Appendices

to the Planning and Heritage Statement for 22B Talbot Road, London N6 4QR

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Appendix A

Refusal and Officer's Report

HGY/2026/0972, 22B Talbot Road

Haringey LONDON

Ms Sally Carver
22B Talbot Road
Highgate
London
United Kingdom
N6 4QR

28 May 2026

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
NOTICE OF REFUSAL OF PLANNING PERMISSION

Case Reference	**HGY/2026/0972**
Location	**22B Talbot Road, Hornsey, London, N6 4QR**
Proposal	**Replacement of existing 1no. 3-casement white double glazed uPVC window with 1no. new 3-casement powder-coated double glazed aluminium window, colour Slate Grey RAL 7015 in similar casement arrangement on front elevation. Vertical enlargement of 1no. existing rear dormer window opening and replacement with 1no. 3-casement powder coated aluminium fully glazed Bifold doors with Juliet balcony, colour Slate Grey RAL 7015 with clear glass safety balustrade externally, inc internal alterations to second floor flat to provide second bedroom. (Retrospective)**
Received	**2 April 2026**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby REFUSE the above development for the reason(s) listed in the attached schedule.

Title	Description	Date
LocationPlan.pdf	The location plan	2 April 2026
AM-TR-01)(Rev C) Existing and proposed Layout (17.11.25).pdf	Floor plan	2 April 2026
AM-TR-02 Rev B - Existing And Proposed Rear Elevation.pdf	Elevation (Rear) - Proposed	2 April 2026

Head of Development Management and Planning Enforcement
Planning Service

Planning Service
5th Floor, Alexandra House,
10 Station Road, Wood Green,
London, N22 7TY
T 020 8489 5504
www.haringey.gov.uk

Refusal Reasons: (2)

1 The proposed replacement window to the property's front dormer, by reason of its design, proportions, colour and materiality would appear an uncomplimentary feature at odds with character and appearance of the original house, and would appear out of keeping and seriously detract from the special character of the conservation area, contrary to Policies SP11 and SP12 of the Haringey Local Plan 2017, Policy DM9 of The Development Management DPD 2017 and Policy HC1 of the London Plan 2021.

2 The proposed replacement and enlargement of the window on the property's rear dormer by reason of its design, proportions, colour and materiality would appear an uncomplimentary feature at odds with character and appearance of the original house, and would appear out of keeping and seriously detract from the special character of the conservation area, contrary to Policies SP11 and SP12 of the Haringey Local Plan 2017, Policy DM9 of The Development Management DPD 2017 and Policy HC1 of the London Plan 2021.

Notes:
You can find advice in regard to your rights of appeal at: https://www.gov.uk/appeal-planning-decision.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.

For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone at 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol

Planning Service
5th Floor, Alexandra House,
10 Station Road, Wood Green,
London, N22 7TY
T 020 8489 5504
www.haringey.gov.uk

Officer Report

Application Number:	**HGY/2026/0972**
Application Type:	**Full planning permission**
Address:	22B Talbot Road, Hornsey, London, N6 4QR
Proposal:	Replacement of existing 1no. 3-casement white double glazed uPVC window with 1no. new 3-casement powder-coated double glazed aluminium window, colour Slate Grey RAL 7015 in similar casement arrangement on front elevation. Vertical enlargement of 1no. existing rear dormer window opening and replacement with 1no. 3-casement powder coated aluminium fully glazed Bifold doors with Juliet balcony, colour Slate Grey RAL 7015 with clear glass safety balustrade externally, inc internal alterations to second floor flat to provide second bedroom. (Retrospective)
Case Officer:	Daniel Boama
Valid Date:	02/04/202 6
Applicant:	Ms Sally Carver
Agent:	

RECOMMENDATION

Refuse

1. Proposed development

This is an application for a retrospective replacement of existing 1no. 3-casement white double glazed uPVC window with 1no. new 3-casement powder-coated double glazed aluminium window, colour Slate Grey RAL 7015 in similar casement arrangement on front elevation. Vertical enlargement of 1no. existing rear dormer window opening and replacement with 1no. 3-casement powder coated aluminium fully glazed Bifold doors with Juliet balcony, colour Slate Grey RAL 7015 with clear glass safety balustrade externally, inc internal alterations to second floor flat to provide second bedroom.

2. Site and Surroundings

The application site is a second-floor level flat in subdivided mid-terrace residential building on the west side of Talbot Road. The site is located within Highgate conservation area and is not within the curtilage of a listed building.

3. Relevant Planning and Enforcement history

OLD/1979/1342

Address: 22, Talbot Road, N6
Proposal: 2/11/78 Conversion of maisonette on 1st and 2nd floors to 2 self-contained flats.
Decision Date: 8 January 1979
Decision: Approve with Conditions

HGY/2003/1393
Address: 22, Talbot Road, London, N6 4QR, London
Proposal: Erection of single storey rear conservatory extension with new stairs into garden.
Decision Date: 14 October 2003
Decision: Approve with Conditions

4. Consultation

Internal & External consultees

LBH Conservation Officer: The replacement front window is not acceptable, it has been replaced without any reference to the host building and the rest of the openings in the house itself and the wider group and accordingly has a poor relationship to the rest of the building, contrasting harshly in its colour and design and disrupts the hierarchy of the elevation as it is an incongruous and conspicuous addition. Consequently, the replacement front dormer window would be considered to cause harm to the significance of the Highgate Conservation Area.

The front window would need to revert back to the previous existing or be replaced with one which better matches the existing original critalls or the previous, in terms of design (pane number/arrangement) and materiality including colour.

The Juliette balcony which has been inserted to the rear presents similar concerns. The design of the enlarged opening and balustrade contrasts sharply with the rest of the building and the change in cill level has poorly altered the proportions and relationship to the below storey which now appears severely thin and uncomfortable. There is no in principle objection to enlarging the dormer window at the rear but the proportions introduced by lowering the cill level and creating a Juliette balcony are not acceptable and the window materials and design should look to complement the existing building, rather than contrast with it.

Conservation would object to this application for the above reasons.

Local amenity groups

The following local groups/societies made representations:

- Highgate CA Advisory Committee

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

- Impact of uPVC on character of conservation area
- Change to a dark grey window in front dormer without planning permission.
- All windows on the front along the street scene are white.
- Dark grey window should not constitute a precedent for other coloured windows to the front.
- Rear Juliet balcony is not in-keeping with section 12.2.13 of the Highgate Conservation Area Character Appraisal 2013 as do not sit comfortably within the roof form and are not characteristic of this building type
- The Juliet balcony is contrary to the Highgate Neighbourhood Plan 2017 Policies DH2 and DH5 in terms of design and neighbours' amenity.

Neighbour consultation

The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 8 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: 3
Objecting: 1
Supporting: 0

- Impact on the character and appearance of the conservation area
- External changes to the front and rear have a negative impact on the site and street scene.
- The dark slate grey colour is out of keeping with the rest of the property's white frame windows.
- Juliet balcony to the rear is on the third floor (loft floor) and is the only type on the street.
- The glass balustrade size dominates the rear of the building and is out of character with rest of building.
- Glass balustrade removes uniformity with the rest of building and takes away the neo-Victorian feeling from the character of the building.
- Loss of privacy or overlooking from Juliet balcony.
- The design of the Juliet balcony would mean that the occupants would now be able to look directly into the balcony of No.22A below.

Officer response: See section below.

5. Planning Assessment

The main planning considerations raised by the proposed development are design and heritage and impact on neighbouring amenity, which will be addressed collectively.

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.

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.

Policy DH2 'Development Proposals in Highgate's Conservation Areas' of the Highgate Neighbourhood Plan 2017 states that development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate's conservation areas, and respect the setting of its listed buildings and other heritage assets. Development should preserve or enhance the open, semi-rural or village character where this is a feature of the area.

Policy DH5 'Roofs and Roofscape' states that roof extensions, dormers and rooflights should respect the existing roof form in terms of design, scale, materials and detail and be restricted to the rear except where they are part of the established local character and a new extension or dormer would not have an adverse impact on the amenity of the area or the significance of heritage assets; re-roofing materials should avoid use of inappropriate substitute materials that can erode the character and appearance of buildings and areas.

Front dormer window

As stated by the Conservation Officer the front window would need to revert back to the previous existing or be replaced with one which better matches the existing original crittalls or the previous, in terms of design (pane number/arrangement) and materiality including colour. Therefore, the current windows and Juliet balcony are not considered to be acceptable.

Rear Juliet Balcony

There are examples of rear balconies at first floor level at the neighbouring properties, so the impact of overlooking and loss of privacy would be neutral as there is mutual overlooking from the balconies at the rear into each other's balconies and into the rear garden that belongs to the ground floor flat, so the addition of a loft floor level balcony is not considered have an impact on overlooking into neighbouring balconies and rear gardens as this element of overlooking has already been compromised. However, the design of the balcony that removes a part of the roof eaves would harm the appearance and character of a property that has a positive contribution to the significance to the character and appearance on Conservation Area. It being dark grey in colour removes uniformity from the windows on the building and street scene that is predominantly white in colour, therefore the retrospective change is not considered to be acceptable.

The proposed dark grey aluminium window frame on the front dormer and rear Juliet balcony at loft level are unsatisfactory and incompatible with those employed in surrounding properties and would therefore fail to preserve or enhance the character or appearance of the conservation area, contrary to Policy SP12 of the Haringey Local Plan 2017, Policy DM1 and DM9 of The Development Management DPD 2017 and Policy HC1 of the London Plan 2021.

The proposed dark grey aluminium window frames and Juliet balcony lie in an area of sensitive and special character worthy of retention within a Conservation Area. The proposed development, if approved, would seriously detract from the important character to the detriment of the vicinity contrary to Policies SP11 and SP12 of the Haringey Local Plan 2017, Policy DM9 of The Development Management DPD 2017 and Policy HC1 of the London Plan 2021.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above.

6. Recommendation

REFUSE PERMISSION for the following reason(s)

Refusal Reasons:

The proposed replacement window to the property's front dormer, by reason of its design, proportions, colour and materiality would appear an uncomplimentary feature at odds with character and appearance of the original house, and would appear out of keeping and seriously detract from the special character of the conservation area, contrary to Policies SP11 and SP12 of the Haringey Local Plan 2017, Policy DM9 of The Development Management DPD 2017 and Policy HC1 of the London Plan 2021.

The proposed replacement and enlargement of the window on the property's rear dormer by reason of its design, proportions, colour and materiality would appear an uncomplimentary feature at odds with character and appearance of the original house, and would appear out of keeping and seriously detract from the special character of the conservation area, contrary to Policies SP11 and SP12 of the Haringey Local Plan 2017, Policy DM9 of The Development Management DPD 2017 and Policy HC1 of the London Plan 2021.

Appendix B

Pre-application Advice

PRE/2026/0175, 22B Talbot Road

Planning Advice Note - Ref. PRE/2026/0175

Date of Meeting: 08/07/2026

Thank you for your recent Pre-Application Planning query. The points you have sought advice on are outlined below, along with advice from the Planning Service. We hope this summary will provide you with useful guidance about what to do next.

If you have any questions about the feedback we have provided, please contact the named officer who will be able to clarify the advice. If you require further advice, our website can provide you with some information about the things we take into consideration when determining a planning application, or you can book a formal pre-application advice meeting.

Site Address: 22B Talbot Road, N6 4QR

Proposal: The enquiry seeks pre-application advice following the refusal of retrospective planning application HGY/2026/0972 for replacement front and rear dormer fenestration at 22B Talbot Road.

The applicant wishes to agree a revised scheme that can be supported by the council. The principal proposal is to change the external finish of the front dormer window to white, while retaining its simplified three-part design. Advice is also sought on whether the rear bifold doors and glass Juliet balustrade can be retained.

Site Description: The application site is a second-floor level flat in subdivided mid-terrace residential building on the west side of Talbot Road. The site is located within Highgate conservation area and is not within the curtilage of a listed building.

Relevant Planning History:

PLANNING CASES (1)

HGY/2026/0972
Proposal: Replacement of existing 1no. 3-casement white double glazed uPVC window with 1no. new 3-casement powder-coated double glazed aluminium window, colour Slate Grey RAL 7015 in similar casement arrangement on front elevation. Vertical enlargement of 1no. existing rear dormer window opening and replacement with 1no. 3-casement powder coated aluminium fully glazed Bifold doors with Juliet balcony, colour Slate Grey RAL 7015 with clear glass safety balustrade externally, inc internal alterations to second floor flat to provide second bedroom. (Retrospective)
Decision Date: 28 May 2026
Decision: Refused

ENFORCEMENT CASES (2)
ENF/2026/0833
Enforcement Type: Unauthorised Works - Other
Description: Windows frames and rear balcony
Status: Triage

ENF/2026/0833
Enforcement Type: Unauthorised Works - Other
Description: Windows frames and rear balcony
Status: Triage

1. COMMENTS ON QUERY

The following points are made by Officers in response to the plans submitted:

Similar to the report under the refused application reference HGY/2026/0972, design and heritage and impact on neighbouring amenity will be addressed collectively.

Following the onsite meeting, the applicant provided photos of nearby examples at No.30 (ref. HGY/2013/0410), 34 (ref. HGY/2021/2365), and 55 (ref. HGY/2012/1239), which are addressed below where necessary.

Front dormer window

- In regard to ref. HGY/2013/0410, 30 Talbot Road N6 4QP, Highgate CAAC stated that they welcomed the replacement of the windows because the proposal was for replacing the non-original aluminium windows with timber sash windows.
- Permission for the above was granted partly due to the non-original aluminium windows replaced by timber sliding sash and casement double glazed windows. The replacement back to timber on the front elevation weighed in favour of the proposal.
- There is the possibility that some windows may have been changed to white uPVC or white aluminium, and that they may have been done without planning permission. Our records show that there is no planning history for aluminium-framed windows proposed on the front elevation of the properties on Talbot Road, nor is there planning permission for uPVC-framed windows.
- The Highgate Neighbourhood Forum 2017 states that the “original windows and doors are integral to Highgate’s special character, and should be retained and repaired wherever possible” and that the “replacements should match the originals in terms of materials design and detail”.
- Although the window is painted white externally, it is still possible to see the grey trickle vents, and there is the possibility that the paint can peel off and reveal the original grey colour of the aluminium-framed windows.

- Therefore, although it was discussed that white aluminium-framed windows could be an alternative, we advise that the replacement should be white timber-framed windows as this would preserve the character and appearance of the Conservation Area.

Rear Juliet balcony

- In regard to ref. HGY/2021/2365, 34 Talbot Road N6 4QP, the Officer Report states the existing balcony (pre-decision) had no planning history but it was deemed lawful at the time because it was in situ for more than four years. The extension to the balcony was accepted upon other planning considerations as well as, such as the proposed materials that matched the existing building.
- There are examples of balconies to the rear of the properties along the terrace, however, the above is at roof level which is rare along this terrace.
- You have referred to the roof terrace at No.55C in the emails you sent on 9th July 2026, but the report for that application (ref. HGY/2012/1235) was not clear that it would be aluminium-framed windows because the description did not include this information.
- The balconies at No.20 and at 24 are both located at first floor level, and the materials used for these balconies are more in-keeping with the building material.
- The current Juliet balcony with its frameless and transparent glazing, coupled with the dark grey aluminium-framed bifolding doors detracts from the appearance of existing rear elevation in the conservation area.
- The aluminium-bifolding doors stands out as an incongruous addition that does not enhance or preserve the character and appearance of the Highgate Conservation Area.
- The installation of the Juliet balcony has led to the removal of the existing brickwork below and proud guttering.
- Therefore, it is advised that the Juliet balcony be removed by replacing the glass balustrade with brick to match what previously existed, and also replace the bifolding doors preferably with white timber-framed windows.
- For consistency of appearance, you may need to consider changing the rear dormer window adjacent to No.24.

<u>Conclusion</u>

- Instead of retaining the white painted grey aluminium-framed window frames, or opting for an overall white aluminium-framed window, we advise that the replacement windows be white timber-framed double-glazing as this would be a return to the original state, and would preserve the character and appearance of the Highgate Conservation Area
- The Juliet balcony should be removed. The glass balustrade should be replaced with brick to match that previously existing, and the bifolding doors should also be replaced with white timber-framed double-glazed windows, so there is an overall return to the original as closely as possible.
- Reinstate the rainwater goods pipe to its original arrangement.

- The rear dormer window should be changed to a white timber-framed double-glazed window, and also the rear dormer window adjacent to No.24.

2. INFORMATION TO ACCOMPANY A FUTURE APPLICATION

Should you wish to submit an application following this advice, the easiest way to apply is electronically by registering on the Planning Portal at:
https://www.planningportal.co.uk/applications

The following information will be required for registration of the planning application in respect of this site.

1. Full planning application form (because it is a flat)

2. Ownership certificate and notices.

3. Location Plan - based upon up-to-date map and ideally at scale of 1:1250, with the site boundary identified in red, and a blue line drawn around any adjacent land owned by the applicant.

4. Site Plan - clearly indicating north, at a scale of 1:200 or 1:500, showing footprints of all buildings existing on site in relation to site boundaries and neighbouring buildings.

5. Planning Application Fee (£548 for householder application; others vary). Please submit your application via the Planning Portal.

6. Fully annotated and scaled (1:50 or 1:100) drawings showing, floor plans, elevations of the existing and proposed buildings as well as drawings showing site sections and a 'streetscene elevation' showing the relationship with the neighbouring buildings. **Please note that Haringey requires all applications to have a scale bar and all proposed plans/elevations require one significant dimension. This is to ensure that the Planning Officer can accurately measure dimensions using measuring software.**

7. Photographs of the site (Can be included in the D&AS) - Include a signed statement confirming they have been taken within 21 days of the application submission, as per our Local Validation List adopted August 2024

https://www.haringey.gov.uk/planning-and-building-control/planning/planning-applications/pre-application-guidance/do-i-need-planning-permission/planning-application-requirements

3. PLANNING APPLICATION PROCESS

Once you have submitted your planning application, it goes through a number of steps:

1. Validation/Checking
   Applications are checked to make sure all required documents and fees are there, and checked for any potential issues which need addressed to ensure compliance with policy, if considered 'valid' and likely to be acceptable they are registered, applications are only checked when an officer is available so there can be a number of weeks before an application is validated and checked.
   Please contact me directly when submitting your application for an early review.

