



Officer Report

Application Number:	HGY/2023/2087
Application Type:	Householder planning permission
Address:	23 Wolseley Road, Hornsey, London, N8 8RR
Proposal:	Erection of rear roof terrace with inset dormer (AMENDED PLANS).
Case Officer:	Cameron Sturges
Valid Date:	01/08/2023
Applicant:	Mr Jeffrey Donahue & Mrs Lisa Anne Donahue
Agent:	Ms Aviv Amiel

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, subject to conditions

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This is an application to create an in-set roof terrace to the rear roof slope of this property. The scheme has been amended from that initially submitted.

Site and Surroundings

The site is occupied by a two-storey, end-of-terrace dwellinghouse with accommodation within the roof space. The property sits to the southern side of Wolseley Road at the junction with Birchington Road. The surrounds are residential in character, being made up of a mixture of semi-detached and terraced properties. The subject site is located within the Crouch End Conservation Area.

Relevant Planning and Enforcement History

No relevant planning and enforcement history available for the site.

3. CONSULTATION RESPONSE

The following were consulted regarding the application:

1) Conservation:

- Roof forms are particularly important in Queen Anne revival architecture and No. 23 has important terracotta tile/stock brick string course just under the eaves and decorated chimneys on the side elevation which draw attention to the roofline. This makes the rear roof more sensitive to change.
- The proposed roof terrace raises the parapet and creates a void at high level. Raising the parapet disrupts the proportions and continuity which provide important emphasis at eaves level.

The void created, particularly in conjunction with the chimney stacks and thin section of tiled roof would accentuate the incongruity of the intervention. The proposed roof terrace would be an incongruous intervention which would erode the important characteristics and design emphasis of the building, eroding the buildings contribution to the significance of the Conservation Area as a good example of a grand Victorian Villa in the Queen Anne Revival style. Accordingly, the proposed works would be considered to cause less than substantial harm to the significance of the Conservation Area.

- As the Crouch End 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.
- Given the intact rear roof form, the design emphasis on the eaves and roofline and the increased dominance this has from Birchington Road from the changes in land levels, in principle a 2nd floor roof terrace in this visible location is unlikely to be acceptable.

4. LOCAL REPRESENTATIONS

The following were consulted:

- Neighbouring properties
- Crouch End Neighbourhood Forum
- Action for Crouch End & Hornsey Environment

The application has been publicised by way of press advert, site notice and 10 letters. No responses were received in response to notification and publicity of the application.

5. 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; and
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 seeks consent to create an in-set roof terrace within the rear roof slope of the host property, replacing a current small dormer window. Amended plans have been submitted with this application which show the roof terrace located above the eaves, pulled in from the side and located below the ridgeline. Such changes make this a much more discrete intervention to the roof and importantly the eaves line of the current roof is not changed. The roof terrace will measure 2.93m in width and 1.59m in depth and will be a modest addition to the rear terraces of Wolseley Road.

The roof terrace will be partially visible from Birchington Road, however, mainly obscured due to the trees in the rear gardens and natural gradient of the road sloping towards the junction with Wolseley Road.

The roof terrace will include sliding doors in double glazed timber sash and the wall will be cladded with tiles matching the existing roof palette. A black/red membrane will be located above the doors and include a 1.3m tall light metal railing is proposed. These portions of the proposal would be a contemporary yet a subordinate and subservient addition to the host property.

The introduction of such a feature would not be harmful to the character and appearance to this part of the conservation area. While the properties here are similar in appearance, this end of terrace property and the other visible end of terrace and those beyond it are somewhat slightly different at roof level. As such a marked symmetry to the upper elements to these properties is not distinctly evident, as such allowing for some degree of change to be carried out.

Given as mentioned the terrace/ dormer would not be visible in vistas along Birchington Road given the presence of year-round screening, such an addition would not be readily visible and not harmful to the character and appearance to this part of the conservation area.

Overall, the scope of works as proposed are acceptable in design and heritage terms, leaving the character and appearance to this part of the conservation area preserved.

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 proposed roof terrace is situated a sufficient distance away from No.21, closer to Birchington Road. Given its position and siting within the roof slope away from No.21 and its proximity to Birchington Road, neighbouring amenity and privacy will be maintained as the views from the roof terrace will be largely restricted to the rear gardens of the host property and that of Birchington Road. 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

The proposal as amended is considered acceptable in design and heritage terms. There would not be an adverse impact on the character and appearance of the surrounding area, the streetscene or this part of the conservation area. The amenity, privacy and living conditions of neighbouring properties would be protected.

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.

Informatives:

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.

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.