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September 2023

Haringey Planning Department

Dear Planning Department,

This application is on behalf of the applicant for the erection of a hip-to-gable roof extension, and rear dormer, with front facing conservation style roof lights to facilitate a loft conversion.

The documents included are:

- Planning Form
- Design, Access and Heritage statement (this document)
- CIL Form
- Drawings

## HERITAGE STATEMENT

The site is located on the west side of Rosebery Road within the Muswell Hill Conservation Area. The site does not contain any listed properties.

The area is predominantly residential and it is evident there have been several similar proposals in conservation areas across the Haringey borough.

The Conservation Area Appraisal describes Rosebery Road as:

*"This is a long wide street that has a consistent frontage of two storey terraced family houses that are built in red brick and have pitched slate roofs and upstands and chimneys at the party walls. They have repeated patterns of bays, sash windows with multi-paned upper sections, lean-to porches and gables mostly with decorative pargetted plasterwork that lend consistency to the street. They have consistently designed window, porch and door details, which add to the particular interest of this part of the conservation area. The consistency of the front boundary walls and the timber front gates is also important in unifying the frontage. Along the west side of the road the terraces are broken by the roads leading to the west."*

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It is important to note that the appraisal makes no mention of the rear of the properties on Rosebery Road. The Conservation Area Appraisal also makes the following more general observations regarding roofs within the sub-area (paragraph 10.4)

*“The houses have either hipped roofs or pitched roofs with gable ends, with a repeated pattern of upstand party walls with prominent chimney stacks generally positioned between pairs of houses.”*

## PLANNING HISTORY

There are no relevant planning applications for the site available on the online planning application search.

## PROPOSAL

The proposal consists of hip-to-gable roof extension, a rear dormer extension, and front facing conservation style roof lights to facilitate a loft conversion, providing an extra double bedroom and shower room.

The hip-to-gable proposal is in line with the recent appeal approval at No.1 [Ref: APP/Y5420/D/21/3270128] where it was noted that hipped roofed structures are not a particular key feature or notable feature of the area.

The scale of the dormer has been designed to be subordinate to the existing roof with more than a 0.5m step back from each side boundary. The roof height will also be set down from the existing ridge, while the rear wall will be 1m setback from the eaves. This leaves a significant amount of the original roof line visible around the proposed dormer. The proposal includes a u-shape dormer, therefore, when visible from the rear elevation this gives the appearance of 2x smaller dormers, whilst still providing the internal floor area of 1 larger dormer.

The dormer has been designed with a crown roof, which includes a small pitched, tiled section around the perimeter. This softens the appearance of the dormer, and provides the appearance of more traditional dormer extension.

The materials have been carefully considered to not distract from the character of the area. The dormer cheeks will be finished with tiles and decorative timber cladding to match the existing property aesthetics, while the windows will be timber frame casement windows to match the existing. The size of the windows will also be of a similar scale to the existing rear facing windows. Modest sized Conservation style roof lights are proposed to the front roof slope, these are in keeping with others in the area.

## ACCESS

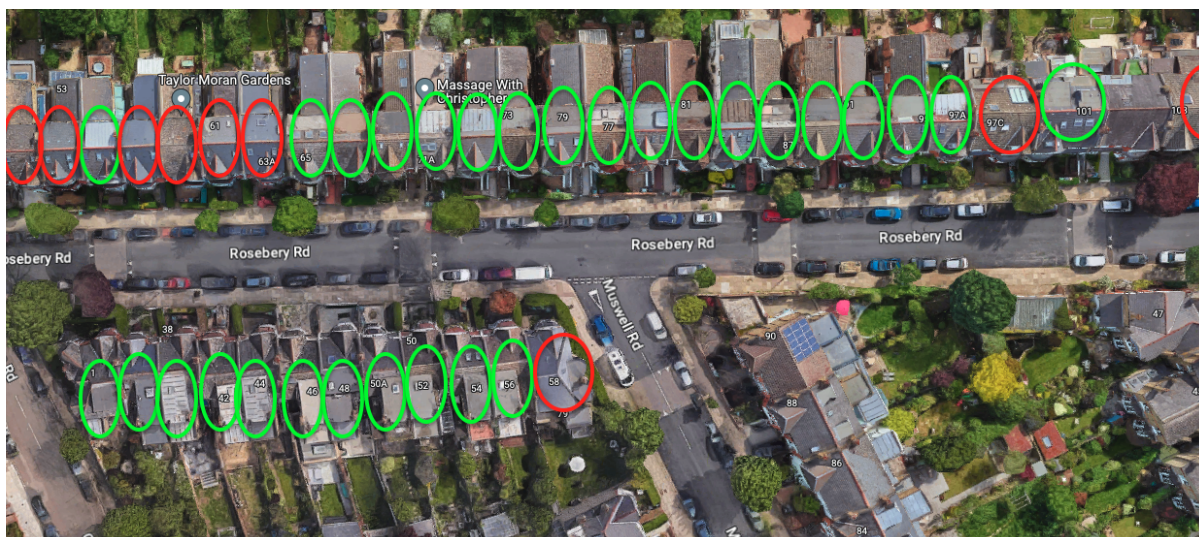
Access to the building will remain unaltered from the existing arrangement.

## PLANNING PRECEDENT

There are numerous examples of loft conversions/dormer extensions within the Muswell Hill Conservation area, with almost every property having some form of dormer and/or rooflights facilitating a habitable loft floor. As demonstrated in the aerial images below:

Red circles = Roof lights/Roof alterations

Green circles = Roof extensions



There are a number of similar sized and larger sized dormers already present on the street and the immediate area. This proposal is smaller than the proposal approved at No.1 which included a large wrap around mansard extension in addition to the hip-to-gable. The massing of all of these examples are similar or larger than the proposed dormer demonstrating that the proposal will not distract from the character of the conservation area.

This property is within a row of terraces and not the end of terrace property that No.1 is. Therefore the gable extension would be less visible. It was noted in the appeal report from No.1 that the principle of changing the hipped roof to a gable would not be considered unacceptable, providing that materials would match with the existing building, and the architectural detailing is retained. The proposal looks to retain these existing elements, with a brick gable, and stained glass gable side window in line with the existing first floor window. The existing chimneys would be retained to maintain the character of the property.

## Summary

The development will respect the character and appearance of the Conservation Area, while increasing the standard of living. Therefore, there should be clear justification that this application should be recommended for approval.

Detailed Planning Ltd (The Agent), look forward to any discussions with the planning department throughout this application. I trust that the enclosed information is sufficient to approve the application, however, should you require any further information, please do not hesitate to contact our office.

Regards,  
Emily Buckingham BA(Hons) MCAIT  
Chartered Architectural Technologist  
September 2023