2. Registration
   The application is entered into the register of applications and customers are informed formally that their application is registered, their application reference number, their case officer and the deadline they can expect to hear back by.

3. Consultation (a minimum of 24 days following registration)
   Details of the application will be provided to neighbours in line with our consultation policy and they will have the opportunity to comment on the proposed development. Consultees are given a minimum of 21 days to comment on an application.

4. Decision (Usually as soon as the consultation has ended).
   The planning service can deal with most householder applications under delegated powers and will issue a decision notice to stating whether the application has been approved or refused, and if there are any conditions that must be met.

4. CARRYING OUT BUILDING WORKS

Once you have planning permission, it is recommended that you obtain technical advice regarding building control matters. Building Control services ensure that the works carried out by your appointed builders are done safely. Building Control services can be found through your local council or an Approved Inspector service.

Haringey Building Control has extensive experience in working with clients on a wide range of projects. Should you wish to discuss your project and how Haringey Building Control may best advise you regarding compliance with relevant building control regulations, please contact Building Control on 020 8489 5504 or by email on building.control@haringey.gov.uk

DISCLAIMER

Please be advised that this response is given at officer level and does not form a formal response or decision of the council with regard to future planning application(s) or other formal approaches. The views expressed above are given in good faith, to the best of ability, and without prejudice to the formal consideration of any future planning application, which will be subject to formal consultation and ultimately decided on by the council.

CONTACTS

If you have any queries regarding the content of this advice, please contact the following Officer.

Officer: Daniel Boama
Email: daniel.boama@haringey.gov.uk

Appendix C

Permission, Report, Form and Drawings

HGY/2013/0410, 30 Talbot Road

Mr Edward Lipton
Lipton Plant Architects
81-83 Essex Road
London
N1 2SF

On behalf of
Mr Christoph Bergeman
30 Talbot Road
London
N6 4QP

Planning Application Reference No. **HGY/2013/0410**

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1995 (AS AMENDED)

NOTICE OF PLANNING PERMISSION (HOUSEHOLDER APPLICATION)

Location: **30 Talbot Road N6 4QP**

Proposal: **Erection of single storey rear / side extension, reduction in length of existing garage, replacement of all existing aluminium frame windows with timber sliding sash / casement windows and addition of rooflight to rear roofslope. Extension of front boundary wall to accommodate new proposed folding timber gates to road frontage (householder application)**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby **PERMIT** the above development in accordance with the application dated 08/03/2013 and drawing number(s): 307.(1).1.001 Rev D, 307.(1).1.002 Rev D, 307.(1).1.003 Rev D, 307.(1).2.001 Rev C, 307.(1).2.002 Rev D, 307.(1).2.003 Rev C, 307.(1).3.001 Rev D, 307.(1).3.002 Rev D, 307.(1).0.001 Rev A, 307.(1).0.002 Rev A, 307.(1).0.003 Rev A, 307.(1).0.004, 307.(1).0.005, 307.(1).0.006 Rev A, 307.(1).0.007 Rev A, 307.(1).0.008 Rev A, 307.(1).0.011 & 307.(1).2.004

SEE SCHEDULE OF CONDITIONS ATTACHED

30/04/2013

Marc Dorfman
Assistant Director
Planning, Regeneration & Economy

NOTE: 1. Attention is particularly drawn to the schedule AP3 attached to the notice which sets out the rights of Applicants who are aggrieved by the decisions of the Local Planning Authority.
2. This decision does not purport to convey any approval or consent which may be required under the Building Regulations 1991, any byelaws or any enactment other than the Town and Country Planning Act 1990.

HGY/2013/0410

The following conditions have been applied to this consent and these conditions must be complied with:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to avoid doubt and in the interests of good planning.

REASON FOR APPROVAL:

The proposed side extension and rear extension are of an acceptable size, scale and design which would not adversely impact upon the residential amenity of neighbouring properties. The insertion of gates and extension of the front boundary wall would be in-keeping with the character of the Talbot Road street scene. The proposed changes to fenestration along the front elevation and increase in the setback of the garage from the street would improve the quality and appearance of the existing building therefore enhancing the character and appearance of the surrounding conservation area. As such the proposed development is in accordance with policies SP0, SP11 and SP12 of the Haringey Local Plan 2013, policies UD3 and CSV5 of the Haringey Unitary Development Plan 2006 'Saved Policies', Supplementary Planning Guidance SPG1a and SPG2 and SPD Housing.

STATEMENT OF POSITIVE AND PROACTIVE ACTION IN DEALING WITH THE APPLICATION

To assist applications the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website and which has been followed in this instance.
The local planning authority delivered the decision in a timely manner.

30/04/2013

Marc Dorfman
Assistant Director
Planning, Regeneration & Economy

Director of Place & Sustainability **Lyn Garner**

GENERAL DEVELOPMENT PROCEDURE ORDER 1995
PART 2
TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

- If you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice or if the decision relates to the same or substantially the same land and development and is already the subject of an enforcement notice you must appeal within 28 days of the date of this notice. If an enforcement notice is subsequently served then you have 28 days from the date of the enforcement notice or 12 weeks from this decision whichever period expires earlier.

- Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 30/04/2013

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

Reference No: HGY/2013/0410 **Ward:** Highgate

Date received: 08/03/2013

Last amended date: NA

Drawing number of plans: 307.(1).1.001 Rev D, 307.(1).1.002 Rev D, 307.(1).1.003 Rev D, 307.(1).2.001 Rev C, 307.(1).2.002 Rev D, 307.(1).2.003 Rev C, 307.(1).3.001 Rev D, 307.(1).3.002 Rev D, 307.(1).0.001 Rev A, 307.(1).0.002 Rev A, 307.(1).0.003 Rev A, 307.(1).0.004, 307.(1).0.005, 307.(1).0.006 Rev A, 307.(1).0.007 Rev A, 307.(1).0.008 Rev A, 307.(1).0.011 & 307.(1).2.004

Address: 30 Talbot Road N6 4QP

Proposal: Erection of single storey rear / side extension, reduction in length of existing garage, replacement of all existing aluminium frame windows with timber sliding sash / casement windows and addition of rooflight to rear roofslope. Extension of front boundary wall to accommodate new proposed folding timber gates to road frontage (householder application)

Existing Use: Residential

Proposed Use: Residential

Applicant: Mr Christoph Bergeman

Ownership: Private

PLANNING DESIGNATIONS

Retrieved from GIS on 08/03/2013
Highgate Conservation Area
Road Network: B Road

Officer contact: Amanda Wilson

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The subject site is located on the western side of Talbot Road within the Highgate Conservation Area. The property contains an end of terrace three-storey dwelling. The north-eastern corner of the subject site contains a vehicle crossing and car parking space. The subject dwelling was re-built and converted into two flats following war damage in the 1940s. Since then the subject dwelling has been converted back to be a single family dwelling house.

PLANNING HISTORY:
There is no recent planning and enforcement history pertaining to the subject site.

DETAILS OF PROPOSAL
The applicant proposes to undertake the following:

- Construction of a single storey side extension at the rear of the existing garage.
- Increase in the setback of the existing garage from the street.
- Replacement of all existing aluminium frame windows with timber sliding sash and casement windows.
- Addition of a roof light along the rear roof slope.
- Extension of the front boundary wall with the addition of gates.

CONSULTATION
14, 15, 16 Bramalea Close
22, 24, 26A-E, 28, 32 North Hill
13, 15, 17, 19, 21, 23-28, 32, 34, 36 Talbot Road
Ward Councillors
LBH Transportation Group
LBH Conservation and Design Team
Highgate CAAC
The Highgate Society

RESPONSES
Highgate CAAC
Submission: Neither
Comments: Highgate CAAC welcomes the proposed alterations to the front elevation of this house and the replacement of the windows. We have, however, reservations about the proposed parking area in the front garden and the use of gates; it is a characteristics of this road as noted in the CA draft appraisal) that it has an open and leafy appearance; the enclosure of front gardens with heavy gates and the parking of cars in the front gardens destroys this aspect and is to the detriment of the CA.

Thames Water
Information regarding pipe build-over and surface water drainage.

RELEVANT PLANNING POLICY

Haringey Local Plan 2013
SP0 Presumption in Favour of Sustainable Development
SP11 Design
SP12 Conservation

Haringey Unitary Development Plan 2006 'Saved Policies'
UD3 General Principles
CSV5 Alterations and Extensions in the Conservation Area

Supplementary Planning Guidance/Documents
SPG1a Design Guidance
SPG2 Archaeology
SPD Housing

ANALYSIS/ASSESSMENT OF THE APPLICATION

The proposed development needs to be considered in terms of design, amenity and impact upon the conservation area. Policy SP11 requires development to enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Policy UD3 relates to the impact of a development upon the amenity of neighbouring properties and the locality generally.SPG1a and SPD Housing support the intent of these policies. Policy SP12 seeks to ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. Policy CSV5 requires alterations and extensions to preserve or enhance the character and appearance of buildings within the Conservation Area.

The applicant proposes to undertake the following:

- Construction of a single storey side extension at the rear of the existing garage.
- Increase in the setback of the existing garage from the street.
- Replacement of all existing aluminium frame windows with timber sliding sash and casement windows.
- Addition of a roof light along the rear roof slope.
- Extension of the front boundary wall with the addition of gates.

Single storey side extension/ rear extension

The applicant proposes to construct a new single-storey side extension which would infill the area behind the existing garage and the rear elevation. This extension would have a pitched roof reaching a height of approximately 3m at the eaves with the top of the roof forming the northern elevation balcony balustrade. The extension would extend for a depth of 4.61m beyond the existing garage increasing the width of the building along the western rear elevation by approximately 2.2m. The roof height and pitch of the side extension would match the existing garage. In order to line up the building line of the rear elevation, a small rear extension is proposed for the south-western area of the rear facade. The extension would have a depth of 0.665m and width of 3.35m resulting in an overall building width of 9.83m along the rear elevation. The height of the new single-storey rear projection would not change in relation to the existing extension however the new addition at the rear would result in a slight increase in the extent of the existing first floor balcony. The new extension would comprise dark stained timber cladding along the rear elevation, with large sliding doors at ground level. The northern side elevation of the side extension would comprise red brick to match the existing red brick of the garage. The altered balcony would have a new glazed balustrade.

The proposed side extension would be setback from the boundary with 28 Talbot Road and would be limited to a height of approximately 3m at the eaves therefore in conjunction with the setback from the boundary would avoid any adverse effects upon the residential amenity of this property in terms of daylight access and bulk. The increase in the extent of the existing first floor balcony is considered to be minor and would not significantly increase the level of overlooking currently afforded by the existing balcony. Furthermore most of the neighbouring properties have first floor balconies therefore the proposal is in-keeping with the character of the surrounding area.

Although the rear elevation will have a more modern appearance as a result of the proposed extensions, the proposed design, style and materials will ensure the building has a quality appearance. The use of modern materials along the ground floor level of the rear elevation is also considered to be appropriate as this area of the building is not visible from the Talbot Road street scene therefore preserving the character and appearance of the surrounding Conservation Area.

New windows/roof lights
The existing dwelling has poor quality non-original aluminium windows which the applicant proposes to replace with timber sliding sash and casement double-glazed windows. The insertion of a conservation style roof light along the rear roof elevation is also proposed. The proposed changes to fenestration along the front elevation would improve the quality and appearance of the existing building therefore enhancing the character and appearance of the surrounding conservation area.

Front boundary/garage setback
As part of the proposal the applicant wishes to increase the garage setback from the street by 0.45m and replace the garage door with sliding doors. This will help to break up the bulk of the building when viewed from the street and therefore is considered to be an improvement to the appearance of the front elevation of the building.

The existing low-level front boundary wall would be retained as part of the proposed development with an area of the wall to be extended along the northern end of the front boundary. The applicant proposes to construct the new wall from bricks to match the existing wall therefore the character of the wall would remain unchanged. The proposed timber folding gates would extend for a length of 3.865m along the front boundary.

The proposed boundary treatment is considered to be acceptable and would be in-keeping with the character and appearance of the Talbot Road street scene.

Parking in the front garden
The Highgate CAAC has objected to the proposal with regard to parking in the front garden. However it should be noted that the subject site has an existing vehicle crossing and space for parking a car in the front garden.

CIL APPLICABLE
NA

SUMMARY AND CONCLUSION
The proposed side extension and rear extension are of an acceptable size, scale and design which would not adversely impact upon the residential amenity of neighbouring properties. The insertion of gates and extension of the front boundary wall would be in-keeping with the character of the Talbot Road street scene. The proposed changes to fenestration along the front elevation and increase in the setback of the garage from the street would improve the quality and appearance of the existing building therefore enhancing the character and appearance of the surrounding conservation area. As such the proposed development is in accordance with policies SP0, SP11 and SP12 of the Haringey Local Plan 2013, policies UD3 and CSV5 of the Haringey Unitary Development Plan 2006 ‘Saved Policies’, Supplementary Planning Guidance SPG1a and SPG2 and SPD Housing. On this basis it is recommended that planning permission be GRANTED.

RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2013/0410

Applicant's drawing No.(s) 307.(1).1.001 Rev D, 307.(1).1.002 Rev D, 307.(1).1.003 Rev D, 307.(1).2.001 Rev C, 307.(1).2.002 Rev D, 307.(1).2.003 Rev C, 307.(1).3.001 Rev D, 307.(1).3.002 Rev D, 307.(1).0.001 Rev A, 307.(1).0.002 Rev A, 307.(1).0.003 Rev A, 307.(1).0.004, 307.(1).0.005, 307.(1).0.006 Rev A, 307.(1).0.007 Rev A, 307.(1).0.008 Rev A, 307.(1).0.011 & 307.(1).2.004

Subject to the following conditions:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

   Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

   Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

REASONS FOR APPROVAL:
The proposed side extension and rear extension are of an acceptable size, scale and design which would not adversely impact upon the residential amenity of neighbouring properties. The insertion of gates and extension of the front boundary wall would be in-keeping with the character of the Talbot Road street scene. The proposed changes to fenestration along the front elevation and increase in the setback of the garage from the street would improve the quality and appearance of the existing building therefore enhancing the character and appearance of the surrounding conservation area. As such the proposed development is in accordance with policies SP0, SP11 and SP12 of the Haringey Local Plan 2013, policies UD3 and CSV5 of the Haringey Unitary Development Plan 2006 'Saved Policies', Supplementary Planning Guidance SPG1a and SPG2 and SPD Housing.

Planning, Regeneration & Economy
Level 6, River Park House, 225 High Road, Wood Green, London N22 8HQ
Tel: 020 8489 1000 **Email:** planningcustomercare@haringey.gov.uk
www.haringey.gov.uk
Haringey Council

Householder Application for Planning Permission for works or extension to a dwelling and conservation area consent.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas Act) 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr
First name:	Christoph
Surname:	Bergeman
Company name	
Street address:	30 Talbot Road
Town/City	London
County:	
Country:	
Postcode:	N6 4QP

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			
Email address:			

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title:	Mr
First Name:	Edward
Surname:	Lipton
Company name:	Lipton Plant Architects
Street address:	81 - 83 Essex Road
	Islington
Town/City	London
County:	
Country:	United Kingdom
Postcode:	N1 2SF

	Country Code	National Number	Extension Number
Telephone number:		02072881333	
Mobile number:			
Fax number:			
Email address:	mail@lparchitects.co.uk		

3. Description of Proposed Works

Please describe the proposed works:

To construct a single storey rear/side extension the full width of the property. To reduce in length the existing garage at the front wall. To replace all existing aluminium frame windows with timber sliding sashes and casements. To extend the front boundary wall to accomodate new proposed folding timber gates to road frontage. To add a rooflight to the rear pitch of the main roof.

Has the work already been started without planning permission? ( ) Yes (•) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 30 Suffix:

House name:

Street address: Talbot Road

Town/City: London

County:

Postcode: N6 4QP

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 528216

Northing: 188119

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ○ Yes ◉ No

Is a new or altered pedestrian access proposed to or from the public highway? ○ Yes ◉ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? ○ Yes ◉ No

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ○ Yes ◉ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ◉ Yes ○ No

If Yes, please show on your plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings:

Drawing number: 307.(1).0.001. Small tree T1 to be removed
All other trees to be retained

8. Parking

Will the proposed works affect existing car parking arrangements? ○ Yes ◉ No

9. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ○ Yes ◉ No

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Existing garage exterior walls: red brick
existing main building walls: brickwork painted red

Description of *proposed* materials and finishes:

Proposed new wall to rear extension: Front and side walls to be red brick to match the existing brickwork in colour, texture and bond. Rear elevation to be dark stained vertical timber cladding.
Proposed main building walls: existing brick to be cleaned

Roof - description:

Description of *existing* materials and finishes:

Existing garage pitched roof: grey clay tiles

Description of *proposed* materials and finishes:

proposed rear extension roof: grey clay tiles to match the existing garage roof

10. (Materials continued)

Windows - description:

Description of *existing* materials and finishes:

Existing windows: Non-original aluminium frame- double glazed windows

Description of *proposed* materials and finishes:

Proposed windows: Soft wood timber-frame sliding sash/ casement windows with double glazing
New proposed rooflight to main roof: Velux conservation style rooflight

Doors - description:

Description of *existing* materials and finishes:

Existing front door: Stained SW timber frame with glazed inset
Existing garage door: Metal vertical roller shutter door
Existing lounge door to rear garden: Fully glazed, aluminium framed sliding door

Description of *proposed* materials and finishes:

Proposed new front door: Painted SW timber frame with glazed inset- see drawing 307.(1).2.001 for further details
Proposed workshop door: horizontally sliding door
Proposed extension door to rear garden: Full width glazed, powder coated aluminium framed sliding doors

Boundary treatments - description:

Description of *existing* materials and finishes:

existing rear garden and side alley: timber fencing
Existing front garden: low level solid brick boundary wall.

