



Officer Report

Application Number:	HGY/2023/2393
Application Type:	Householder planning permission
Address:	67 Glasslyn Road, Hornsey, London, N8 8RJ
Proposal:	Construction of a rear dormer, removal of a rear chimney, addition of roof windows to the front roof and associated landscaping works.
Case Officer:	Cameron Sturges
Valid Date:	06/09/2023
Applicant:	Mr Edward Conolly
Agent:	Mr Nick Sutcliffe

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

The proposed development consists of the construction of a rear dormer, alterations to rear roof, installation of roof windows to the front roof slope and front boundary treatment.

Site and Surroundings

The application property is situated within Crouch End Conservation Area (CA). It is an attractive mid-terrace dwelling house located within a residential street comprised of a two-storey terrace property to the front and three storeys to the rear. The houses within the terrace sit in mirroring pairs in differing styles. Glasslyn Road is on an incline and as such buildings and garden levels on this street vary in height and “step up” from one end of the road to the other.

Relevant Planning and Enforcement History

The planning and enforcement history for the site has been taken into account for this application:

HGY/2022/1060 – Erection of single-storey rear extension – APPROVED 04/07/2022

CONSULTATION RESPONSE

The responses below were received following consultation on the application:

Internal:

1) LBH Conservation Officer:

- Roof alterations appear quite intrusive. Rooflights on front slopes deteriorate the character and appearance and therefore significance of the Conservation Area, particularly as these are arts and crafts style houses which traditional clay roofs. It is noted that there are several rooflights in the area, however those proposed are quite large and would quite substantially interrupt the roofscape.

External:

1) Crouch End Neighbourhood Forum: No comments received.

4. LOCAL REPRESENTATIONS

The application has been publicised by way of press advert, site notice and 9 letters. No responses were received in response to notification and publicity of the of the application.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design, character and appearance of the conservation area; and
2. Impact on neighbouring amenity.

Design, character and appearance of the conservation area

PD 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.

Rear dormer

The proposal is to introduce a dormer extension within the rear roof slope, set below the main roof ridge line, pulled in from No.69 and partially located above the second storey rear outrigger. Materials proposed for the dormer include roof tiles to match the existing, timber framed windows to match the existing and proposed rear extension approved as per HGY/2022/1060 and zinc cladding and guttering. The flat roof design of the dormer is acceptable, as it would reflect the form of other roof enlargements in the area. The dormer is slightly larger than the neighbouring properties, however, the rear terraces of Glasslyn Road include a variety of dormers in terms of size and appearance. The dormer here would be a subordinate and proportionate addition to the host property and would contribute to the pattern of development and uniformity of the rear terraces along Glasslyn Road. Furthermore, the dormer would not be seen from the street and would therefore not have a detrimental impact towards the character and appearance of the CA.

Front boundary treatment, cycle storage and refuse storage

The scheme proposes modifications to the front boundary wall which seeks to replace the dilapidated timber posts with solid brickwork to match the existing. This addition will improve the appearance of the front of the property.

The plans show that the bins are located against the proposed boundary wall with sufficient screening. Ideally, An aluminium cycle store is proposed within the front garden. While the footprint of the structure is suitably proportioned in relation to the size of the garden, no details of its appearance have been provided and as such it will be conditioned that further details of the structures height and appearance will be conditioned.

The submitted plans show that the front garden will retain sufficient area for the retention of existing and vegetation and for new planting.

Rooflights

The scheme proposes 3no. new rooflights to the front elevation. These would be suitably proportioned, so to not overly dominate the front elevation of the building. There are other properties on Glasslyn Road which incorporate front rooflights of similar pattern and appearance. Therefore, these new features would not be out of keeping and would be subordinate to the host property and surrounding area. It will be conditioned that the rooflights are conservation style and sit flush with the main roof slope. Subject to this, officers do not have concerns regarding the proposed installation of rooflights.

Design Conclusion

5.10 Overall, the full scope of works proposed would be of acceptable design. There would not be an adverse impact upon the character and appearance of the host property, the surrounding area, the street scene or the CA. The special interest and historic significance of the CA would be 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.

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 dormer is not overbearing or bulky in appearance. The dormer would not cause any material loss of sunlight or daylight or have a detrimental impact on the appearance of the neighbouring properties. The new rear facing dormer windows would allow views over the garden areas of nearby properties, but such overlooking is to be expected in dense urban areas. Therefore, this is acceptable on this basis. The proposed rooflights would not allow inappropriate overlooking of any neighbours given their siting and positioning within the front roof slope. The amenity and living conditions of neighbouring properties would be suitably protected. Overall, the proposal is considered to be acceptable and would not harm the residential amenities of the occupiers of neighbouring properties.

Conclusion

The proposed development is considered acceptable. There would not be an adverse impact upon the character and appearance of the host building, the surrounding area, the street scene or the CA. The special interest and historic significance of the CA would be preserved. 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.

CIL APPLICABLE

N/A

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.

- 3 The proposed rooflight(s) hereby approved shall be 'Conservation style', flush with the roof plane in which they are installed, and shall be maintained as such for the lifespan of the development.

Reason: In order to ensure a satisfactory appearance for

- 4 Prior to its installation, further details of the proposed cycle store, including elevations and materials shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To promote sustainable modes of transport in accordance with Policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 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 his 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.