



Officer Report

Application Number:	HGY/2026/0950
Application Type:	Householder planning permission
Address:	78 North Road, London, N6 4AA
Proposal:	Loft conversion with rear dormer
Case Officer:	Eunice Huang
Valid Date:	12/05/202
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Applicant:	Jemma Venables
Agent:	Chris Ellerbeck (ELA Design)

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two storey mid-terrace house is located on the eastern side of North Road, within Highgate Conservation Area. The site is locally listed. 78 North Road is part of a long terrace of well-preserved red-brick two-storey houses of c1900, with square ground-floor bay windows and tiled porches.

2. THE PROPOSAL

The proposal is for a loft conversion with a rear dormer.

The application has been amended. The original proposal was in effect an upwards extension over the full width of the rear roof, and part of the outrigger. The original proposal also included two rooflights to the front roof plane.

The amended plans propose a rear dormer set in from the eaves and sides of the roof. The front rooflights have been removed from the scheme.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

There is no relevant application history for this site.

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

- LBH Conservation Officer: Objected to original proposal for an upward extension. Advised that the proposed loft conversion should be of the same scale as the adjacent dormer at No. 76.

(Officer comment: The plans have been amended so that the proposed dormer is set in from the sides and eaves of the roof, of a similar scale to the adjacent dormer).

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses: 1

Object: 1

Support: 0

Representation: 0

The following issues were raised in representations that are material to the determination and are addressed in the next section of this report:

- Front rooflights are uncharacteristic and would be an insensitive alteration to the listed building and conservation area.
- Rear dormer extends to the ridge and sides of the roof which is over-dominant

5. PLANNING CONSIDERATIONS

Design & heritage

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

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 and 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 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, The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

As amended, the proposed rear dormer will sit within the rear roof plane. It will have width of 4.645m and a depth of 2.95m and height of 1.66m. The dormer will be set in 0.5m from the side party walls and 1m from the eaves. The dormer will sit high up on the roof, just under the ridge, which would mitigate its perceived bulk from the ground level. The proposal takes a smaller volume compared to the adjoining dormer at No. 76, which was consented with a 4.18m width, 3.4m depth and 1.8m height.

The size, scale and bulk of the roof extension is considered acceptable and will not dominate the host building or the wider terrace. The dormer will be subservient within the roof plane, and will

maintain the legibility of the original rear elevation and thus the character of Highgate Conservation Area.

The rear extension will be constructed of hanging tile to match existing, with matching timber sash windows. A condition will be attached to ensure that the proposed materials match existing.

The proposed rooflights at the front elevation have been removed, retaining the appearance of the terrace.

The proposed extension is considered acceptable 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.

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 the amenity of neighbouring residents.

The size and siting of the roof extension will not result in a material loss of sunlight or daylight, or have an overbearing appearance to neighbouring properties. The extension will be contained to the rear plane of the main roof. The overlooking impact from the dormer would not be material compared to the existing degree of cross-viewing available from the host property and neighbouring properties.

The proposed development is therefore considered acceptable in respect to neighbour amenity.

6. CONCLUSION

The proposed development is in 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.

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours or trees. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. CIL APPLICABLE

The increase in internal floor area would not exceed 100sqm and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

The application is recommended for approval subject to the following 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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list:

- ELA/21 Rev A - Location Plan
- ELA/1 Rev A - Existing Layout
- ELA/2 Rev A - Existing Elevations
- ELA/3 Rev C - Proposed Layout
- ELA/6 Rev D - Proposed Elevations
- ELA/7 Rev A - Section A-A
- ELA/12 Rev C - Roof Plan

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.

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.