

Officer Report

Application Number: HGY/2023/1693
Application Type: Householder planning permission
Address: First Floor Flat, 22 Coolhurst Road, Hornsey, London, N8 8EL
Proposal: Partial enclosure of existing 1st floor (appears as 2nd floor at rear) balcony with new extended platform and new double glazed timber framed doors. Replacement of all existing timber framed single-glazed sash windows for flat C with matching double-glazed timber framed windows.
Case Officer: Mercy Oruwari
Valid Date: 27/06/2023
Applicant: 3
Agent: Mr Ivan Henshell

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 One representation was received in response to notification and publicity of the application.

1.2 The following issues were raised by neighbours, local groups and Councillors:

- Concerns that the proposed extension to the balcony will impact the sunlight for the window below (flat 22B) and cast a shadow in the morning.
- Concerns that the ledge would be visible when looking up from the window of flat 22B.

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a 3 storey property with a 4th level in the basement. The property is converted into 4x self contained flats. The site located within Crouch End conservation area but does not fall within the curtilage of a listed building.

2.2 The planning history of the site is as follows:

- OLD/9999/1295 - 22/9/89 Alterations to existing four flats approved under HGY/11202, alterations to rear elevation and installation of new windows in flank elevation. Appeal Dismissed
- OLD/1937/0001 - Conversion into flats. Approve with conditions

- HGY/1989/0421 - Alterations to side and rear elevations to provide new windows in flank and larger window to rear. Withdrawn
- HGY/1989/0502 – (2nd Floor Flat) Conversion of 2nd floor flat and roof space into 2 self-contained flats (1 x 2 bed and 1 bedsit) including new rear dormer window. Refuse
- HGY/1989/0923 - Alterations to existing 4 flats approved under HGY11202, alterations to rear elevation and installation of new windows in flank elevation. Approve with conditions
- OLD/1989/1058 - 9/3/89 Erection of rear extension at ground, 2nd and 3rd floor levels, extension to roof to form rear dormer formation of terraces at 1st, 2nd, 3rd and roof levels and new access to rear garden to provide 5 car parking space. Refuse
- HGY/2013/0754 - Erection of rear first floor extension to enclose existing balcony space. Approve with conditions
- HGY/2017/1507 – (Ground Floor Flat) Replacement of two original single glazed timber sash windows with double glazed timber to match. Approve with conditions

2.3 In general, the proposal is similar to the approved HGY/2013/0754 application. This included alterations to increase the size of the existing kitchen and an extension to the balcony in the form of a small protruding ledge. In the 2013 application the existing opening would have been retained, there would have been a timber deck and new white painted steel railings would have been installed. These developments have been included within the current proposal along with some minor changes and some additional works to the scheme.

Balcony

2.4 One of the main changes would be to the balcony. The aluminum framed sliding doors in the previous approval have been replaced with timber framed bi-folding doors. The existing single glazing in the doors would now be replaced with double glazing. As submitted, apart from the door, the only other notable change to the balcony would have involved a deeper ledge at 0.6 meters. This was revised with the ledge being reduced to 0.3 meters similar to the previously approved application. These works would still be acceptable in relation to the current policies.

Windows

2.5 Like the doors, all the single glazed windows throughout the flat would be replaced with timber framed double glazed units of a similar specification to the existing. The replacements would follow the same pane arrangement to respect the authentic look and quality of the original windows important to the character of this group of properties. The applied glazing bars would be of a similar dimension to the existing ones. All the details and mechanics of the window would match as closely as possible those of the existing windows. Equally the windows will have a sliding sash design to reflect the design of the current windows.

2.6 Any marginal increase in frame size would give better stability and overall robustness but would not be discernible from the rest of the windows of this set of properties (No 22-28). It is accepted that the change to double glazing will mean the box frame will be a little deeper (in plan form) than the current, which would be identifiable when examining the windows at close quarters from inside the properties, however in views externally this change would be hardly if at all, detectable.

2.7 The replacement of these windows would deliver benefits in terms of greater thermal efficiency, better draught proofing and in turn would result in a boost to the energy efficiency of the flat. These are considerations that also need to be considered; in specific mindful of Haringey's Climate Change Action Plan (HCCAP) and the objective to be net zero carbon by 2041.

2.8 In all significant respects the windows will match the existing windows. They will not have any material effect on the external appearance of the host property or the or of this part of the terrace as a matter of fact and degree.

Extract Fans and Sun Tube

2.9 The proposal also includes the addition of extract fans to the side elevation of the building. There have been no specifications submitted, however, the fans would be used for ventilation purposes and therefore no external noise would be generated. A condition regarding noise levels would be added to the approval. Lastly a single sun tube would be installed through the rear pitched roof. Both the extract fans and the sun tube are small in size and would not be visible from any public vantage point.

2.10 Overall the proposed works are considered proportionate and subordinate to the host building. Therefore, the siting and design of the alterations will not adversely detract from the character and appearance of the property or the Crouch End Conservation area.

2.11 The proposal retains a very small amount of outside space at the rearmost end of the building with a small juliette-style balcony, big enough to accommodate plants only. The extent of overlooking other properties is realistically unchanged as the balcony is not big enough to be properly habitable for any length of time, and the enclosed dining space is set well back from the rear wall to allow for the bi-fold doors installation that fold flat to the side walls.

2.12 The balustrade would be similar to that which currently exists. The rear projecting ledge of the balcony, as revised, would not be large enough to impact the sunlight and/or cast significant shadow to neighbouring properties. In addition, the reduction of the projecting ledge removes the potential for the outlook of any neighbouring properties to be impacted. Therefore, the proposal is acceptable in amenity terms.

2.13 The proposed development is in general accordance with Policies DM1, DM9, 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.

2.14 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 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 proposal is for a class which is described as permitted development by Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and therefore planning permissions is not required subject to the development being

- 3 Notwithstanding the plans hereby approved the replacement timber windows to the front, side and rear elevations hereby approved shall match the opening style and pattern of glazing bars of the existing windows and shall be painted white unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to safeguard the special architectural or historic interest of the building/estate consistent with the with Policy D6 of the London Plan 2021, 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.