



Officer Report

Application Number:	HGY/2023/1560
Application Type:	Householder planning permission
Address:	43 Stanhope Gardens, Hornsey, London, N6 5TT
Proposal:	The removal of one (rear) chimney on existing house roof.
Case Officer:	Josh Parker
Valid Date:	13/06/2023
Applicant:	Gideon Simeloff
Agent:	Shirley Phillips

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The application site comprises of a two-storey semi-detached dwelling situated on the western side of Stanhope Gardens, sitting above street level behind well planted front gardens. Numbers 41, 43, 45, 47, 49 Stanhope Gardens are a group of five neighbouring semi-detached and detached houses constructed circa 1910 when the street of Stanhope Gardens was extended to link up with the end of Claremont Road.

The application site is located with Highgate Conservation Area. The character appraisal for the conservation area describes this neighbourhood as follows: 'whilst there is evidence of poor maintenance of building and loss of architectural details, the area has largely maintained a homogenous appearance that is unique within the conservation area. Landscaped front gardens, boundary treatments, all contribute positively to the character of the area.

PROPOSED DEVELOPMENT

The applicant is proposing the following works to the rear of the dwelling:
The removal of one (rear) chimney on left side of existing house roof.

SITE HISTORY

All existing planning applications have been considered for this application:

HGY/2022/4074 - Erection of a single storey side extension and a rear dormer window, enlargement of existing basement cellar, installation of solar panels and rooflights in side roof slope, re-rendering parts of property with external wall insulation, and replacement of single glazed timber doors and windows with triple glaze. Approved. 06/04/2023

HGY/2022/1951 - Variation of condition 2 (approved drawings) to add a rear canopy, rooflight amend front elevation of side extension and other associated works approved by planning

permission HGY/2019/2427 for "Single storey side and rear extension, rear dormer roof extension, installation of solar panels and rooflight in side roofslope, partial re-rendering parts of the property with external wall insulation, creation of patio area, replacement of single glazed. Approved. 05/08/2022

HGY/2022/3537 - Certificate of lawfulness: proposed use for the construction of an outbuilding in the rear garden. Approved. 08/12/2022

HGY/2019/2427 - Single storey side and rear extension, rear dormer roof extension, installation of solar panels and rooflight in side roofslope, partial re-rendering parts of the property with external wall insulation, creation of patio area, replacement of single glazed timber doors and windows with double glazed timber doors and windows. Approved. 12/12/2019

The planning history of the site has been taken into account when coming to this decision. Neighbouring properties have received permission for extensions, alterations, and residential conversions.

CONSULTATION

LBH conservation – 43 Stanhope Gardens lies within the Highgate Conservation Area. The building forms part of a group with Nos 41-49 (odds) which are considered to make a positive contribution to the Highgate Conservation area. This part of Highgate is a residential area, which is of special interest as it has a varied streetscape which was created by three overlapping periods of development. The variety in detail adds interest to the street scene, aided by the varied roofline of gables and chimney stacks. Overall, the area has seen little damaging change apart from the replacement of some of the original houses.

Nos. 41-49 are different from the rest of the streetscene as they have an Arts-and-Crafts appearance with plain pebble-dashed elevations, the front door has a curved canopy on brackets and a narrow central bay above. None of the houses in the group is completely intact; No. 47 has large picture windows on the ground floor, but No. 49 retains much of its original appearance although painted white. Their remaining cohesive features and arts and crafts detailing are considered to positively contribute to the significance of the conservation area. It is noted that the removal of the chimneys on 41 Stanhope Gardens does appear to benefit from planning permission.

Chimney stacks are important features of the roofscape and can be important indicators of the date of a building and of the internal planning. On 43 Stanhope Gardens they are important and distinctive features in the arts and crafts style building and in the wider streetscene and should not be removed. Repairs may be necessary to stabilise the chimneys, but

The proposed removal of the chimneys would remove an important feature on the arts and crafts building and in the streetscape. This would be considered to cause less than substantial harm to the significance of the Conservation Area, at the lower end of this spectrum through the erosion and loss of important detailing and features. As the Highgate Conservation Area is a designated heritage asset great weight should be given to the asset's conservation, and any harm caused to the significance of a designated heritage asset requires clear and convincing justification and should be weighed against public (not private) benefits. Accordingly, as the proposals are considered to cause less than harm to the significance of the Conservation Area, Conservation would not support this application.

Highgate CAAC - Believes that permission should not be given for the removal of these two chimneys until a study has been done to consider their potential future use for cooling purposes. There is a very long history of the use of tall chimneys to provide passive cooling in some parts of

the world and the London Plan encourages moves towards passive cooling. These two tall chimneys should be maintained unless they are shown to be of no potential future worth for passive cooling of the house.

Officer comments:

The dwelling has functional windows, only 2 storey in height and surrounded in vegetation.

LOCAL REPRESENTATIONS

The application has been publicised by the way of letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objections:0

Support:0

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance of Highgate conservation area;
2. Impact on neighbouring amenity.

Design and Appearance Comments:

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. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

The application was initially to remove 2 chimney stacks as internal works have been approved which involves removing the existing first floor fireplaces to create additional space. There is a level of concern that such works would compromise the structural integrity of the chimney stacks and therefore be sensible to remove them to avoid strengthening costs and for safety. After discussions with officers, the choice to remove the rear stack and retain the front one was the best option to retain continuity of the stack feature as the rear stack is less prominent and important to the rhythm of the street.

The subject dwelling is on a corner site and the footprint is splayed open making the chimneys distinguished from the street scape. Such views from the street are diluted by the mature trees on the road and property, making the rear stack hard difficult to locate whilst the trees are full of foliage. The removal of the rear stack, is discrete and would allow the conservation of the rhythm/continuity of the section of dwellings circa 1910 on the bend of Stanhope Garden.

Overall, the proposed works are subtle and minor in nature and therefore will not harm the conservation area. All works are acceptable from a design lens.

Amenity Comments

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.

All works proposed meet all amenity tests when considering effects on light, bulk, sense of enclosure and privacy as the application pertains to removing 1 chimney stack to the rear.

Conclusion

The proposal is considered acceptable and would not create unacceptable harm on the Highgate conservation area. All other relevant policies and considerations, including equalities, have been considered. 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.

