



Officer Report

Application Number:	HGY/2023/1579
Application Type:	Householder planning permission
Address:	98 Stapleton Hall Road, Hornsey, London, N4 4QA
Proposal:	Alterations to the window configuration of the lower ground floor front bay window, alterations to the lower ground floor window/door configuration on the rear elevation; replacement balcony/staircase and the erection of two new outbuildings in the rear garden.
Case Officer:	Josh Parker
Valid Date:	15/06/2023
Applicant:	Ms. Heather Barnett
Agent:	Ms Benedetta Rogers

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The subject property at 98 Stapleton Hall Road is a 2-storey (front) 3-storey (rear) mid-terraced building in use as a single dwelling. The area is comprised of other residential Victorian styled buildings comprised of red brick. The building is not listed however, is located within the Stroud Green conservation area.

PROPOSED DEVELOPMENT

The applicant is proposing the following works to the rear of the dwelling:
The proposed works involve "Alterations to the window configuration of the lower ground floor bay window on the front elevation, alterations to the lower ground floor window/door configuration on the rear elevation; replacement balcony/staircase and two new outbuildings located in the rear garden".

SITE HISTORY AND ENFORCEMENT

All relevant planning applications have been considered for this application:

The planning history of the site has been taken into account when coming to this decision. Neighbouring properties have received permission for extensions, alterations, and residential conversions.

CONSULTATION

No comments were sought nor received.

LOCAL REPRESENTATIONS

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

Objections:0

Support:0

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance of Stroud Green conservation area,
2. Impact on neighbouring amenity

Design and Appearance Comments:

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. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

The application site is a terrace house on 98 Stapleton Hall road which sits within the Stroud Green Conservation Area. The area was designated as a conservation area in 2003 and does not have an adopted appraisal and management plan. While the front elevations have a consistent rhythmic flow of redbrick Victorian detailed architecture; the rears have a number of modifications including extensions, balcony's and outbuildings.

All works are confined to the rear of the dwelling house except for the works below the bay window adding 3 new timber sash windows on each plane, supported by white rendered piers and window surrounds. The proposed windows would allow additional light into the lower ground floor area which is consistent with different examples throughout the terrace. The front lightwell is a proportionate addition designed with materials to match the existing and neighbouring properties.

To the rear there are a number of alterations and additions, including a replacement metal balcony, staircase and balustrade, additional painted timber door and new window openings to the lower ground floor, greenhouse and garden shed to the far south of the section.

The proposed greenhouse would be a prefabricated pitched roof timber greenhouse with the following dimensions 2.68m(d) x 1.93m(w) x 1.97m(h) at its ridge. The greenhouse would sit on a paved area accessed via new stepping tiles. The proposed garden shed will be a prefabricated flat roof timber shed, with the following dimensions 1.87m(d)x 2.34m(d) x 2.04m(h). It is located at the end of the garden and will be largely concealed behind the existing greenery. Both the greenhouse and garden shed are modest in size subordinate to the host dwelling using natural materials with a combination of timber and glazing.

A new powder coated balcony, stairs and balustrade would be installed as part of the works to replace the existing. The metal would be of a neutral colour and would follow the existing proportions. The additions of the windows and doors replacement on the lower ground floor would allow additional light into the level along with the front window addition. As such these windows and door to the rear are proposed to be painted timber to match the existing.

All proposed works are subordinate to the host building and would have neutral contribution to the conservation area and beyond and therefore would not create unacceptable harm, consistent with the aforementioned policies.

Amenity Comments

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.

All proposed works are keep within the existing building envelope excluding the outbuildings. Both outbuildings are below 2.6m in height, well setback from the neighbouring addresses and have modest footprints. The added windows do are for the lower ground floor and would be set well below the fence line and ground floor and therefore the proposal would meet all amenity tests when considering effects on light, outlook, sense of enclosure and privacy for the observations discussed above.

Conclusion

The proposal is considered moderate and acceptable. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

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.

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: 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.