Description of *proposed* materials and finishes:

proposed rear garden and side alley: timber fencing as existing
Front garden: existing low level brick wall to street frontage to be retained. New proposed low level wall to north side of front driveway. Brickwork to match existing low level boundary wall.
Gate to road: New proposed bifolding timber clad gate to street frontage.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Existing driveway: tarmac

Description of *proposed* materials and finishes:

proposed driveway: to be resurfaced -material tbc

Lighting - add description

Description of *existing* materials and finishes:

existing: security lights to front and rear

Description of *proposed* materials and finishes:

proposed: new security lights- details tbc

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (•) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Design and Access statement, drawings: proposed ground floor- 307.(1).1.001, proposed first floor- 307.(1).1.002, proposed second floor- 307.(1).1.003, proposed front elevation- 307.(1).2.001, proposed rear elevation- 307.(1).2.002, proposed side elevation- 307.(1).2.003, proposed section A_A- 307.(1).3.001, proposed section B_B- 307.(1).3.002

11. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

To allow for the erection of the new proposed rear extension. Minor internal demolition to allow for reconfiguration of internal rooms.

12. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? (•) Yes ( ) No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

(•) The agent ( ) The applicant ( ) Other person

13. Certificates (Certificate A)

Certificate Of Ownership - Certificate A
Certificate under Article 12 – Town and Country Planning (Development Management Procedure) (England) Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which the application relates.

Title: Mr First name: Edward Surname: Lipton

Person role: Agent Declaration date: 01/03/2013 ☒ Declaration made

13. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

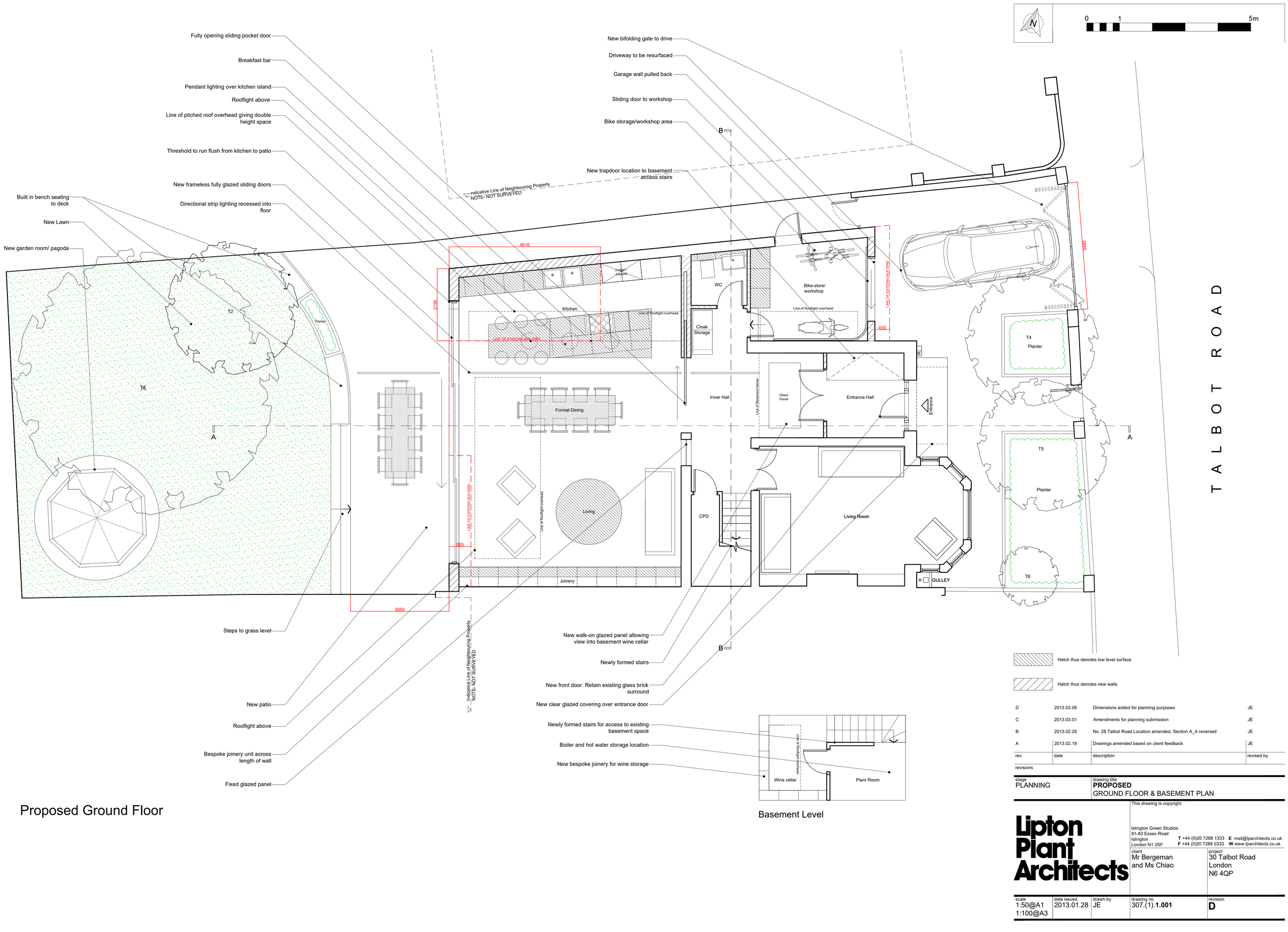
Title:	Mr	First Name:	Edward	Surname:	Lipton

Person role: Agent Declaration date: 01/03/2013 ☒ Declaration Made

14. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 01/03/2013



Proposed Ground Floor

Basement Level

rev.	date	description	revised by
D	2013.03.06	Dimensions added for planning purposes	JE
C	2013.03.01	Amendments for planning submission	JE
B	2013.02.20	No. 28 Talbot Road Location amended, Section A_A reversed	JE
A	2013.02.19	Drawings amended based on client feedback	JE

revisions

stage: PLANNING

drawing title: **PROPOSED** GROUND FLOOR & BASEMENT PLAN

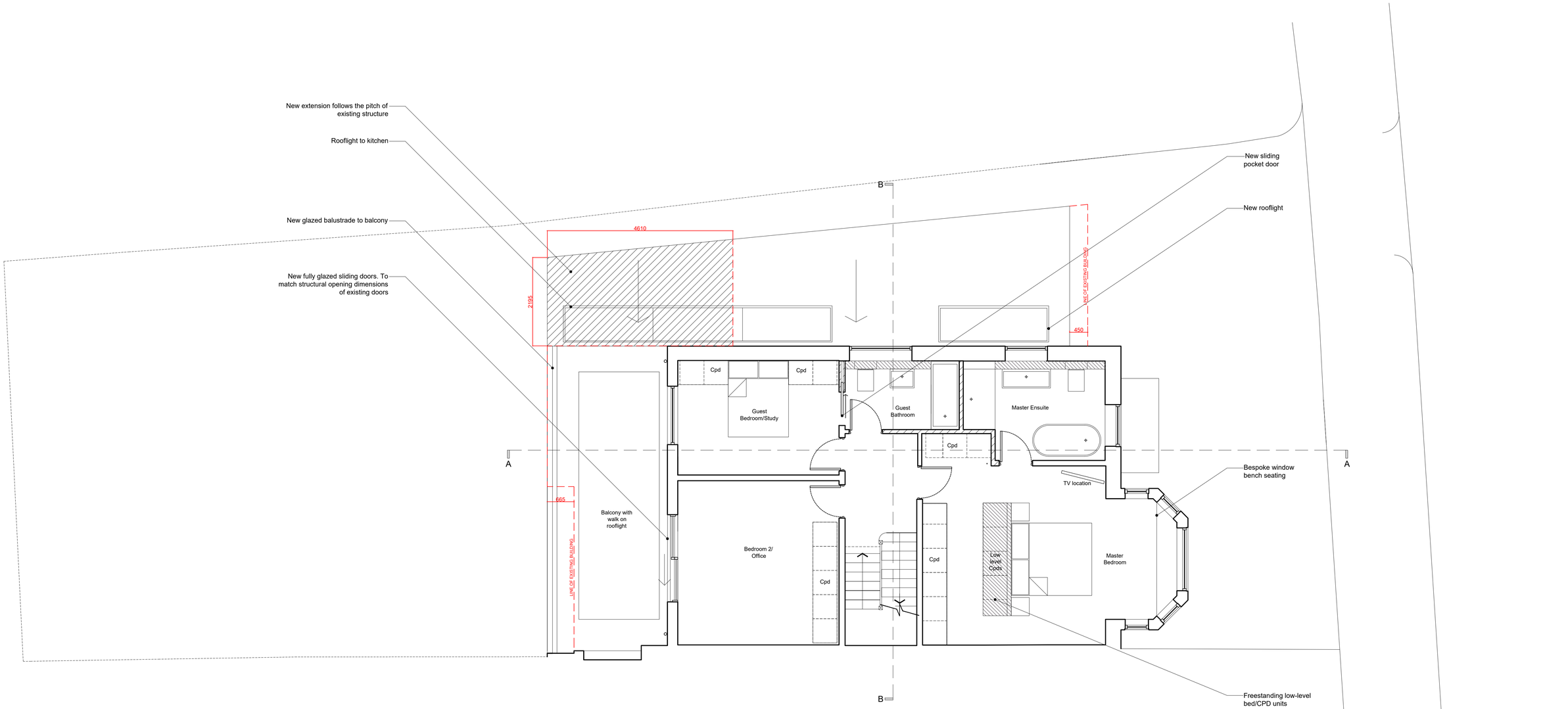
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client: Mr Bergeman and Ms Chiao

project: 30 Talbot Road London N6 4QP

scale	date issued	drawn by	drawing no	revision
1:50@A1 1:100@A3	2013.01.28	JE	307.(1).**1.001**	**D**



Hatch thus denotes low level surface

Hatch thus denotes new walls

rev.	date	description	revised by
D	2013.03.06	Dimensions added for planning purposes	JE
C	2013.03.01	Amendments for planning submission	JE
B	2013.02.20	Section line A_A reversed	JE
A	2013.02.19	Drawings amended based on client feedback	JE

revisions

stage: PLANNING

drawing title: **PROPOSED** FIRST FLOOR PLAN

Proposed First Floor

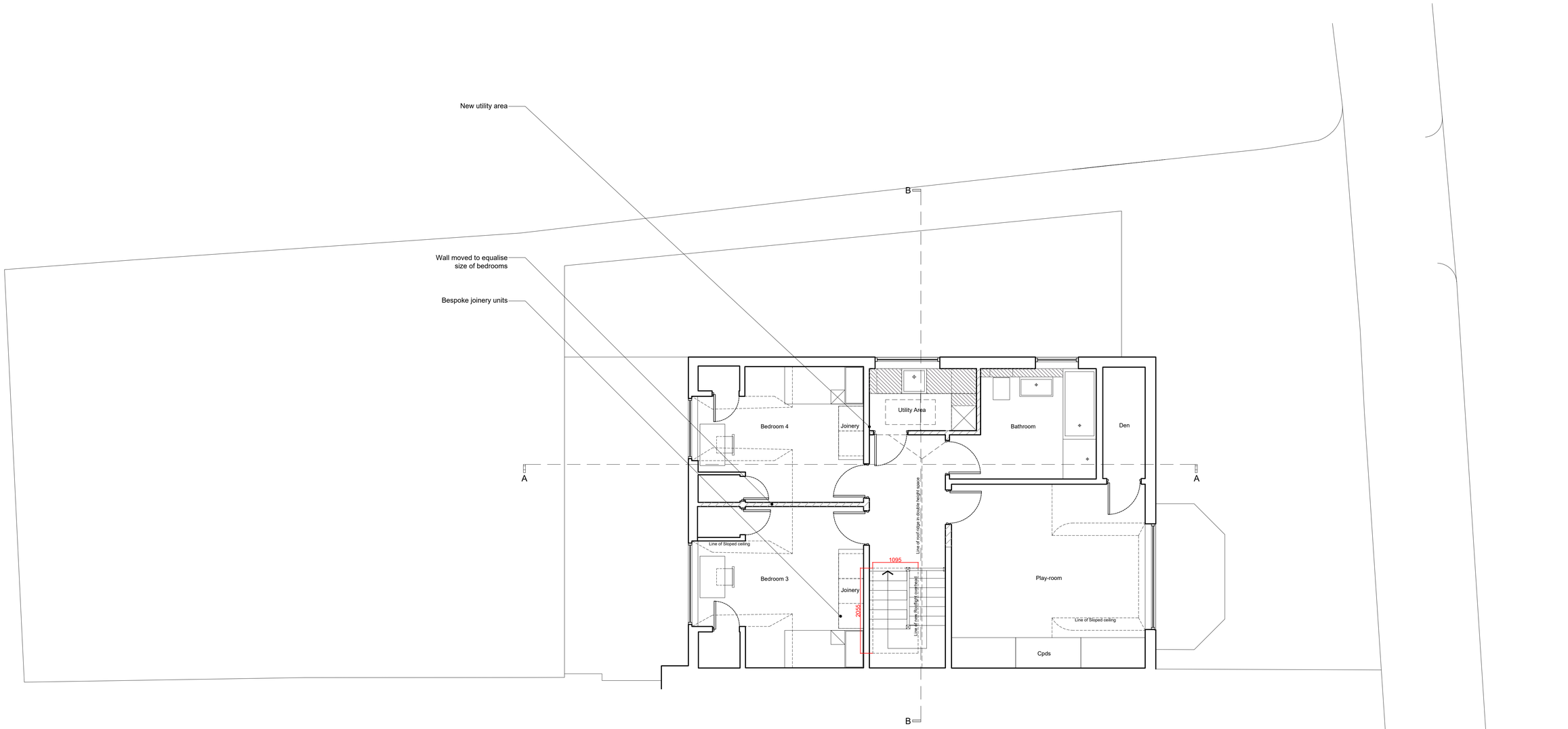
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client: Mr Bergeman and Ms Chiao

project: 30 Talbot Road London N6 4QP

scale	date issued	drawn by	drawing no	revision
1:50@A1 1:100@A3	2013.01.28	JE	307.(1).**1.002**	**D**



0 1 5m

Hatch thus denotes low level surface

Hatch thus denotes new walls

rev.	date	description	revised by
D	2013.03.06	Dimensions added for planning purposes	JE
C	2013.03.01	Amendments for planning submission	JE
B	2013.02.20	Section line A_A reversed, Stairwell rooflight added	JE
A	2013.02.19	Drawings amended based on client feedback	JE

revisions

stage: PLANNING

drawing title: **PROPOSED** SECOND FLOOR PLAN

Proposed Second Floor

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project: 30 Talbot Road, London, N6 4QP

scale	date issued	drawn by	drawing no	revision
1:50@A1 1:100@A3	2013.01.28	JE	307.(1).**1.003**	**D**

0 1 5m



Proposed Front Elevation

rev.	date	description	revised by
C	2013.03.06	Dimensions added for planning purposes	JE
B	2013.03.01	Amendments for planning submission	JE
A	2013.02.19	Drawings amended based on client feedback	JE

revisions

stage: PLANNING

drawing title: **PROPOSED** FRONT ELEVATION

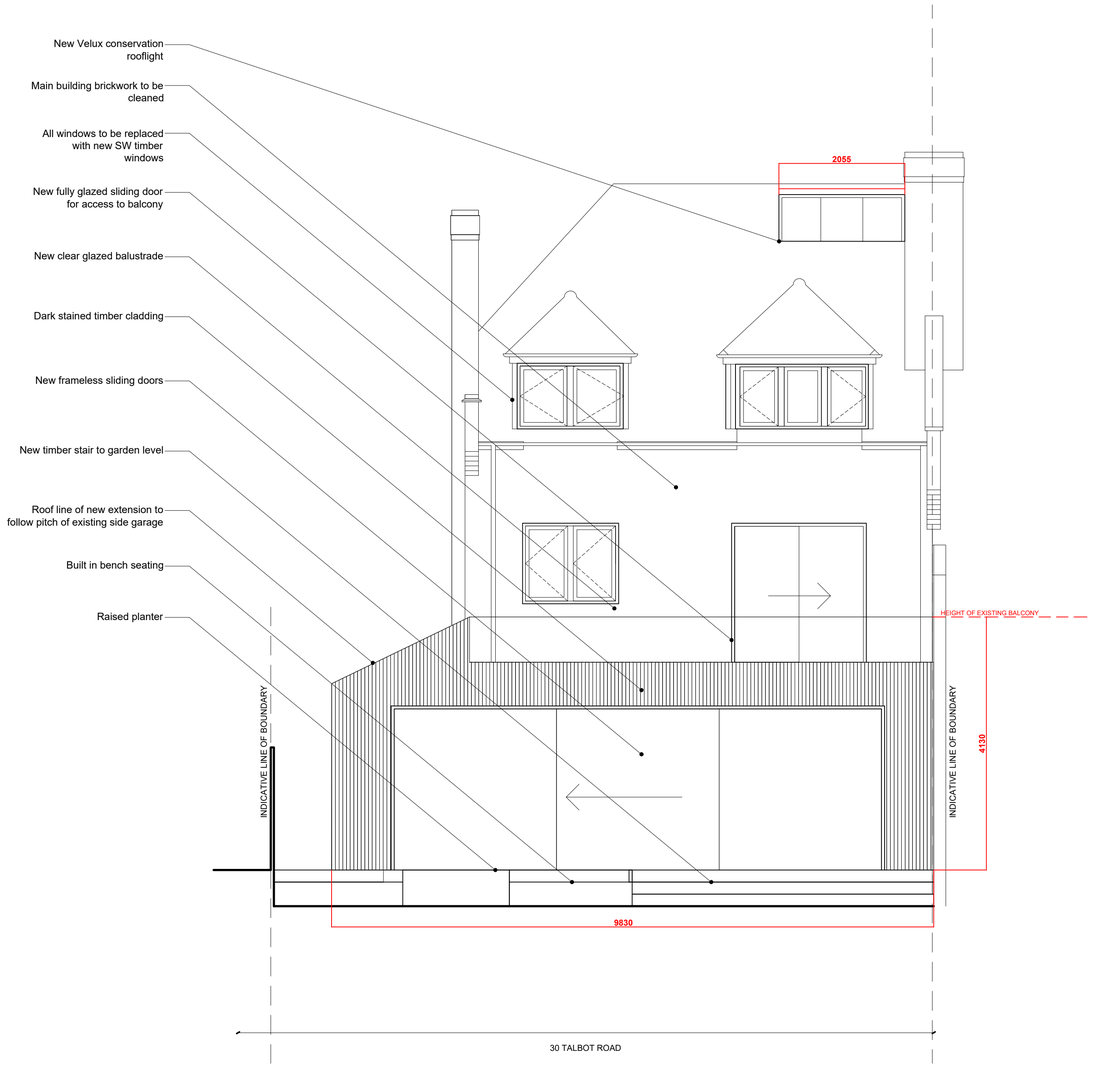
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client: Mr Bergeman and Ms Chiao

project: 30 Talbot Road London N6 4QP

scale	date issued	drawn by	drawing no	revision
1:50@A1 1:100@A3	2013.01.03	JE	307.(1).**2.001**	**C**



