



Officer Report

Application Number:	HGY/2023/2051
Application Type:	Full planning permission
Address:	Flat 2, 6 Hillfield Park, Hornsey, London, N10 3QS
Proposal:	Single storey rear conservatory.
Case Officer:	Ben Coffie
Valid Date:	27/07/2023
Applicant:	Mr Patrick Charnley
Agent:	Mr Nader Sarabadani

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAIL

Proposed Development.

The application proposes single storey rear conservatory to an existing single storey extension of an existing ground floor flat.

The proposed extension would measure a maximum height of 2.6m in and 3.0m in depth and 3.9m in width.

Site and Surroundings

The site comprises of a ground floor flat in a two storey Edwardian terraced property which has been divided into four flats. The site is located on the south-western side of Hillfield Park close to the junction with Hillfield Mews and Muswell Hill Broadway.

The application site is located within Muswell Hill Conservation Area.

Relevant Planning and Enforcement History

HGY/2017/0826 - Variation of condition 2 (plans and specifications) attached to planning permission HGY/2015/3831 to include an additional window to the rear elevation. Approved.

HGY/2015/3831- Erection of single storey ground floor rear and side return extension. Approved.

LOCAL REPRESENTATIONS

No representations received from neighbours, local groups, etc. in response to notification and publicity of the application were as follows:

MATERIAL PLANNING CONSIDERATIONS

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.

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

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.

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.

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.

The proposal would extend an existing extension to this flat by way of further single storey extension, lower in height to the current extension. It would be almost the full width of the property. While the extension is subordinate in nature it would result in an extension to this original property to a depth of 6m, which is typically contrary to policy, given the projection into the garden and the associated reductions to spaciousness of the plot, important characteristic to properties on this side of Hillfield Park and to the character and appearance to this part of the conservation area.

Notwithstanding the above the proposed extension would allow the provision of a quiet space when necessary for the applicant due to their difficulty to endure a noisy environment after sustaining an injury two years ago. The applicant has supported the application with medical evidence which outlines the applicant's health conditions therefore justifies the need for the additional space proposed.

In this particular case it is considered that the personal circumstances of the applicant outweigh the limited harm that would be caused by the provision of a further extension to this property.

Impact on neighbouring amenity

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.

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.

The extension would not be seen from No 4, given the current height of the intervening fence on this boundary. In relation to No 8, the element of the extension projecting above the height of the fence would be limited to approximately 2.4m and would not have an adverse impact on amenity in terms of loss of light and outlook.

As such, due to the above considerations the proposed development would not inflict any adverse impact against the amenity currently enjoyed by neighbouring properties and is in compliance with policy D6 of the London Plan and policy DM1 of the DPD.

Conclusion

The proposal is considered acceptable to the host property and would not harm the character and appearance of the host dwelling and area nor would it cause any impacts against the amenity of neighbouring sites.

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.

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: 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.