



Officer Report

Application Number:	HGY/2023/2336
Application Type:	Full planning permission
Address:	Flat D, 30 Methuen Park, Hornsey, London, N10 2JS
Proposal:	Demolition of existing conservatory, proposed outrigger dormer on conservatory footprint and associated works
Case Officer:	Josh Parker
Valid Date:	30/08/2023
Applicant:	Nick Hughes
Agent:	Mr Joshua Eves

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The subject site is a terraced double fronted, two/three storey Edwardian era building with a red brick and render façade with white painted decorative elements, timber sash windows and pitched slate roof.

The property is currently in use as 4 separate flats. Due to the additions the property appears as two-storey to the front, however, has a loft which transitions into a conservatory on the once flat roof. The material palette to the rear is of a white render, glazing and tiling for the dormer.

The street is formed of short terraces with the properties having pitched gable roofs. Many of the properties have rooflights to the front and modest dormer extensions to the rear. Whilst the street facing scene has a level of consistency, the rear elevations are significantly more varied, with a mix of styles and architectural detailing.

The property is located on Methuen Park, a primarily residential road south of Muswell Road and north of Alexandra Palace. The property is in the Muswell Hill Conservation Area however is not statutory listed or locally listed.

PROPOSED DEVELOPMENT

The applicant is proposing the following works to the rear of the dwelling:

Demolition of existing conservatory, proposed outrigger dormer on conservatory footprint, internal alterations and all associated works.

It is noted that internal works do not require planning permission.

SITE HISTORY AND ENFORCEMENT

All existing planning applications have been considered for this application.

HGY/2002/0859 - Erection of conservatory at rear of property (Certificate of Lawfulness).
Approved. 28/8/2002

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

CONSULTATION

LBH conservation – Rear is already compromised; white render would be preferred over the proposed tiles (plans have been revised to adopt advice).

LOCAL REPRESENTATIONS

The application has been publicised by the way of letters. The number of representations received 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 Muswell Hill 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 applicant wishes to rationalise the internal layouts to add a kitchen on the top floor, and to provide the space required by converting the existing conservatory into a more bonafide structure to host the proposed kitchen and dining area. The design would utilise the existing top floor footprint and follow the rear white render from the below storeys. The new extension is to have a flat roof to meet up to the dormers lowest point with two new roof lights are to be installed on the old and existing flat roof. Such works are all to the rear and would follow similar mass and bulking to the existing conservatory as the proposed building envelope is only marginally bigger and therefore the additional effects when considering massing and proportions are minor and acceptable.

The application would enhance the living quarters by means of allowing more natural light and adding floorspace. This also means the dwelling would be more energy efficient by retaining heat effectively. The materials have been selected carefully to match or enhance the existing and considerations from officers have been implemented to soften the effects of the proposal. The

additions would not be visible from the street scene, subordinate and mindful of the surrounding massing/proportions therefore, acceptable from a design lens.

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.

As mentioned in the design assessment, the massing of the proposed works would result in a similar building envelope to the existing and therefore would not have an unacceptable effect on daylight and sense of enclosure. Officers note that the extension would have a change of use with the kitchen being present oppose to conservatory however, because of the nature and scale of the flat the level of overlooking and privacy when considering the neighbours would not be enough to cause material harm. The side windows are not looking directly in the neighbouring property windows, and the main window to the rear can be likened to a standard dormer window; not to mention that the existing use is a conservatory,

All works proposed meet all amenity tests when considering effects on light, bulk, 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:

- 3 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.

- 4 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.

Informatives:**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.

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.