0 1 5m

Option Proposed Rear Elevation

rev.	date	description	revised by
D	2013.03.06	Dimensions added for planning purposes	JE
C	2013.03.01	Amendments for planning submission	JE
B	2013.02.20	Rooflight added	JE
A	2013.02.19	Drawings amended based on client feedback	JE

revisions

stage: PLANNING

drawing title: **PROPOSED** REAR ELEVATION

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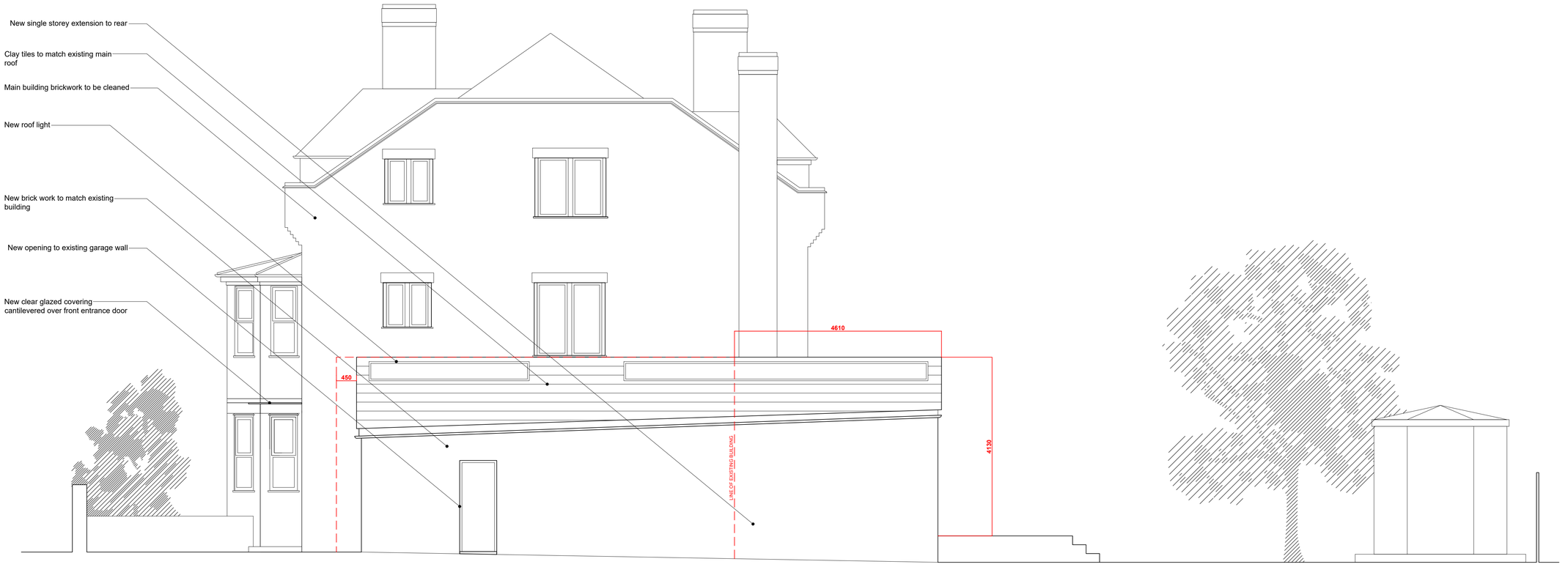
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client: Mr Bergeman and Ms Chiao

project: 30 Talbot Road London N6 4QP

scale	date issued	drawn by	drawing no	revision
1:50@A1 1:100@A3	2013.01.03	JE	307.(1).**2.002**	**D**

0 1 5m



rev.	date	description	revised by
C	2013.03.06	Dimensions added for planning purposes	JE
B	2013.03.01	Drawings amended for submission to planning	JE
A	2013.02.19	Drawings amended based on client feedback	JE

revisions

stage
PLANNING

drawing title
PROPOSED
SIDE ELEVATION

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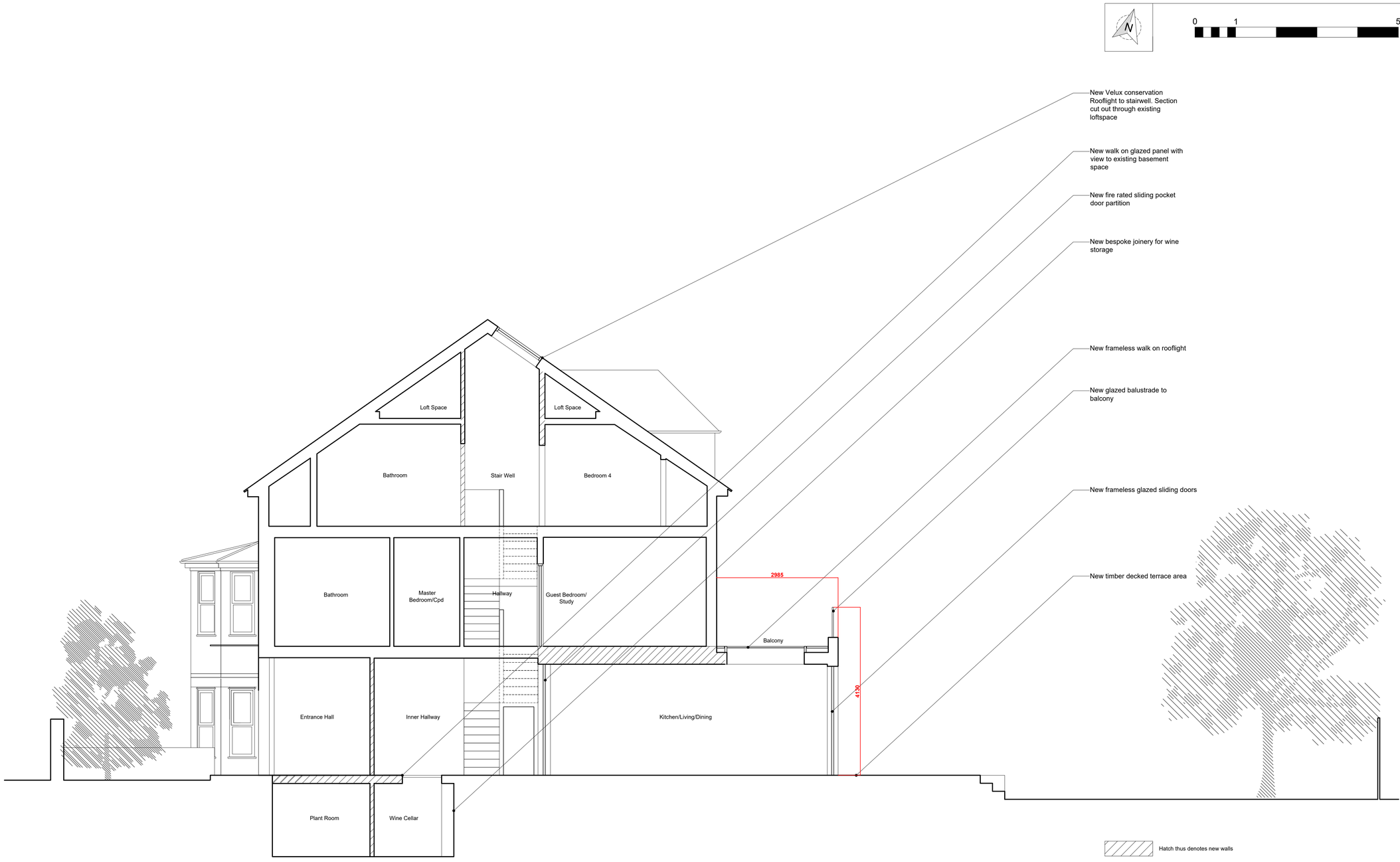
Lipton Plant Architects

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client
Mr Bergeman
and Ms Chiao

project
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London
N6 4QP

scale	date issued	drawn by	drawing no	revision
1:50@A1 1:100@A3	2013.01.03	JE	307.(1).**2.003**	**C**



Hatch thus denotes new walls

rev.	date	description	revised by
D	2013.03.06	Dimensions added for planning purposes	JE
C	2013.03.01	Amendments for submission to planning	JE
B	2013.02.20	Section cut A_A taken in opposite direction	JE
A	2013.02.19	Drawings amended based on client feedback	JE

revisions

stage
PLANNING

drawing title
PROPOSED
SECTION A_A

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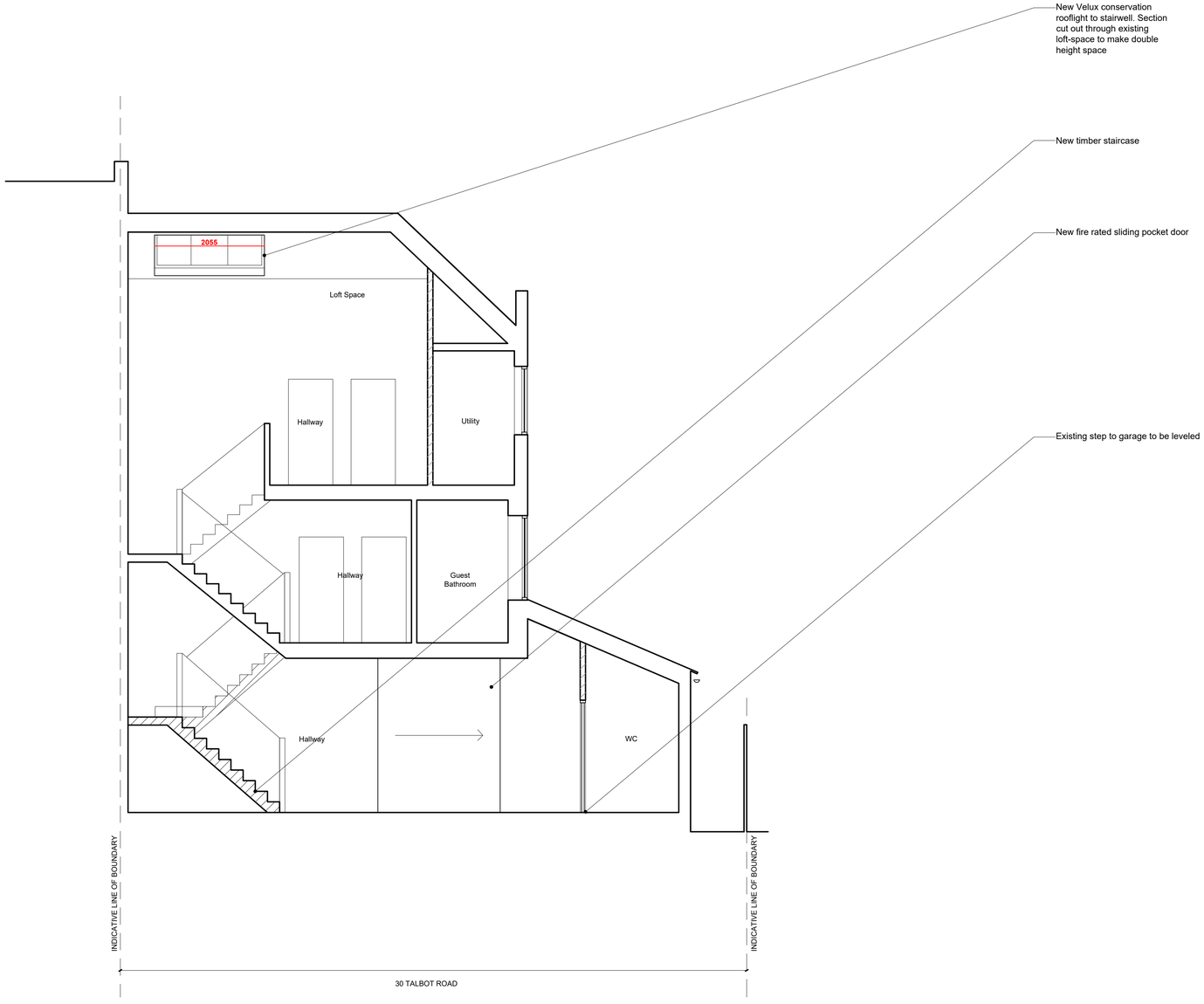
Lipton Plant Architects

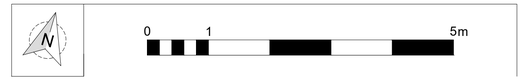
Islington Green Studios
81-83 Essex Road
Islington
London N1 2SF
T +44 (0)20 7288 1333 **E** mail@lparchitects.co.uk
F +44 (0)20 7288 0333 **W** www.lparchitects.co.uk

client
Mr Bergeman and Ms Chiao

project
30 Talbot Road
London
N6 4QP

scale	date issued	drawn by	drawing no	revision
1:50@A1 1:100@A3	2013.01.28	JE	307.(1).**3.001**	**D**





Hatch thus denotes new walls

rev.	date	description	revised by
D	2013.03.06	Dimensions added for planning purposes	JE
C	2013.03.01	Amendments for submission to planning	JE
B	2013.02.20	Rooflight added to stairwell	JE
A	2013.02.19	Drawings amended based on client feedback	JE

revisions

stage: PLANNING

drawing title: **PROPOSED** SECTION B_B

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Lipton Plant Architects
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81-83 Essex Road
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London N1 2SF
T +44 (0)20 7288 1333 E mail@lparchitects.co.uk
F +44 (0)20 7288 0333 W www.lparchitects.co.uk

client: Mr Bergeman and Ms Chiao

project: 30 Talbot Road London N6 4QP

scale	date issued	drawn by	drawing no	revision
1:50@A1 1:100@A3	2013.01.28	JE	307.(1).**3.002**	**D**

Appendix D

Permission, Report and Drawings

HGY/2021/2365, 34 Talbot Road

Planning Service

Rob Krzyszowski Assistant Director Planning, Building Standards & Sustainability

Mr Tom Shelswell
William Tozer Associates
42-44 New House
67-68 Hatton Garden
London
EC1N 8JY

On behalf of
Marina Perris
34 Talbot Road
London
N6 4QP

Planning Application Reference No. **HGY/2021/2365**

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

NOTICE OF PLANNING PERMISSION (HOUSEHOLDER APPLICATION)

Location: **34 Talbot Road N6**

Proposal: **Proposed extension to existing balcony with new glass balustrade, spiral staircase access to the rear garden (to replace existing stairs) and new bi-fold doors to existing opening on rear elevation**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby **PERMIT** the above development in accordance with the application dated 30/07/2021 and drawing numbers: Planning Statement, A/01/100, A/01/101, A/01/102, A/01/103, A/02/101 Rev A, A/02/102 Rev A, A/01/103.

SEE SCHEDULE OF CONDITIONS ATTACHED

24/09/2021

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

NOTE:

1. You can find advice in regard to your rights of appeal at: www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent

2. This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.

For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

Planning Service

Rob Krzyszowski Assistant Director Planning, Building Standards & Sustainability

HGY/2021/2365

The following conditions have been applied to this consent and these conditions must be complied with:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The approved plans comprise drawing nos: Planning Statement, A/01/100, A/01/101, A/01/102, A/01/103, A/02/101 Rev A, A/02/102 Rev A, A/01/103. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. Notwithstanding the approved plans a coloured black metal finish shall be applied to the external staircase, unless otherwise agreed in writing with the local planning authority.

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 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

INFORMATIVE: In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

24/09/2021

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2021/2365 **Ward:** Highgate

Date received: 30/07/2021

Drawing number of plans: Planning Statement, A/01/100, A/01/101, A/01/102, A/01/103, A/02/101 Rev A, A/02/102 Rev A, A/01/103.

Address: 34 Talbot Road N6 4QP

Proposal: Proposed extension to existing balcony with new glass balustrade, spiral staircase access to the rear garden (to replace existing stairs) and new bi-fold doors to existing opening on rear elevation

Applicant: Marina Perris

Ownership: Private

Officer contact: Anestis Skoupras

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

2.1 This is an application for a proposed alteration to the rear of the property. It is proposed to extend the existing balcony above the ground roof of the ground floor associated with the replacement of the staircase which lead to the rear garden and also the installation of bi-folding doors at the first floor level.

Site and Surroundings

2.2 The application site comprises a three-storey mid-terrace dwellinghouse situated on the south-eastern part of Talbot Road. The site is situated within Highgate Conservation Area but it does not fall within the curtilage of a listed building. The surrounding area is residential in character.

Relevant Planning and Enforcement history

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

2.4 There is no planning history in relation to the site.

3. CONSULTATION RESPONSE

3.1 The responses below were received following consultation on the application:

Internal:

1) LBH Conservation Officer:

No response received.

4. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 8 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

5.2 The following local groups/societies made representations:

-

5.3 The following Councillor(s) made representations:

-

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

-

5.5 The following issues raised are not material planning considerations:

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning considerations raised by the proposed development are:

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

Design, appearance and impact on the character and appearance of the conservation area

6.2 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.

6.3 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.

6.4 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.

