

Application Number:	HGY/2023/1922
Application Type:	Householder planning permission
Address:	31 Fortismere Avenue, Hornsey, London, N10 3BN
Proposal:	Loft conversion including the erection of rear and side dormer extensions, the insertion of one rooflight to the front slope and two rooflights to the sides of the front gable pediment. (AMENDED DESCRIPTION)
Case Officer:	Daniel Boama
Valid Date:	17/07/2023
Applicant:	3
Agent:	Mr Thomas Symonds
	Mr Steve Carter

RECOMMENDATION

Refuse

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for a loft conversion including the erection of rear and side dormer extensions, the insertion of one rooflight to the front slope and two rooflights to the sides of the front gable pediment. The rear dormer is proposed to provide space for a new bedroom and shower room in the loft. The side dormer is proposed to provide space for the staircase into the loft area.

Site and Surroundings

The application site is two storey mid-terrace residential dwellinghouse on the west side on Fortismere Avenue. The site is located within Muswell Hill conservation area.

Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows.

HGY/2008/1515 | GTD 08/9/2008 Erection of single storey rear extension.

Consultation response

The responses below were received following consultation on the application:

Internal:

1. LBH Conservation Officer: No response

2. LOCAL REPRESENTATIONS

The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 7 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 0

Objecting: 0

Supporting: 0

3. 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;
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 site is in Sub Area 4 'Midhurst Avenue to Hillfield Park' of the Muswell Hill conservation area. The majority of the Fortismere Avenue is red brick with roughcast render and tile hanging but the site, together with nos.29, 33, and 35, are the plainer, more recent additions according to paragraph 7.17 of the Muswell Hill Conservation Area Character Appraisal document. It is neither a positive contributor or detractor in the conservation area, but still features a hipped roof that fits into the uniform appearance of gable and hipped roofs, and a two-storey projection that fits into the street scene that features two storey projections.

Many properties have enlarged or extended their properties into the roof space by adding rear dormers, but there is no presence of front or side dormers, both of which are avoided because of their impact on the character and appearance of the streetscene and conservation area.

Therefore, it is considered that the introduction of a rear dormer would have neutral impact on the character and appearance to the conservation area, however the side dormer as openly visible from the street/ public vantage points would be harmful to the character and appearance of the conservation area.

Specifically, the addition of a dormer here would be an awkward and unattractive feature because of its impact on the roof shape to this property. In relation to the group of houses, consisting of mirroring pairs, it would be a visually intrusive and a highly conspicuous feature in the streetscene. In consequence it

would harm the character and appearance of the streetscene and would detract from the historic and architectural qualities of the Conservation Area.

Therefore, the proposal is considered to be unacceptable in design and heritage terms.

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 rear dormer would not adversely affect the amenity of adjoining/ neighbouring occupiers, in terms of overlooking and loss of privacy. The side dormer does not serve a habitable room and therefore its siting would not affect neighbouring amenity.

Conclusion

The proposal, namely the dormer to the side/ front of the property, is considered unacceptable in terms of design and impact on the streetscene and on the character and appearance of the conservation area.

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.

4. RECOMMENDATION

REFUSE PERMISSION

Refusal Reasons:

The side/ front dormer would be an awkward and unattractive addition to the existing building, because of its siting, open visibility from the streetscene, and impact on the roof scape to this group of properties, as such harming the character and appearance to this part of the conservation area, contrary to Policies SP11 and SP12 of the Haringey Local Plan 2017, Policies DM1, DM9 and DM12 of The Development Management DPD 2017 and Policy HC1 of the London Plan 2021.