



Officer Report

Application Number:	HGY/2023/2187
Application Type:	Householder planning permission
Address:	6 Bryanstone Road, Hornsey, London, N8 8TN
Proposal:	Construction of 'wraparound' side infill and rear extension to ground floor of 3-storey terraced dwelling house; installation of new painted timber casement window with obscured glazing to first floor flank wall of rear addition; installation of air source heat pump in rear garden.
Case Officer:	Neil McClellan
Valid Date:	11/08/2023
Applicant:	K Schamroth & K Rossade
Agent:	Mr James Harriss

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposal

The erection of a single storey rear and side infill wrap around' extension and installation of Air Source Heat Pump in rear garden.

Site Description

The application property is a mid-terraced 2-storey dwelling house with additional accommodation in the extended roof space.

The site is located within the Crouch End conservation area. It is not listed or close to any listed buildings or structures.

Planning and Enforcement History

None.

REPRESENTATIONS

No representations have been received in response to notification and publicity of the application.

CONSIDERATIONS

Design, Appearance and Conservation

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.

Development Management 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 Crouch End Conservation Area Character Appraisal (Adopted 2010) identifies the property, along with rest of Bryanstone Road, as making a positive contribution to the character of the conservation area. The appraisal is quiet on the subject of rear single storey extensions other than noting that high quality sympathetic materials should be utilised, and that the loss of original features should be avoided.

It is noted that there are number of infill and wrap around rear extensions elsewhere along this terrace, of a similar scale and general appearance of the one proposed, including to the neighbouring adjoining property at 4 Bryanstone Road. As such the proposed extension would not look out of place.

A high-quality modern design approach is proposed, that while contrasting with the traditional appearance of original house is also considered to compliment. The proposed extension is considered proportionate and subordinate to the host building and in keeping with the pattern of development in the area. Therefore, the character of the conservation area and local visual amenity will be preserved.

Neighbouring Amenity

London Plan Policy D4 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 extension is of a similar scale and footprint of the adjoining property's rear infill 'wrap around' extension, and there is therefore no material impact on the amenities of its occupiers. The extension projects beyond the rear elevation of the other neighbouring property at 8 Bryanstone Road by just 1.7 metres and would be below the height of the existing boundary wall that separates the two properties. The proposal would therefore not impact in any materially harmful way on either neighbour.

Conclusion

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

RECOMMENDATION

GRANT 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 unless otherwise stated on the plans hereby approved.

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.

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 their ownership.

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: 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.