6.5 Planning permission is sought for proposed alteration to the rear of the property. The application site has an existing roof terrace at first floor level above the existing extension. The roof terrace is finished in black metal balustrades. There is no planning history which would show this roof terrace; however it is considered to have been in situ for more than four years, and therefore is lawful.

The proposed roof terrace would span the depth of the existing one along the rear elevation. A spiral staircase is proposed to replace an existing timber one. The existing doors at the balcony will be replaced with bi-folding glazed doors finished in white frames. A small storage unit is proposed at the rear of the balcony.

Neighbouring properties have similar developments therefore the replacement of the balcony with glazed balustrade is acceptable in principle. It is also

considered that the proposals would be sensitive to the building and to not detract from the development pattern of the locality.

A condition will be imposed to secure that the staircase will be finished in black colour to ensure a satisfactory appearance of the development.

Mindful of the location of the building and the rear elevation in question, the impacts on the character and appearance of the building and on the conservation area are very limited and are not viewed to be material.

Impact on neighbouring amenity

6.6 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.

6.7 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.

6.8 The proposed staircase would have a smaller footprint in comparison with the existing one while being set in from the existing brick wall between no.34 and It is therefore considered to not cause any significant impact in terms of overlooking towards this neighbouring property.

6.9 The proposal, due to its modest additions would not significantly increase residential amenity issues towards neighbouring properties. The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

Conclusion

6.10 The proposal is considered acceptable.

6.11 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted/refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. CIL APPLICABLE

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

8. RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2021/2365

Applicant's drawing No.(s): Planning Statement, A/01/100, A/01/101, A/01/102, A/01/103, A/02/101 Rev A, A/02/102 Rev A, A/01/103.

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

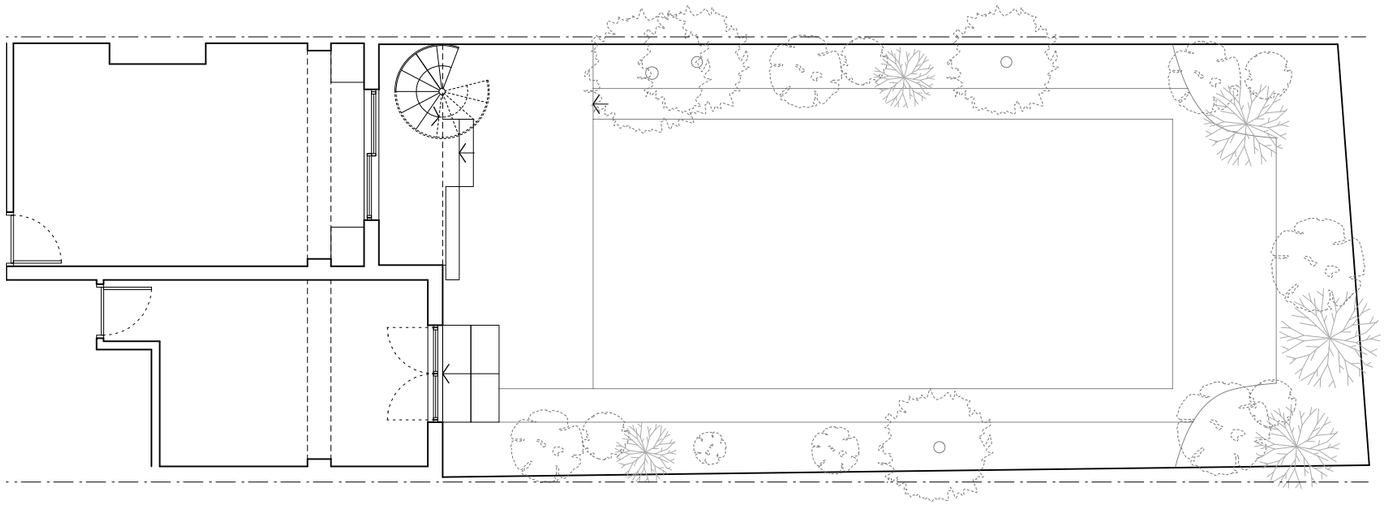
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The approved plans comprise drawing nos: Planning Statement, A/01/100, A/01/101, A/01/102, A/01/103, A/02/101 Rev A, A/02/102 Rev A, A/01/103. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

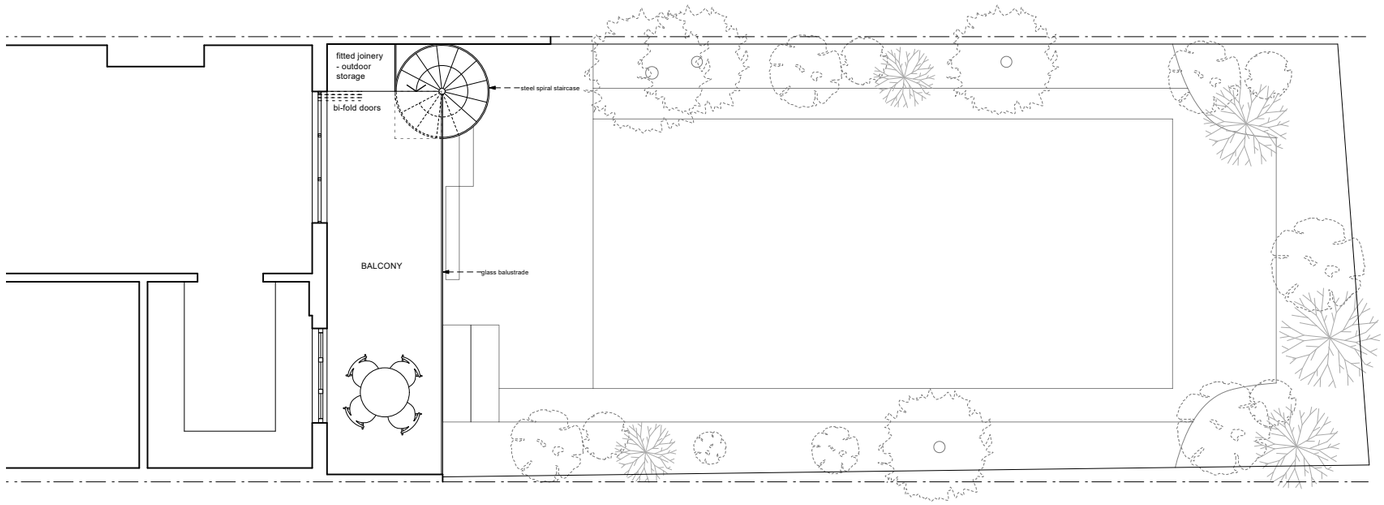
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. Notwithstanding the approved plans a coloured black metal finish shall be applied to the external staircase, unless otherwise agreed in writing with the local planning authority.

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 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

WILLIAM TOZER
a s s o c i a t e s

RIBA chartered practice NZIA practice
UK | EU AU | NZ USA
42–44 New House 67–68 Hatton Garden London EC1N 8JY
t +44 (0)20 7404 0675
enquiries@williamtozerassociates.com
www.williamtozerassociates.com

0 1 2 3 4m

Rev		Date
A	stage 3: developed design -issued for information -client -council	30.07.21
A	stage 3: developed design -issued for information -client	29.07.21
-	stage 2: concept design -issued for information -client	14.07.21

DRAWING STATUS **Information**

Issued only for purpose indicated

This drawing to be read in conjunction with all consultants information.

All dimensions to be checked on site.
Do not scale, except for planning purposes.

This drawing is protected by copyright.

JOB NUMBER 278

JOB TITLE
Perris Myttas Residence
34 Talbot Road
London
N6 4QP

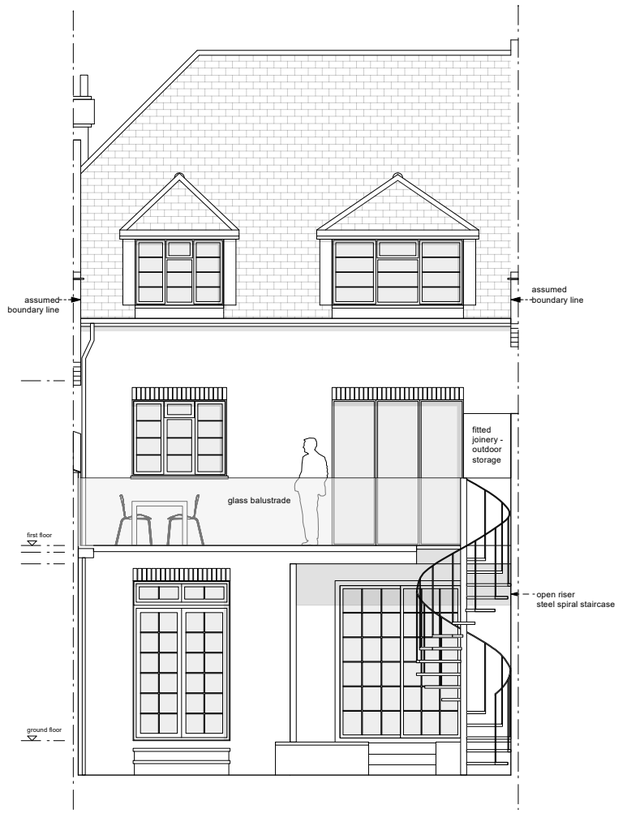
DRAWING TITLE
Ground & First Floor Plans
proposed

SCALE: 1:100 @ A3

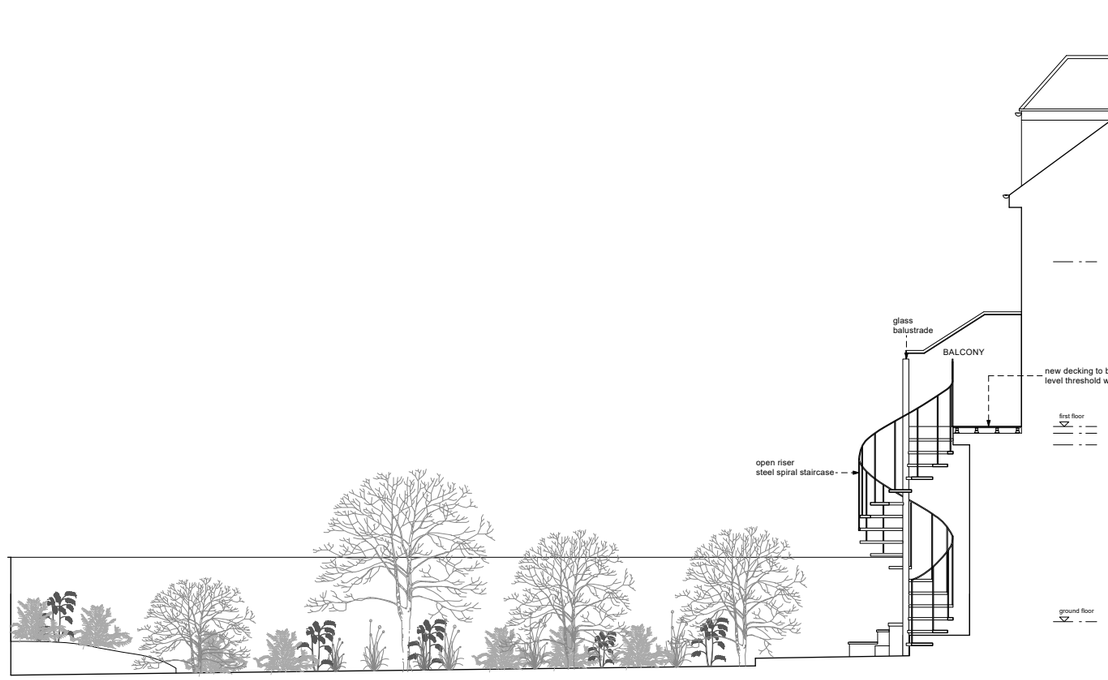
DATE: July 2021

DRAWING NO. A/02/101

REV A



REAR ELEVATION



SIDE ELEVATION

WILLIAM TOZER
associates

RIBA chartered practice NZIA practice
UK | EU AU | NZ USA
42–44 New House 67–68 Hatton Garden London EC1N 8JY
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www.williamtozerassociates.com

0 1 2 3 4m

Rev		Date
A	stage 3: developed design -issued for information -client -council	30.07.21
A	stage 3: developed design -issued for information -client	29.07.21
-	stage 2: concept design -issued for information -client	14.07.21

DRAWING STATUS **Information**

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JOB NUMBER 278

JOB TITLE
Perris Myttas Residence
34 Talbot Road
London
N6 4QP

DRAWING TITLE
Elevations
proposed

SCALE: 1:100 @ A3

DATE: July 2021

DRAWING NO. A/02/102

REV A



REAR ELEVATION

WILLIAM TOZER
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0 1 2 3 4m

Rev		Date
-	stage 3: developed design -issued for information -client -council	30.07.21
-	stage 3: developed design -issued for information -client	29.07.21

DRAWING STATUS **Information**

Issued only for purpose indicated

This drawing to be read in conjunction with all consultants information.

All dimensions to be checked on site.
Do not scale, except for planning purposes.

This drawing is protected by copyright.

JOB NUMBER 278

JOB TITLE
Perris Myttas Residence
34 Talbot Road
London
N6 4QP

DRAWING TITLE
Rear Elevation with context
proposed

SCALE: 1:100 @ A3

DATE: July 2021

DRAWING NO. A/02/103

REV -

Appendix E

Permission, Report and Elevations

HGY/2025/1565, 9E Talbot Road

Mr Luke Fallon
9E Talbot Road
London
London
United Kingdom
N6 4QS

28 November 2025

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
NOTICE OF PLANNING PERMISSION

Case Reference	**HGY/2025/1565**
Location	**Flat E, 9 Talbot Road, Hornsey, London, N6 4QS**
Proposal	**Replacement of ground floor rear window and door with double glazed uPVC window and door.**
Received	**12 June 2025**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby PERMIT the above development received on the above date.

Head of Development Management and Planning Enforcement
Planning Service

Planning Service
5th Floor, Alexandra House,
10 Station Road, Wood Green,
London, N22 7TY
T 020 8489 5504
www.haringey.gov.uk

Conditions: (2)

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 completed in accordance with the approved plans and drawings listed below except where conditions to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for an non-material amendment.

Approved plans list:
TQRQM25161001210959.pdf
Existing rear elevation - 9E Talbot Road - E02.pdf
LocationPlan.pdf
9E Talbot Road - Design and Access Statement.docx
Existing floor plan - 9E Talbot Road - E01.pdf
Proposed floor plan - 9E Talbot Road - P01.pdf
Proposed rear elevation - 9E Talbot Road - P02.pdf
9E Talbot Road - Works sheets - Plans and Drawings.pdf
Dbiss00700_BS_Flat E_ 9 Talbot Road_ London N6 4QS (1).pdf

Reason: For the avoidance of doubt and in the interests of proper planning.

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

Planning Service
5th Floor, Alexandra House,
10 Station Road, Wood Green,
London, N22 7TY
T 020 8489 5504
www.haringey.gov.uk

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.

1 You can find advice in regard to your rights of appeal at: https://www.gov.uk/appeal-planning-decision.

2 This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

3 For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.

Planning Service
5th Floor, Alexandra House,
10 Station Road, Wood Green,
London, N22 7TY
T 020 8489 5504
www.haringey.gov.uk

Officer Report

Application Number:	**HGY/2025/1565**
Application Type:	**Full planning permission**
Address:	Flat E, 9 Talbot Road, Hornsey, London, N6 4QS
Proposal:	Replacement of ground floor rear window and door with double glazed uPVC window and door.
Case Officer:	Mark Chan
Valid Date:	23/09/2025
Applicant:	Mr Luke Fallon
Agent:	

RECOMMENDATION

Approve with Conditions

1. Consultation

No objection was received in response to notification and publicity of the application.

2. Planning assessment

The application site is a two-storey, semi-detached property on the eastern side of Talbot Road that has been converted into residential flats. The site is located within the Highgate Conservation Area but is not in the vicinity of a listed building.

The relevant planning history in relation to this site is noted.

HGY/2015/2903 – Replacing windows and door in rear elevation, installation of new openable glass roof hatch on existing extension enlarging existing rear extension with infill. Approved 26/11/2015.

HGY/2015/2801 – Demolition of existing single storey rear extension and construction of enlarged replacement extension (with additional minor internal alterations). Approved 08/01/2016.

HGY/2013/1848 – rection of single storey rear side infill extension and changing of window to door to front elevation. Approved 09/09/2013.

OLD/1976/1299 – 6/1/76 Erection of a garden hut at end of rear garden. Approved 12/02/1976.

OLD/1971/1153 – Conversion into 5 self-contained flats. Approved 12/10/1971.

This application is being considered against DPD Policy DM12 ‘Housing Design and Quality’ which seeks to ensure that alterations to existing residential buildings to be of a high, site specific, and sensitive design quality, and to respect the period, architectural characteristics, detailing of original buildings. Equally DPD Policy DM1 ‘Delivering High Quality Design’, which requires development proposals to relate positively to their locality, is a consideration.
Applications within a conservation area must also comply with Policy DM9 of the Development Management Development Plan 2017, ensuring that any proposed development preserves or enhances the area's character and appearance. This policy emphasises the importance of assessing the impact on heritage assets and their settings, requiring that any alterations or additions be sensitive

to the historic fabric and contribute positively to the conservation area's visual coherence and architectural integrity.

This application is seeking consent for the replacement of the existing ground floor rear window and door with double glazed uPVC window and door. From the details submitted, it is shown that the proportions and direction and size of opening would largely match the existing design. Whilst the material of the window frames and rear door would be changed to uPVC, the colour of the window and door would remain white.

Whilst it is the replacement of timber window and door with uPVC is not normally supported in a Conservation Area, the window and door in question are not considered original as they are within an existing rear extension. Due to the rear location, the new window and door would not be visible from public view.

Furthermore, the replacement window and door here would deliver benefits in terms of greater thermal efficiency and sound insulation, which are considerations that also need to be taken into account in considering this application, in particular mindful of Haringey's Climate Change Action Plan (HCCAP) and the objective to be net zero carbon by 2041.

