

Application Number:	HGY/2023/2032
Application Type:	Full planning permission
Address:	200A Archway Road, Hornsey, London, N6 5BA
Proposal:	Installation of roof light and alteration to internal access (first floor)
Case Officer:	Cameron Sturges
Valid Date:	26/07/2023
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Applicant:	Britannia Hindu Temple Trust
Agent:	Mr Sathapalan Kanasalingam

RECOMMENDATION

Approve with Conditions

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1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, Subject to conditions.

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Site and Surroundings

2.1 The subject site comprises the Highgate Hill Murugan Temple, situated on the corner of Archway Road and of Wembury Road. The surrounding uses are a mix of ground floor commercial and 1st/2nd floor residential.

2.2 The subject is located within the Highgate Conservation Area and does not fall within the curtilage of a listed building. Nos. 200-206 are locally listed buildings to the north of the application site. Nos 162-198 to the south of the application site are also locally listed buildings. The site is also located within the Archway Road Local Centre.

Description of Development

2.3 The proposal seeks to install 8no. rooflights and alterations to internal first-floor access.

Relevant Planning and Enforcement History

2.4 HG/2010/1416 - Erection of external lift and new access for all to the front and side elevation of the temple building with associated alterations to provide access for elderly, disabled, mothers and wheelchair bound users – APPROVED 28/09/2010

3. CONSULTATION RESPONSE

3.1 The responses below were received following consultation on the application:

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

- A condition to ensure they are flush with the external roof surface is recommended to ensure they do not become prominent additions.

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of press advert & site notice displayed in the vicinity of the site and 60 letters. No representations were received from neighbours, local groups, etc. in response to notification and publicity of the application.

5. MATERIAL PLANNING CONSIDERATIONS

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

1. Design, appearance and character of the conservation area.

Design, appearance and character 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 'Highgate Neighbourhood Plan' states that development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate's conservation areas, and respect the setting of its listed buildings and other heritage assets. Development should preserve or enhance the open, semi-rural or village character where this is a feature of the area.

5.6 The proposal seeks to install 8no. rooflights, 4no. on each roof slope on the northern and southern elevations. The provision of rooflights here would be not have a detrimental impact on the surrounding area and conservation area, as they would not be obvious or intrusive additions that

would only be visible in some limited views, given the building line, height of the building and width of the surrounding roads. A condition to ensure they are flush with the external roof surface is recommended to ensure they do not become prominent additions.

5.7 The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

5.8 The proposed development is in general accordance with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and Policy SP11 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.

Conclusion

5.9 The proposal is considered acceptable in terms of its impact upon the character and appearance of the host property and surrounding conservation area. Furthermore, the scheme complies 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. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

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

6. CIL APPLICABLE

6.1 N/A

7. RECOMMENDATION

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: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. The proposed rooflight(s) hereby approved shall be 'Conservation style', flush with the roof plane in which they are installed, and shall be maintained as such for the lifespan of the development.

Reason: In order to ensure a satisfactory appearance for the Highgate Conservation Area in accordance with Policies DM9 of the Development Management, Development Plan Document 2017 and SP12 of Haringey's Local Plan Strategic Policies 2017.

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.

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- 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.

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