road will become redundant, the footway will need to be reinstated for pedestrian safety and accessibility to be improved. The developer would be responsible for all costs related to the highway works. This would require a s.278 legal agreement of the 1980 Highways Act unless agreed with the Council's Highways Team.
- Further to the highway works, it may require that the Traffic Order be changed as the development is located within a CPZ. If so, the developer would be responsible for paying £4000 towards the amendment of the traffic order.

4. LOCAL REPRESENTATIONS

4.1 The following were consulted:

- Neighbouring properties
- Stroud Green CAAC

4.2 The application has been publicised by way of press advert, site notice and 19 letters. No representations were received upon publicity of the application.

5. MATERIAL PLANNING CONSIDERATIONS

5.1 The main planning considerations raised by the proposed development are:

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

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

5.2 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.

5.3 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.

5.4 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.

5.5 The proposal seeks to erect an extension comprising space for a guest/study room, vestibule area, 2no. courtyards, bathroom and kitchen. Alterations to the boundary treatment facing Scarborough Road are also proposed. Internal alterations are proposed for the cottage.

5.6 The design of the proposed extension is two-fold: one section is built on the south-eastern flank wall of the cottage, forming a rectilinear shape comprising a flat green roof that curves towards the boundary with Scarborough Road, whilst the second section features a mono pitch roof design which will form part of the structure to the north-eastern portion of the subject site. This part of the extension will be clad in dark standing seam metal. Whilst this material is uncommon in conservation areas, Officers recommend that the materiality of the sloped roof extension is revised to respect and blend in with the established colour palette of its heritage context and as such, this will be conditioned.

5.7 The boundary wall will feature small alterations which will include a masonry wall built with masonry buttresses and horizontally oriented timber privacy louvres in optic to match slatted fence elements. This is considered a minor and sympathetic modification to the existing boundary treatment. The existing timber gate close to the boundary with No.1 will be removed and a pedestrian gate installed closer to the centre of the boundary wall for improved access into the site. There are no external modifications or alterations proposed for the cottage.

5.8 The proposed plans respect the distinct characteristics of the CA. The mono pitch roof is set back deeper into the plot, which allows a significant gap for the roofscape of the cottage and No.1 to retain their significant appearance and character. The rectilinear extension will slightly project above the boundary wall which will not dominate the street scene. The extension as a whole does not result in any excessive bulk or scale that would impact the surrounding area, streetscene or CA. The proposal

respects the size of the plot and would not result in the development appearing cramped. The proposal in its entirety is considered as a modest and subordinate addition.

5.9 The proposed extension and external alterations will be sympathetic to the surrounding area and enhance the visual appearance of the existing site. The proposed structures would therefore not harm the appearance of the host site or the visual amenity of the locality and would preserve the character and appearance of the surrounding CA in accordance with the development plan policies referred to above.

Impact on neighbouring amenity

5.10 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.

5.11 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.

5.12 The proposed extension is single-storey, with portions of the structure built on the boundary with No.1. The structure does not appear to constitute as an overbearing structure from the perspective of neighbouring properties and gardens and issues such as bulk and scale would not be detrimental to neighbouring amenity here. The development does not raise any concerns with overlooking and loss of privacy as there are no windows proposed on the southeast elevation facing No.1, nor is there any windows on the flank elevation of No.1 There is 1no. window proposed facing the rear gardens of No.74 Upper Tollington Park, however there is an adequate buffer proposed via the rear courtyard that will significantly limit any potential harm caused by overlooking.

5.13 The structure would not be substantially higher than the existing garages/outbuilding at the application site and as such, there would not be any detrimental issues pertaining to impact on neighbouring exposure to sunlight and daylight.

5.14 Overall, the proposed structure would not have a detrimental impact on neighbouring amenity. The generous building positions would reduce any impacts associated with bulk, mass and scale. Furthermore, taking the above points into consideration, the proposed development has carefully considered the adjacent properties and the scheme would therefore result in a positive contribution to neighbouring amenity.

Transport considerations

5.15 Policy SP7 of the Haringey Local Plan seeks to promote road safety and pedestrian movement.

5.16 The scheme proposes to retain the existing vehicle crossover in front of the cottage courtyard, however, seeks to remove the existing crossover that is situated closer to the boundary with No.1, adjacent to the existing outbuildings.

5.17 No objection is raised in transport terms subject to the footway being reinstated for pedestrian safety and accessibility. The developer would be responsible for all costs related to the highway works. This would require a s.278 legal agreement of the 1980 Highways Act unless otherwise agreed with the Council's Highways Team. Further to the highway works, it may require that the Traffic Order be changed as the development is located within a CPZ. If so, the developer would be responsible for paying £4000 towards the amendment of the traffic order. This has been conditioned as part of this approval.

Conclusion

5.18 The proposed development is considered acceptable. There would not be an adverse impact upon the character and appearance of the surrounding area, the street scene or the Conservation Area. The special interest and historic significance of the Conservation Area would be preserved. The amenity, privacy and living conditions of neighbouring properties would be protected.

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

6. CIL APPLICABLE

Based on the information given on the plans, the total additional GIA is less than 100sqm and is not liable for the Mayoral CIL charge or Haringey CIL charge.

7. 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 works samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of the Stroud Green Conservation Area is preserved, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 & DM12 of The Development Management DPD (2017).
- 4 The proposed extension shall not be occupied until the crossover immediately situated to the front of the site has been removed and the pavement accordingly reinstated pursuant to an agreement with the local highway authority.

Reason: In the interests of ensuring the redundant feature to the street scene as a direct result of the development is removed and the highway reinstated.
- 5 Prior to the commencement of development, details of the living roof must be submitted to and approved in writing by the Local Planning Authority. The living roof must be planted with native flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and

compost used must be peat-free, to reduce the impact on climate change.

The approved living roofs shall be provided before the development is first occupied and shall be retained thereafter for the lifetime of the development in accordance with the approved management arrangements.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).

- 6 No part of roof to the rear extension hereby approved shall be used as a roof terrace or balcony.

Reason: In order to protect the amenity of occupants of the adjoining residential properties consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

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.

INFORMATIVE: Materials

In relation to condition 3, the applicant is hereby advised that the materiality of the sloped roof extension is revised to respect and blend in with the established colour palette of its heritage context.