Overall, the use of uPVC window and door here would not materially impact the external appearance of this property and the historic significance of the Conservation Area, nor do such works present any issues in terms of amenity for neighbouring occupiers. For the reasons outlined above, the works here are considered acceptable on this occasion and in accordance with relevant planning policies.

The proposal would comply with Policies DM9 of the Development Management, Development Plan 2017 and would preserve or enhance the character and appearance of the conservation area. Overall, the proposal would be acceptable in design and heritage terms.

3. Recommendation

It is therefore recommended that this application be APPROVED 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 completed in accordance with the approved plans and drawings listed below except where conditions to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for an non-material amendment.

Approved plans list:
TQRQM25161001210959.pdf
Existing rear elevation - 9E Talbot Road - E02.pdf
LocationPlan.pdf
9E Talbot Road - Design and Access Statement.docx
Existing floor plan - 9E Talbot Road - E01.pdf
Proposed floor plan - 9E Talbot Road - P01.pdf

Proposed rear elevation - 9E Talbot Road - P02.pdf
9E Talbot Road - Works sheets - Plans and Drawings.pdf
Dbiss00700_BS_Flat E_ 9 Talbot Road_ London N6 4QS (1).pdf

Reason: For the avoidance of doubt and in the interests of proper planning.

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.

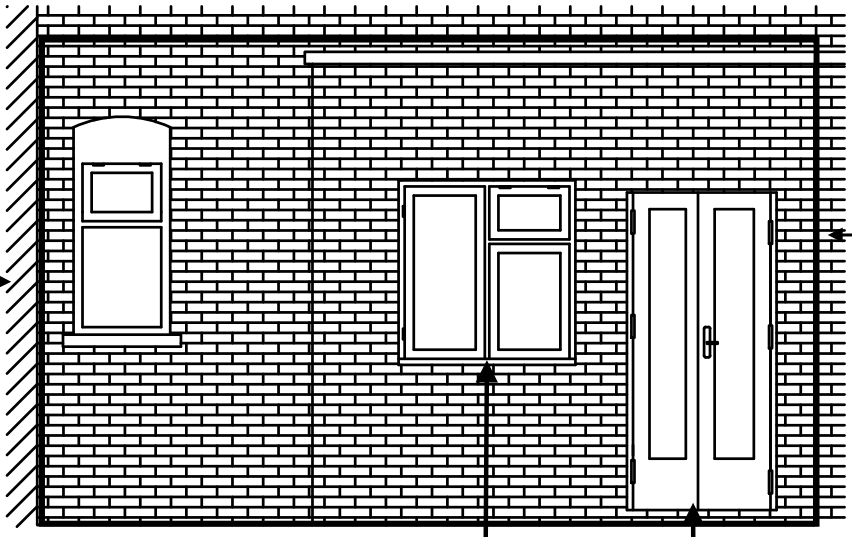
INFORMATIVE: Land Ownership

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.

9E Talbot Road, London, N6 4QS
Existing Rear Elevation
Scale: 1:50 at A4

Key:
Boundary Line



Party wall with 7 Talbot Road

Party wall with 9D Talbot Road

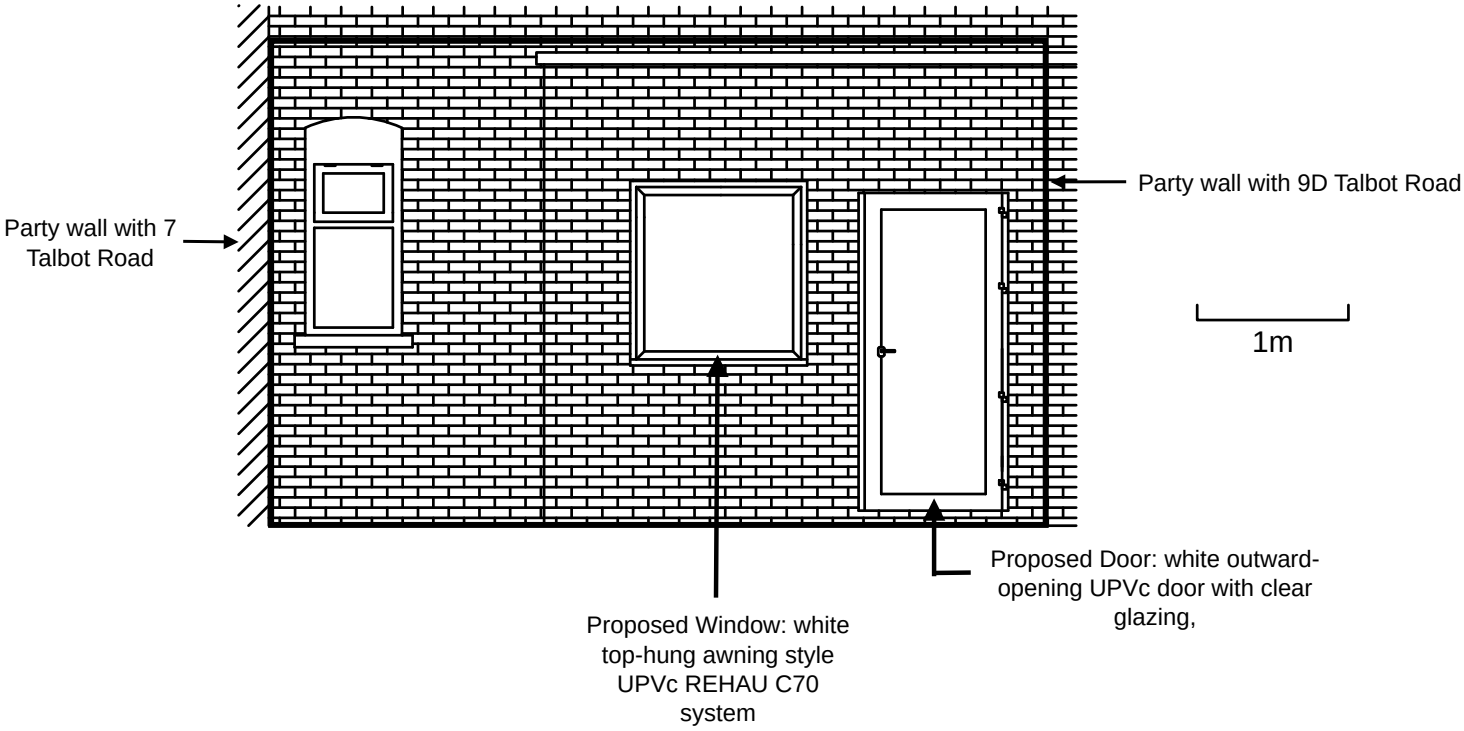
1m

Existing Door: painted white timber French door unit

Existing Window: painted white timber casement window with a top-hung section

9E Talbot Road, London, N6 4QS
Proposed Rear Elevation
Scale: 1:50 at A4

Key:
Boundary Line



Appendix F

Permission, Report, Form and Drawings

HGY/2012/1235, 55C Talbot Road

Mr David Mercer
DVM Architects
4A Murray Street
London
NW1 9RE

On behalf of
Mr Simon Bell
55C Talbot Road
London
N6 4QX

Planning Application Reference No. **HGY/2012/1235**

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1995 (AS AMENDED)

NOTICE OF PLANNING PERMISSION

Location: **55C Talbot Road N6**

Proposal: **Enlargement of existing windows at ground and first floor levels and creation of juliette balcony at first floor level.**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby **PERMIT** the above development in accordance with the application dated 19/06/2012 and drawing numbers: 1803-01, 1803-02, 1803-03, 1803-04, 1803-05, 1803-06 & 1803-07.

SEE SCHEDULE OF CONDITIONS ATTACHED

09/08/2012

Paul Smith
Head of Development Management
Planning, Regeneration & Economy

NOTE: 1. Attention is particularly drawn to the schedule AP1 attached to the notice which sets out the rights of Applicants who are aggrieved by the decisions of the Local Planning Authority.
2. This decision does not purport to convey any approval or consent which may be required under the Building Regulations 1991, any byelaws or any enactment other than the Town and Country Planning Act 1990.

Director of Place & Sustainability **Lyn Garner**

HGY/2012/1235

The following conditions have been applied to this consent and these conditions must be complied with:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

REASON FOR APPROVAL

The proposed alterations to the rear elevation of this property are considered acceptable in size and design. The alterations will not adversely affect the residential amenities to adjoining occupiers. The proposal is considered to be in accordance with Policies UD3 'General Principles' and UD4 'Quality Design' of the adopted Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG1a 'Design Guidance' and the Council's 'Housing' SPD.

09/08/2012

Paul Smith
Head of Development Management
Planning, Regeneration & Economy

APPEALS TO THE SECRETARY OF STATE
TOWN AND COUNTRY PLANNING ACT 1990

Notes for guidance about appeal procedures in England.

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town & Country Planning Act 1990.

- If you want to appeal then you must do so within six months from the date of the local planning authority's decision against which you are appealing or if the decision relates to the same or substantially the same land and development as is already the subject of an enforcement notice you must appeal within 28 days of the date of this notice. If an enforcement notice is subsequently served then you have 28 days from the date of the enforcement notice or 6 months of this decision whichever period expires earlier, using a form which you can get from:-

  The Planning Inspectorate
  Temple Quay House
  2 The Square
  Temple Quay
  Bristol
  BS1 6PN

  Tel: 0117 372 6372 Fax: 0117 372 8782

  www.planning-inspectorate.gov.uk

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this unless there are special circumstances which excuse the delay in giving notice of appeal.

- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provision of the development order and to any directions given under the order.

- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

Purchase Notices

- If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

- In these circumstances, the owner may serve a purchase notice on the London Borough Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Compensation

- In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on an appeal or on reference of the application to him.

- These circumstances are set out in Parts IV and V and related provisions of the Town and Country Planning Act 1990.

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 07/08/2012

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

Reference No: HGY/2012/1235 **Ward:** Highgate

Date received: 19/06/2012

Last amended date: 07/08/2012

Drawing number of plans: 1803-01, 1803-02, 1803-03, 1803-04, 1803-05, 1803-06 & 1803-07.

Address: 55C Talbot Road N6 4QX

Proposal: Enlargement of existing windows at ground and first floor levels and creation of juliette balcony at first floor level.

Existing Use: Residential – dwelling

Proposed Use: Residential – dwelling

Applicant: MrSimon Bell

Ownership: Private

PLANNING DESIGNATIONS

Retrieved from GIS on 20/06/2012Retrieved from GIS on 20/06/2012 Conservation AreaConservation AreaUNKNOWNRoad Network: B Road

Officer contact: Awot Tesfai

RECOMMENDATION

GRANT PERMISSION

SITE AND SURROUNDINGS

The application site is located on Talbot Road, which is situated off Archway Road. The application site lies within the Highgate Conservation Area. The site forms part of a row of semi-detached properties comprising of three-storeys. The original property has been divided into 3 flats.

PLANNING HISTORY:

Planning - HGY/1989/1008 – REF - 04-02-90 - 55C Talbot Road London - Erection of second floor rear extension above existing back addition.

Planning - HGY/2008/2070 – REF - 09-12-08 - 55a Talbot Road London - Replacement of existing timber doors with new timber doors and formation of garden area at basement level.

Planning - HGY/2012/1235 – PENDING - 55C Talbot Road London - Enlargement of existing windows at ground and first floor levels and creation of Juliette balcony at first floor level

Planning - HGY/2012/1239 - Flat C 55 Talbot Road London - Minor alterations to fenestration including erection of second floor rear roof extension and porch to ground floor entrance.

Planning - OLD/1976/1300 – WDN - 29-04-76 - 55 Talbot Road - 16/1/76 Erection of a 2 storey rear extension to provide bedrooms on 1st floor and open patio on ground.

Planning - OLD/1982/1440 – GTD - 31-08-82 - 55 Talbot Road - 12/7/82 Conversion of house into three maisonettes including construction of habitable rooms in roof space and first floor rear extension.

Planning Enforcement History

No enforcement history

DETAILS OF PROPOSAL

This proposed application seeks to undertake the enlargement of existing windows at ground and first floor levels and creation of juliette balcony at first floor level.

Background
This site is the subject of two current full planning applications. The other accompanying planning application ref: HGY/2012/1239 seeks to undertake minor alterations to fenestration including erection of second floor rear roof extension and porch to ground floor entrance.

CONSULTATION

Ward Councillors

Internal
LBH Conservation & Design

Amenity Groups
Highgate CAAC
Highgate society

Internal
Conservation & Design

External
28 Neighbouring properties

RESPONSES

HIGHGATE CAAC
Considers that the proposed balcony may raise overlooking issues. Neighbours' views must be taken in to account.

RELEVANT PLANNING POLICY

Haringey Unitary Development Plan (2006)

UD3 General Principles
UD4 Quality Design
CSV1 Development in Conservation Areas
CSV5 Extensions and Alterations in Conservation Areas

Haringey Supplementary Planning Guidance and Documents

SPG1a Design Guidance
SPG2 Conservation & Archaeology

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues in respect of this current application would be; the impact on appearance of the building and on the amenities of adjoining residents.

Policy UD4 relates to the overall design and scale of the development in regard to the site and the surrounding area. Policy UD3 relates to the impact of a development on the amenity of neighbouring properties and the locality generally. SPG1a states that extensions or alterations to buildings should be subordinate in scale to the original building and should respect its architectural character.

The proposed application seeks to undertake the enlargement of existing windows at ground and first floor levels and creation of juliette balcony at first floor level.

The application proposes to enlarge and modify the existing window openings at ground and first floor levels to the rear of the building and the flank elevation at ground floor level would be slightly raised in height with brick soldier course detailing added above.

The first floor rear window would be replaced with a window/door opening in wards and glass Juliette balcony with stainless steel handrails 1.16m high balustrade. The balustrade would be opaque glass to minimize visibility but allow sufficient light. This Juliette balcony would is not designed to allow users to step out on to a terrace. These proposed alterations require planning permission as the property is divided into flats.

Impact on appearance

The scale of the proposal consisting of new ground floor window, alterations to windows on the flank wall of the ground floor and insertion of first floor window and door with Juliette balcony would not be considered out of proportion with the existing building and neighbouring properties. These alteration would not been seen from the public realm. The size of the openings and associated window fittings would not be detrimental to the visual amenities of the area, nor would they detract from this part of Highgate conservation Area.

Impact on amenity

The proposed application property is positioned more than 6m from the neighbouring property at no 57 Talbot Road. The adjoining property of no 55B is set back from no 55C. The garden of no 55B directly adjoins with no 55C and although there would be some elements of additional overlooking on to the neighbouring gardens, it is not considered that this would unduly affect the level of privacy presently enjoyed by the residents of this residential unit.

The building in question projects deeper into the site than the adjoining properties as a result of previous extension to the property (Old/1976/1300).

Although there appears to be some properties on the rear elevation that have implemented rear terraces, there is no planning history on record to suggest such consent was granted. The Juliette balcony would consist of inward opening doors as opposed to a projecting terrace, therefore minimising issues of overlooking to adjoining neighbouring properties. Furthermore, site photos indicate that the closest neighbouring property of no 53 is well screened with high boundary treatments (well established tall trees), in which case would mask any direct overlooking either in to the adjoining neighbouring windows or the neighbouring garden of no 53.

There have been no objections from neighbouring properties. However, the Highgate CAAC has stated that the proposed Juliette balcony at first floor level may give rise to additional levels of overlooking. From undertaking a site visit and carrying out further observations and assessments it is thought that this proposed application would have no greater degree of overlooking than the windows at first and second floor levels, and the doors being in ward opening would not allow occupants of the proposed dwelling to have complete views across neighbouring properties any greater than views from an open window.

CIL APPLICABLE

N/A

SUMMARY AND CONCLUSION

To conclude the proposed enlargement of existing windows at ground and first floor levels and creation of Juliette balcony at first floor level are considered acceptable for the following reasons; this would be considered modest in scale and subordinate to the existing dwelling, the proposed Juliette style balcony would not detract from the visual appearance of the property, adjoining properties or the overall Highgate Conservation Area. The proposed Juliette style balcony would not introduce additional levels of overlooking, in which case would not result to an impact on the amenities of adjoining properties. As such it would be in accordance with policies UD3 ‘General Principles’, UD4 ‘Quality Design’, CSV5 ‘Alterations and extensions in conservation areas’ and CSV1 ‘Development in Conservation Areas’ of the Haringey Unitary Development Plan (2006) and the Councils supplementary Planning Guidance (2006) SPG 1a ‘Design Guidance’. It is therefore appropriate to recommend that planning permission be APPROVED.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2012/1235

Applicant's drawing No. (s) 1803-01, 1803-02, 1803-03, 1803-04, 1803-05, 1803-06 & 1803-07.

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

   Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

   Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

REASON FOR APPROVAL

The proposed alterations to the rear elevation of this property are considered acceptable in size and design. The alterations will not adversely affect the residential amenities to adjoining occupiers. The proposal is considered to be in accordance with Policies UD3 'General Principles' and UD4 'Quality Design' of the adopted Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG1a 'Design Guidance' and the Council's 'Housing' SPD.

