



Officer Report

Application Number:	HGY/2023/1519
Application Type:	Householder planning permission
Address:	Bracken Knoll, Courtenay Avenue, Hornsey, London, N6 4LP
Proposal:	Erection of ground floor rear extension, first floor rear extension, new side dormer and rear first floor terrace
Case Officer:	Tania Skelli
Valid Date:	09/06/2023
Applicant:	Mr Sam Thydon
Agent:	Miss Alessia Fanigliulo

RECOMMENDATION

Approve with Conditions

GRANT PERMISSION subject to conditions

Conditions:

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Details of materials including balustrade, windows and doors including detailed drawings at a scale of 1:20
- 4) Privacy screening

5.1 REPRESENTATIONS

1.1 The application has been publicised by way of a site notice displayed in the vicinity of the site and letters to adjoining occupiers. One representation from an adjoining neighbour was received in response to notification and publicity of the application.

1.2 The adjoining occupiers raised no objections to the principle of development but requested the new dormer window to be obscure glazed to avoid loss of privacy.

1.3 The Highgate CAAC raised objection to the proposal for the following reasons:

- No heritage harm assessment
- No sustainability and energy statement submitted
- Overdevelopment resulting in harm to CA
- Not proportional
- Side extension imbalances front elevation. This side must remain subservient to main façade
- Footprint ratio coverage greater than in adjoining Compton Avenue
- Vertical timber cladding visible from public realm and dominating main facade

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a detached dwelling house with front and rear gardens. The site is located within the Highgate conservation area and does not fall within the curtilage of a listed building. development site is located along Courtenay Avenue, in the Bishop's subarea of the Highgate Conservation Area. The site is predominantly residential in character and use.

2.2 This part of the conservation area has historical value because of its associations with the Quennell brothers, and it also has aesthetic value associated with layout, appearance, design, and craftsmanship. Generous gardens and greenery, views, the size, massing, and position of houses (including gaps between buildings), and their style, proportions, and materiality all contribute to the area's special character.

2.3 Bracken Knoll is located along Courtenay Avenue, a private access thoroughfare located near the eastern edge of the conservation area boundary and characterised by few surviving original houses nowadays neighboured by large contemporary villas of various styles and appearance.

2.4 Bracken Knoll is an original building of modest architectural interest on its own merits and has been variously extended and altered in the past with a detracting porch and columns to front elevation. It is flanked by two surviving original houses, respectively Guildens to the north and The Rydings to the south.

2.5 The planning history of the site has been taken into account when coming to this decision. The most recent planning history includes pre-application advice for:

- the demolition and rebuild the existing house – this was not supported by the Council and independent QRP (HGY/2022/0064).
- Ground floor rear extension, first floor rear extension and new side dormer – advice issued to amend and refine proposal (PRE/2023/0058)

2.6 Permission is sought for the ground and first floor rear extension with balcony at first floor level and dormer to the north roof slope.

2.7 The submitted application was consulted on by the conservation officer and includes a heritage and sustainability statements. During the course of the application the proposal was amended and reduced in size to simplify the design and amend the proposed roof form to a flat roof with metal railings to the balcony and materials to match those existing. Green roofs are included. The proposed terrace width was shortened. Other alterations were to the window/door proportions and to the column details. The proposed side dormer to north elevation appears as a small and minimally intrusive addition.

2.8 Overall the amended scheme is considered acceptable, subject to details of materials. The proposed alterations and additions are considered proportionate and subordinate to the host building and are in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

2.9 In terms of its implications on neighbouring amenities, the north facing proposed dormer is not considered to result in overlooking due to it facing the Guildens south flank wall and roof slope where no windows appear. A generous distance exists between the Guildens and the subject site. The proposed roof terrace is complement by a privacy wall to address the privacy of occupiers at the Rydings. This is proposed to be conditioned for retention. As such, the proposed works will not raise amenity implications. The proposal is acceptable in amenity terms.

2.10 The proposed development is in general accordance with Policies DM1 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.

2.11 The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area. Policies DH3 and DH5 of the Highgate Neighbourhood Plan are complied with.

2.12 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

GRANT PERMISSION subject to conditions

Conditions:

- 1 The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 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 Detailed drawings at scale of 1:20 and details of materials, including balustrades, windows and doors, shall be submitted to and approved by the Local Planning Authority before the relevant part of the work is begun.

The development shall be implemented in accordance with the approved drawings and details of materials.

Reason: In order for the Local Planning Authority to ensure the quality of the elevational appearance and materials to be used for the proposed development in the interests of visual amenity 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 The privacy screen hereby approved shall be installed, retained and maintained in perpetuity.

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.