



Officer Report

Application Number:	HGY/2023/2302
Application Type:	Householder planning permission
Address:	18 Rosebery Road, Hornsey, London, N10 2LH
Proposal:	Single storey rear and side infill extension and alterations to existing cellar to increase headroom.
Case Officer:	Cameron Sturges
Valid Date:	24/08/2023
Applicant:	Mr & Mrs Aka
Agent:	Ms Ana Salcedo

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 internal and external alterations to rear extension granted under HGY/2019/0978.

Site and Surroundings

2.2 The subject site is a mid-terrace dwelling, located near the junction with Rosebery Road and Cecil Road. The site is located within Muswell Hill conservation area and does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement History

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

HGY/2019/0978 - Erection of single storey rear and side infill extension and insertion of one front rooflight - APPROVED

3. CONSULTATION RESPONSE

3.1 The following were consulted regarding the application:

1) Conservation – The impact of the proposals could be reduced by amending the opening proposed so it relates to the existing outrigger and built form, and amending the eaves detail so that it is a high-quality contemporary addition. If these amendments are made appropriately then

there is scope for the proposed works to have a neutral impact on the significance of the Conservation Area (subject to a condition for external surface material specifications).

4. LOCAL REPRESENTATIONS

4.1 The following were consulted:

- Neighbouring properties
- Muswell Hill & Fortis Green Association

4.2 The application has been publicised by way of press advert, site notice and 5 letters. No representations were received from neighbours, local groups etc in response to notification and publicity of the 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; and
2. Impact on neighbouring amenity.

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 amend the previously approved application HGY/2019/0978 which was for the "Erection of single storey rear and side infill extension and insertion of one front rooflight". Additionally, this scheme proposes internal modifications to increase the width of the cellar. This earlier permission has lapsed without being implemented however it remains a material consideration. Haringey's own Development Plan is unchanged. A new version of the London Plan has been adopted (2021) but relevant policies on design and protection of built heritage are not

materially different for the version of the London Plan that was in use at the time of the previous decision. Similarly the current version of the NPPF places the same emphasis on preserving built heritage.

5.6 The proposed modifications under this scheme seek to reduce the rear wall depth by 1m and overall wall height by approximately 200mm are considered positive changes that reduce the proposed extension visual impact and prominence compared to that of the previously consented scheme. There is no proposed changes to any of the external materials of the previously granted extension. Overall, the proposed changes under this scheme are considered minor and would not harm the appearance of the host property or the visual amenity of the locality. The conservation officer's concerns, summarised above, are noted, but on balance officer's consider the proposal would preserve the character and appearance of the surrounding CA in accordance with the development plan policies referred to above.

Impact on neighbouring amenity

5.7 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.

5.8 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.

5.9 The reduction in wall height from 2.9m to 2.7m as well as the reduction to the depth of the rear extension from 3m to 2m is considered to improve the amenity of neighbouring properties. It is also noted that the neighbour at no.20 is on significantly higher ground level than the application site and that there is an existing infill extension serving that property. This neighbour also has a building line that projects beyond that of the host dwelling. As such, the height and depth are considered acceptable as amended.

5.10 The height and depth of the extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

5.11 As such, the proposals would not have any adverse impact against the amenity currently enjoyed by occupiers of the neighbouring properties and therefore is considered to be compliant with policy D6 of the London Plan and policy DM1 of the DPD.

Conclusion

5.12 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 CA. The special interest and historic significance of the CA would be preserved. The amenity, privacy and living conditions of neighbouring properties would be protected.

5.13 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

N/A

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 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.
- 4 No part of any structure hereby granted shall be used as a roof terrace or balcony.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 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: 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.