Planning, Regeneration & Economy
Level 6, River Park House, 225 High Road, Wood Green, London N22 8HQ
Tel: 020 8489 1000 **Email:** planningcustomercare@haringey.gov.uk
www.haringey.gov.uk
Haringey Council

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: Simon | Surname: Bell

Company name:

Street address: 55c Talbot Road

Town/City: London

County:

Country:

Postcode: N6 4QX

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: David | Surname: Mercer

Company name: DVM Architects

Street address: 4A
Murray Street

Town/City: London

County:

Country: United Kingdom

Postcode: NW1 9RE

	Country Code	National Number	Extension Number
Telephone number:		02074852121	
Mobile number:		07815937469	
Fax number:			

Email address: studio@dvmarch.com

3. Description of the Proposal

Please describe the proposed development including any change of use:

Enlargement of existing windows at ground and first floor levels and erection of juliette balcony

Has the building, work or change of use already started? ( ) Yes (•) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 55 Suffix: C

House name:

Street address: Talbot Road

Town/City: London

County:

Postcode: N6 4QX

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 528158

Northing: 188299

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ○ Yes ◉ No

Is a new or altered pedestrian access proposed to or from the public highway? ○ Yes ◉ No

Are there any new public roads to be provided within the site? ○ Yes ◉ No

Are there any new public rights of way to be provided within or adjacent to the site? ○ Yes ◉ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ○ Yes ◉ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ◉ Yes ○ No

If Yes, please provide details:

1803-02
-as existing

Have arrangements been made for the separate storage and collection of recyclable waste? ◉ Yes ○ No

If Yes, please provide details:

1803-02
-as existing

8. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ○ Yes ◉ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Windows - description:

Description of *existing* materials and finishes:

white upvc

Description of *proposed* materials and finishes:

grey aluminium

9. (Materials continued)

Others - description:

Type of other material: juliette balcony

Description of *existing* materials and finishes:

none

Description of *proposed* materials and finishes:

glass and painted steel

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (•) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

1803-01, 02, 03, 04, 05, 06, 07
Design and Access Statement

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer [X] Package treatment plant [ ] Unknown [ ]

Septic tank [ ] Cess pit [ ]

Other

Are you proposing to connect to the existing drainage system? (•) Yes ( ) No ( ) Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

1803-02

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ( ) Yes (•) No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ( ) Yes (•) No

Will the proposal increase the flood risk elsewhere? ( ) Yes (•) No

How will surface water be disposed of?

[ ] Sustainable drainage system [X] Main sewer [ ] Pond/lake

[ ] Soakaway [ ] Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

14. Existing Use

Please describe the current use of the site:

residential

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ○ Yes ◉ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ○ Yes ◉ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ○ Yes ◉ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known

21. Site Area

What is the site area? 149 sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

not applicable

Is the proposal for a waste management development? ○ Yes ◉ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

◉ The agent ○ The applicant ○ Other person

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

Notice recipient	Date notice served
Name: The Owner Number: 55 Suffix: A Street: Talbot Road Locality: Town: London Postcode: N6 4QX	27/04/2012
Name: The Owner Number: 55 Suffix: B Street: Talbot Road Locality: Town: London Postcode: N6 4QX	27/04/2012

Title: Mr First name: David Surname: Mercer

Person role: Agent Declaration date: 27/04/2012 ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr First Name: David Surname: Mercer

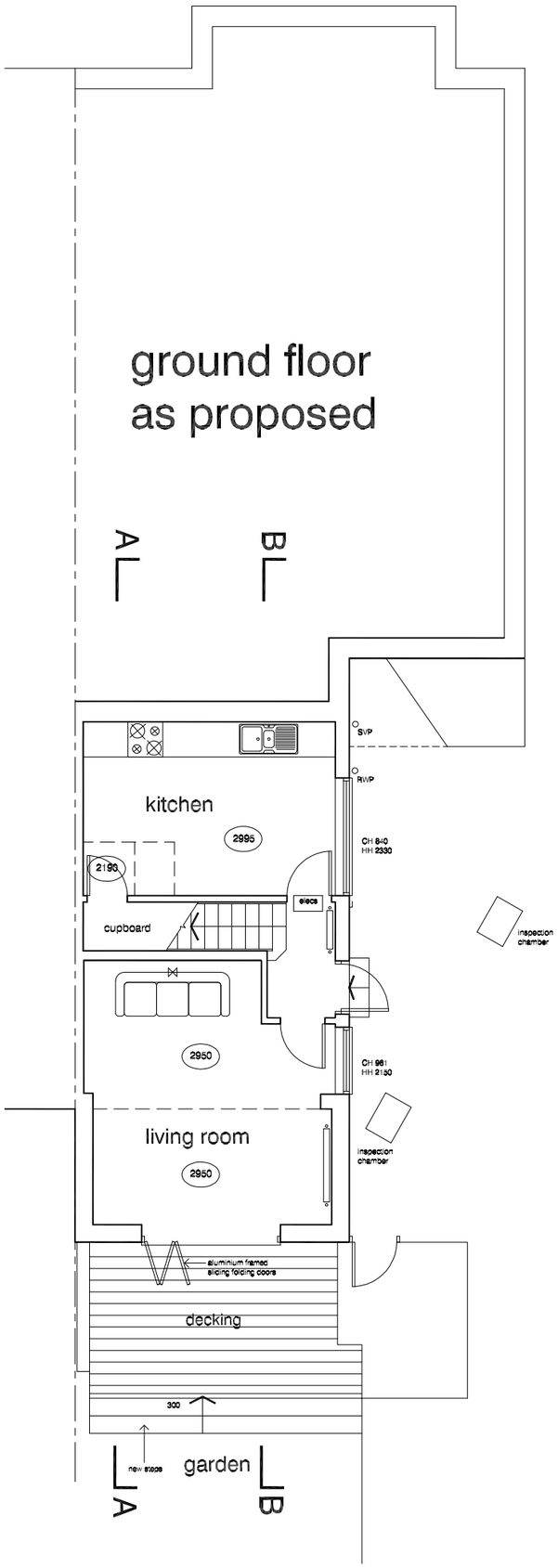
Person role: Agent Declaration date: 27/04/2012 ☒ Declaration Made

26. Declaration

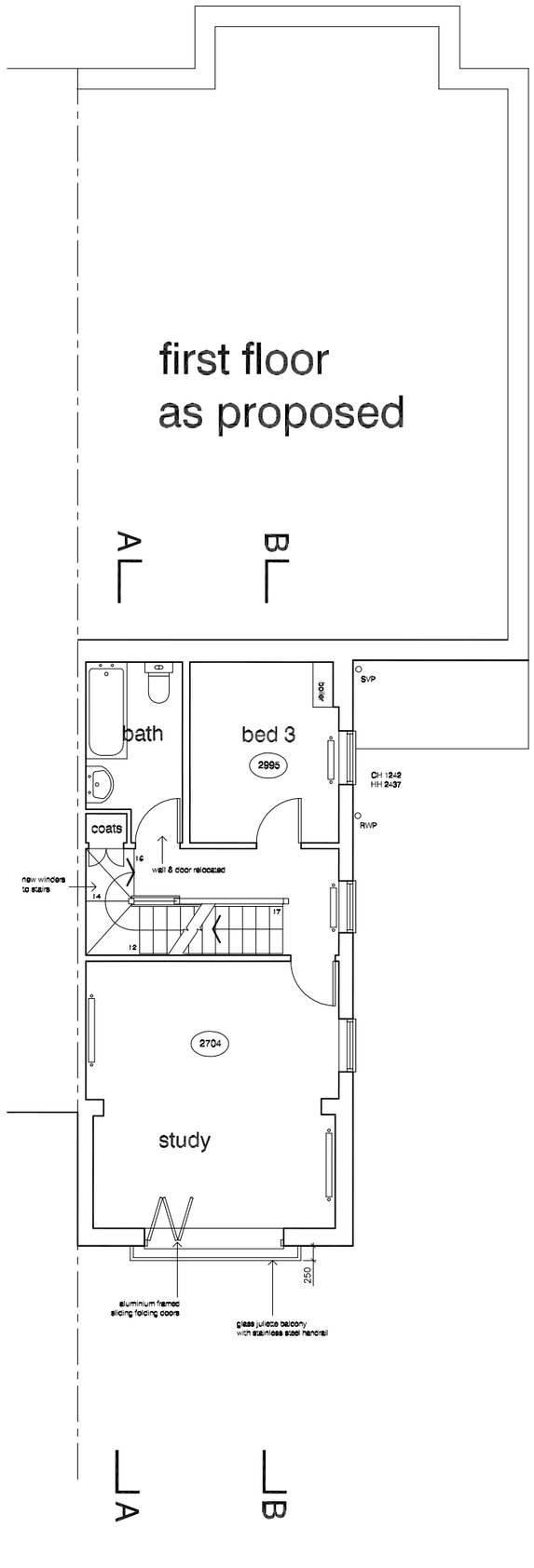
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 27/04/2012

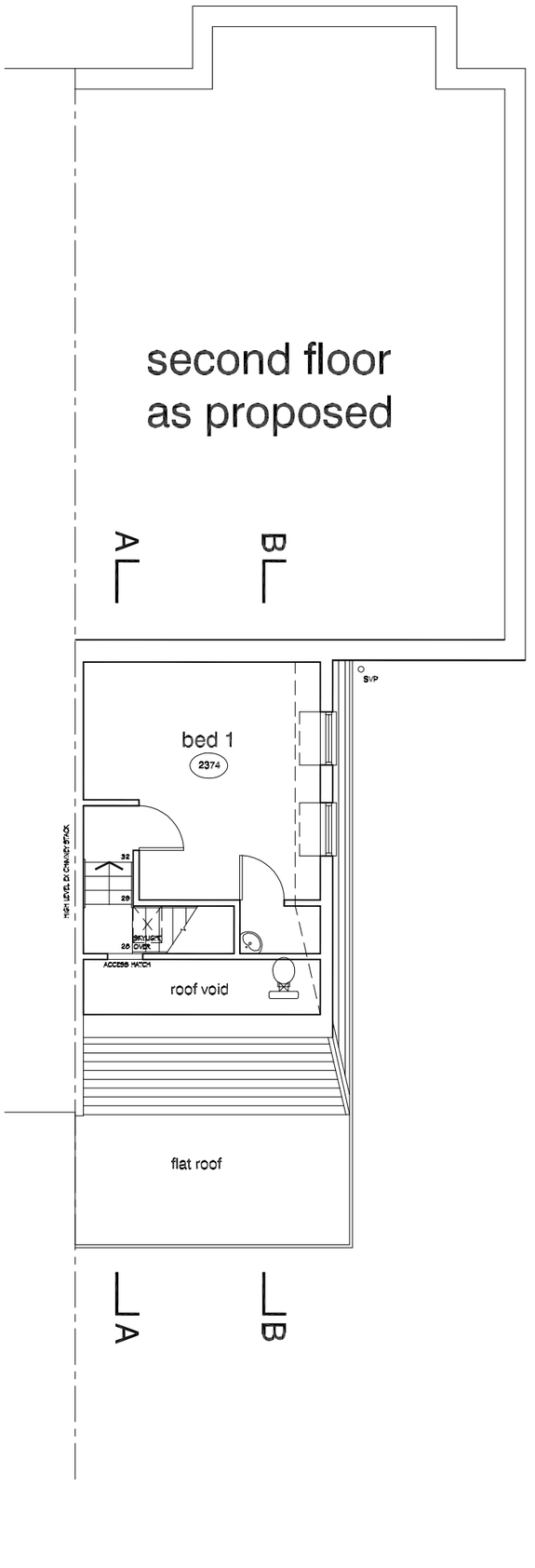
ground floor as proposed



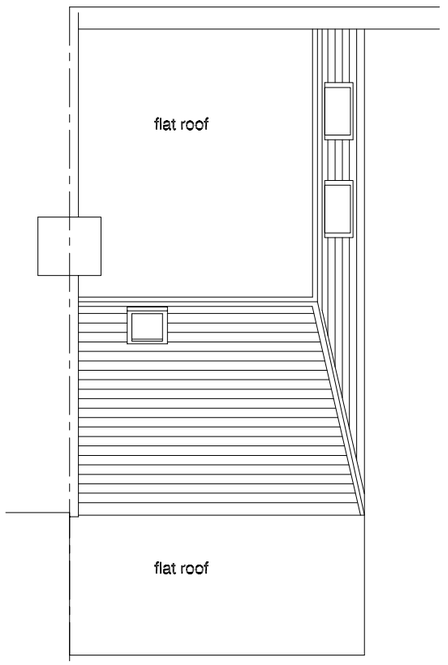
first floor as proposed

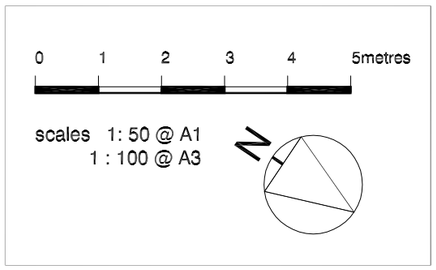


second floor as proposed



roof plan as proposed





DVM
ARCHITECTS
4a Murray Street . London . NW1 9RE
Telephone 0207 485 2121 . Facsimile 0207 267 2527
e-mail: studio@dvmarch.com

Client
Simon Bell & Patricia Allan

Project
55C Talbot Road
London N6

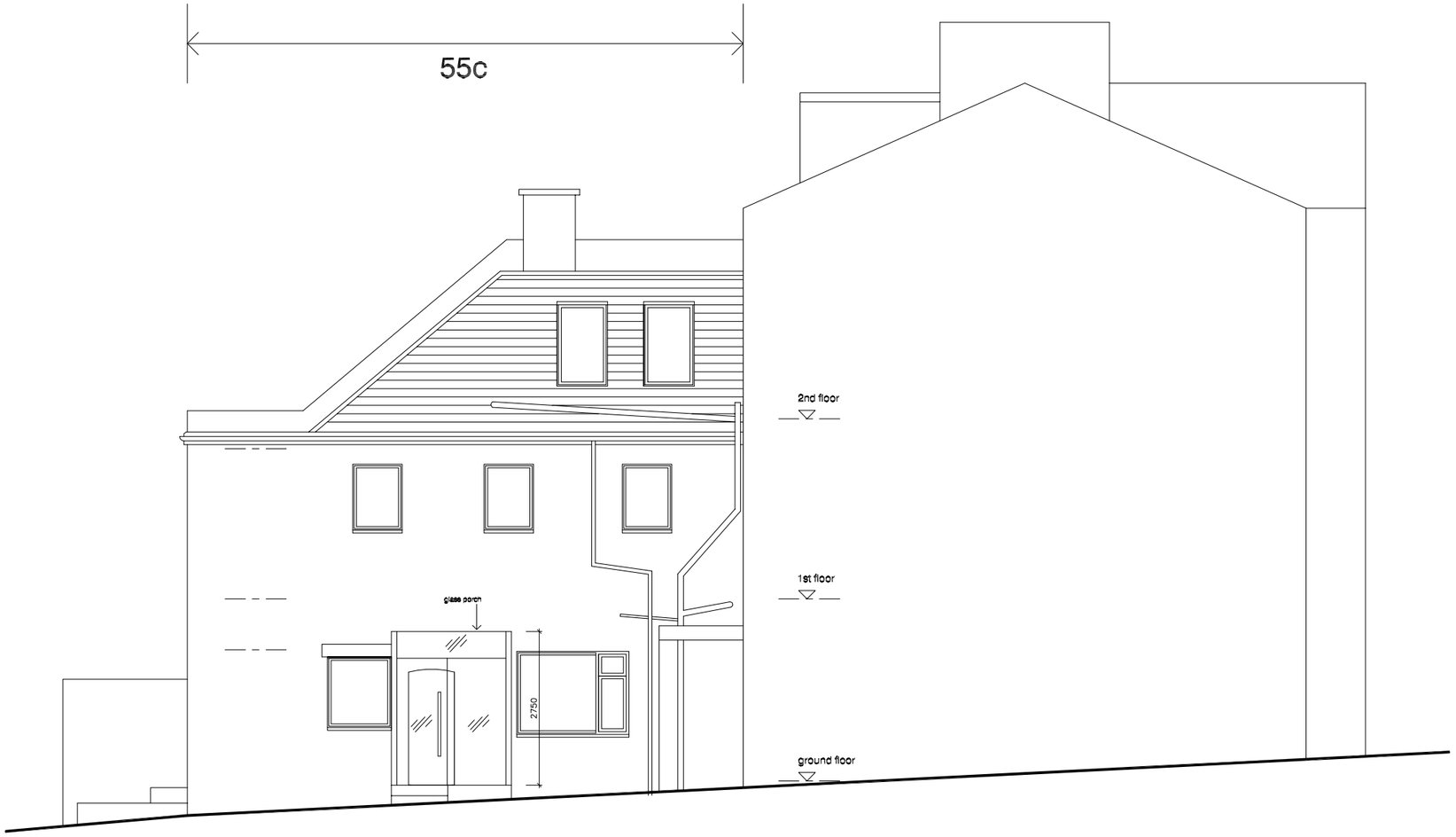
Title
Floor Plans
AS PROPOSED

Scale	Date	Job No.
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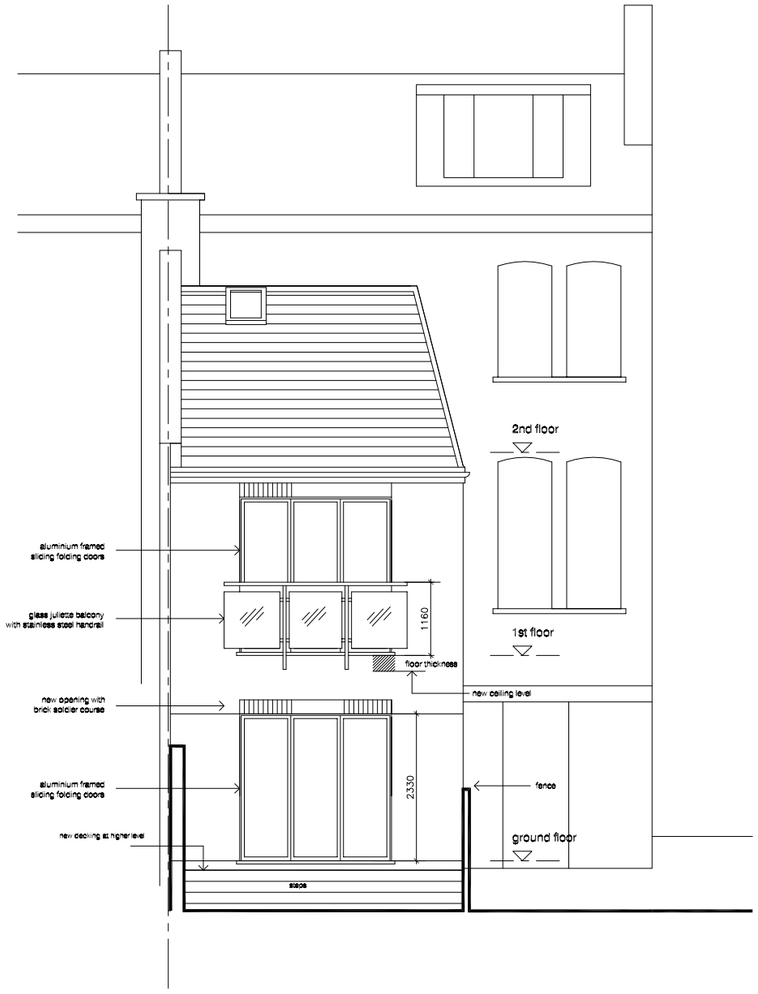
Drawing No.	Rev.
1803–05	

All dimensions are to checked on site.

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flank elevation as proposed



rear elevation as proposed

0 1 2 3 4 5metres

scales 1: 50 @ A1
1 : 100 @ A3

N

DVM
ARCHITECTS
4a Murray Street . London . NW1 9RE
Telephone 0207 485 2121 . Facsimile 0207 267 2527
e-mail: studio@dvmarch.com

Client
Simon Bell & Patricia Allan

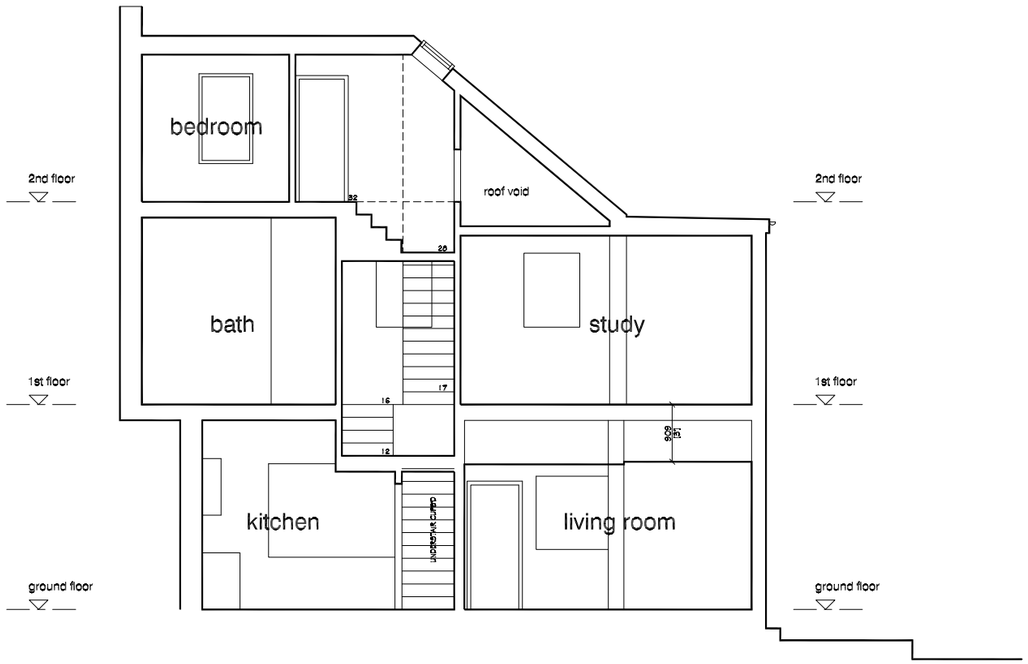
Project
55C Talbot Road
London N6

Title
Floor Plans
AS PROPOSED

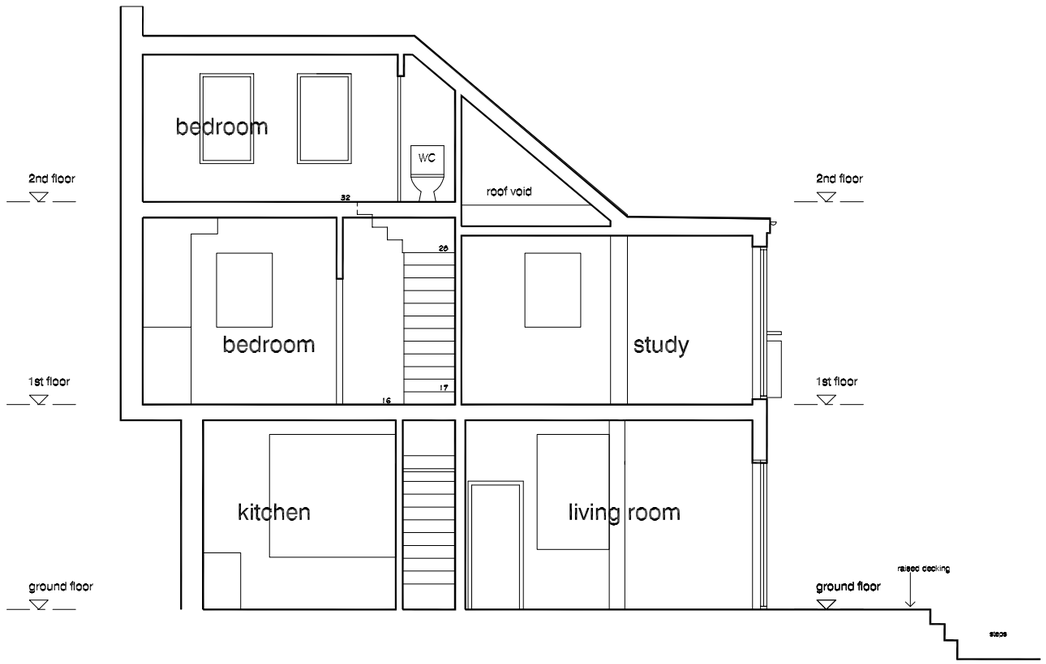
Scale	Date	Job No.
1: 50	27.04.12	1803

Drawing No.	Rev.
1803–06	

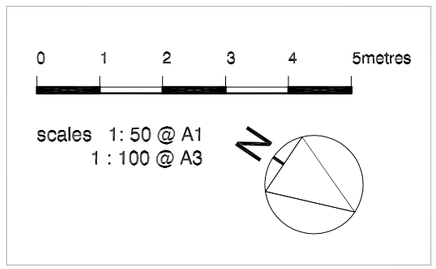
All dimensions are to checked on site.
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section AA as proposed



section BB as proposed



DVM
ARCHITECTS
4a Murray Street . London . NW1 9RE
Telephone 0207 485 2121 . Facsimile 0207 267 2527
e-mail: studio@dvmarch.com

Client
Simon Bell & Patricia Allan

Project
55C Talbot Road
London N6

Title
SECTIONS
AS PROPOSED

Scale	Date	Job No.
1: 50	27.04.12	1803

Drawing No.	Rev.
1803–07	

All dimensions are to checked on site.
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Appendix G

Permission, Report, Form and Drawings

HGY/2012/1239, 55C Talbot Road

Mr David Mercer
DVM Architects
4a Murray Street
London
NW1 9RE

On behalf of
Mr Simon Bell
Flat C
55 Talbot Road
London
N6 4QX

Planning Application Reference No. **HGY/2012/1239**

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1995 (AS AMENDED)

NOTICE OF PLANNING PERMISSION

Location: **Flat C 55 Talbot Road N6**

Proposal: **Minor alterations to fenestration including erection of second floor rear roof extension and porch to ground floor entrance.**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby **PERMIT** the above development in accordance with the application dated 19/06/2012 and drawing numbers: 1803-02, 03, 04, 08A, 09A & 10A.

SEE SCHEDULE OF CONDITIONS ATTACHED

10/08/2012

Paul Smith
Head of Development Management
Planning, Regeneration & Economy

NOTE: 1. Attention is particularly drawn to the schedule AP1 attached to the notice which sets out the rights of Applicants who are aggrieved by the decisions of the Local Planning Authority.
2. This decision does not purport to convey any approval or consent which may be required under the Building Regulations 1991, any byelaws or any enactment other than the Town and Country Planning Act 1990.

Director of Place & Sustainability **Lyn Garner**

HGY/2012/1239

The following conditions have been applied to this consent and these conditions must be complied with:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

REASONS FOR APPROVAL

The proposed second floor dormer and terrace would relate well to the existing dwelling and its position, limited size, pattern of fenestration, and materials mean that it would appear as a modest addition to the roof which would not be prominent, or detract from the appearance of the building or the character of the Highgate Conservation Area. The proposed dormer and terrace based on its; size, proportion, its setback form the first floor existing rear elevation and including the use of 1m high opaque glass in order to reduce visibility would ensure that no additional levels of overlooking would be created as a result of the proposed dormer and terrace. As such the proposal is in accordance with policies UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas' and CSV5 'Extensions and Alterations in Conservation Areas' of the Haringey Unitary Development Plan and the Councils SPG1a 'Design Guidance', SPG2 'Conservation & Archaeology' and Housing SPD 2008.

10/08/2012

Paul Smith
Head of Development Management
Planning, Regeneration & Economy

Director of Place & Sustainability **Lyn Garner**

APPEALS TO THE SECRETARY OF STATE
TOWN AND COUNTRY PLANNING ACT 1990

Notes for guidance about appeal procedures in England.

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town & Country Planning Act 1990.

- If you want to appeal then you must do so within six months from the date of the local planning authority's decision against which you are appealing or if the decision relates to the same or substantially the same land and development as is already the subject of an enforcement notice you must appeal within 28 days of the date of this notice. If an enforcement notice is subsequently served then you have 28 days from the date of the enforcement notice or 6 months of this decision whichever period expires earlier, using a form which you can get from:-

  The Planning Inspectorate
  Temple Quay House
  2 The Square
  Temple Quay
  Bristol
  BS1 6PN

  Tel: 0117 372 6372 Fax: 0117 372 8782

  www.planning-inspectorate.gov.uk

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this unless there are special circumstances which excuse the delay in giving notice of appeal.

- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provision of the development order and to any directions given under the order.

- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

Purchase Notices

- If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

- In these circumstances, the owner may serve a purchase notice on the London Borough Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Compensation

- In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on an appeal or on reference of the application to him.

- These circumstances are set out in Parts IV and V and related provisions of the Town and Country Planning Act 1990.

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 07/08/2012

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

Reference No: HGY/2012/1239 **Ward:** Highgate

Date received: 19/06/2012

Last amended date: 08/08/2012

Drawing number of plans: 1803-02, 03, 04, 08A, 09A & 10A.

Address: 55C Talbot Road N6 4QX

Proposal: Minor alterations to fenestration including erection of second floor rear roof extension and porch to ground floor entrance.

Existing Use: Residential – dwelling

Proposed Use: Residential – dwelling

Applicant: MrSimon Bell

Ownership: Private

PLANNING DESIGNATIONS

Retrieved from GIS on 20/06/2012Retrieved from GIS on 20/06/2012 Conservation AreaUNKNOWNRoad Network: B Road

Officer contact: Awot Tesfai

RECOMMENDATION

GRANT PERMISSION

SITE AND SURROUNDINGS

The application site is located on Talbot Road, which is situated off Archway Road. The application site lies within the Highgate Conservation Area. The site forms part of a row of semi-detached properties comprising of three-storeys.

PLANNING HISTORY:

Planning - HGY/1989/1008 – REF - 04-02-90 - 55C Talbot Road London - Erection of second floor rear extension above existing back addition.

Planning - HGY/2008/2070 – REF - 09-12-08 - 55a Talbot Road London - Replacement of existing timber doors with new timber doors and formation of garden area at basement level.

Planning - HGY/2012/1235 – PENDING - 55C Talbot Road London - Enlargement of existing windows at ground and first floor levels and creation of Juliette balcony at first floor level

Planning - HGY/2012/1239 - Flat C 55 Talbot Road London - Minor alterations to fenestration including erection of second floor rear roof extension and porch to ground floor entrance.

Planning - OLD/1976/1300 – WDN - 29-04-76 - 55 Talbot Road - 16/1/76 Erection of a 2 storey rear extension to provide bedrooms on 1st floor and open patio on ground.

Planning - OLD/1982/1440 – GTD - 31-08-82 - 55 Talbot Road - 12/7/82 Conversion of house into three maisonettes including construction of habitable rooms in roof space and first floor rear extension.

Planning Enforcement History

No enforcement history

DETAILS OF PROPOSAL

This planning application seeks to undertake minor alterations to fenestration including erection of second floor rear roof extension and porch to ground floor entrance.

Background
This site is the subject of two current full planning applications. The other accompanying planning application ref: HGY/2012/1235 seeks to undertake enlargement of existing windows at ground and first floor levels and creation of juliette balcony at first floor level.

This planning application is the subject of revised amended drawing no's 1803-08A, 09A & 10A received 08/08/2012.

CONSULTATION

Ward Councillors

Internal
LBH Conservation & Design

Amenity Groups
Highgate CAAC
Highgate society

Internal
Conservation & Design

External
26 Neighbouring properties

RESPONSES

Highgate CAAC
Considers that the proposed balcony may raise overlooking issues. Neighbours' views must be taken in to account.

Highgate Society
The proposed Juliette balcony will overlook neighbours' rear gardens with detriment to their privacy and, possibly, their quiet enjoyment of those gardens. It is, therefore, important that neighbours should be consulted and their objections taken into account.

RELEVANT PLANNING POLICY

Haringey Unitary Development Plan (2006)

UD3 General Principles.
UD4 Quality Design.
CSV1 Development in Conservation Areas.
CSV5 Extensions and Alterations in Conservation Areas.

Haringey Supplementary Planning Guidance and Documents

SPG1a Design Guidance.
SPG2 Conservation & Archaeology.

Housing SPD 2008.

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues in respect of this current application would be; the impact on design, form and layout of the proposal and the impact on residential amenity.

Policy UD4 relates to the overall design and scale of the development in regard to the site and the surrounding area. Policy UD3 relates to the impact of a development on the amenity of neighbouring properties and the locality generally. SPG1a states that extensions or alterations to buildings should be subordinate in scale to the original building and should respect its architectural character.

Proposal
This planning application seeks to undertake minor alterations to fenestration including erection of second floor rear roof extension and porch to ground floor entrance. Amendments have been received and reflected in the report. The revised drawings have significantly reduced the size of the seond floor roof terrace.

Two objection have been noted; Highgate CAAC and Highgate Society. Neighbouring properties have been consulted and no objections from neighbouring properties have been received.

Impact on design

The proposed dormer is set below the main roof ridge and well back from edges of both sides of the roof slope. The proposed dormer and roof terrace is also significantly set back from the first floor rear elevation of the dwelling. Its proposed position, limited size, pattern of fenestration, and materials mean that it would appear as a modest addition to the roof which would not be prominent, or detract from the appearance of the building or the character of the Highgate Conservation Area. Similar examples of roof terraces and some much larger than what's being proposed at the subject dwelling are significantly apparent within the wider area situated mostly on the rear. The proposed dormer would not harm the existing roof-scape or the character and appearance of the dwelling set within the Highgate Conservation Area.

The terrace would project 1m to the rear and the balustrade consisting of 1m opaque glass would be set back from the first floor rear elevation, meaning that it would appear as a small scale, subordinate feature constructed of materials sympathetic to existing dwelling.

Impact on amenity

It is also worth noting for the purpose of this assessment that an appeal was allowed for a site nearby in Hornsey Lane Gardens N6 also designated within the Highgate Conservation Area. The appeal was allowed and planning permission granted for the erection of a sloping, hardwood-clad balustrade to form a roof terrace on the existing flat roof, and the construction of a metal-clad (zinc) dormer with a glazed door onto the existing sloping roof for access to the terrace at no 1 Hornsey Lane Gardens, London N6 5NX application, Ref HGY/2012/0213, dated 12/06/2012. The planning Inspectorate found that Due to the position and considerable height of the terraced houses, the back gardens are already overlooked to some degree from a number of upper floor windows in surrounding dwellings, the proposal would therefore not lead to a material increase in overlooking to, or loss of privacy in the surrounding dwellings or gardens.

The proposed roof terrace is the main issue of concern in this application. The roof terrace allowed on appeal at no 1 Hornsey Lane Gardens is much larger than what's being proposed at the application site. The proposed dormer and terrace based on its; size, proportion, its setback form the first floor existing rear elevation and including the use of 1m high opaque glass in order to reduce visibility would ensure that no additional levels of overlooking would be created as a result of the proposed dormer and terrace. Furthermore, all the back gardens are already overlooked to some degree from a number of upper floor windows in surrounding dwellings, although mature trees and shrubs provide some screening. Overlooking to surrounding gardens and windows from the proposed glazed door in the dormer extension, and from the proposed roof terrace, would essentially be prevented by the intervening distances, the set back position of the dormer and terrace would ensure that users of the terrace are kept away from its edges.

Therefore, taking on view the inspectors decision for application HGY/2012/0213 1 Hornsey Lane Gardens including the undertaking of further assessments and site visits it is considered that the proposal would not result to material increase in overlooking or loss of privacy in the surrounding dwellings or gardens.

CIL APPLICABLE

N/A

SUMMARY AND CONCLUSION

The proposed second floor dormer and terrace would relate well to the existing dwelling and its position, limited size, pattern of fenestration, and materials mean that it would appear as a modest addition to the roof which would not be prominent, or detract from the appearance of the building or the character of the Highgate Conservation Area. The proposed dormer and terrace based on its; size, proportion, its setback form the first floor existing rear elevation and including the use of 1m high opaque glass in order to reduce visibility would ensure that no additional levels of overlooking would be created as a result of the proposed dormer and terrace. As such the proposal is in accordance with policies UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas' and CSV5 'Extensions and Alterations in Conservation Areas' of the Haringey Unitary Development Plan and the Councils SPG1a 'Design Guidance', SPG2 'Conservation & Archaeology' and Housing SPD 2008.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2012/1239

Applicant's drawing No. (s) 1803-02, 03, 04, 08A, 09A & 10A.

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

   Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

   Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

   Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

REASONS FOR APPROVAL

The proposed second floor dormer and terrace would relate well to the existing dwelling and its position, limited size, pattern of fenestration, and materials mean that it would appear as a modest addition to the roof which would not be prominent, or detract from the appearance of the building or the character of the Highgate Conservation Area. The proposed dormer and terrace based on its; size, proportion, its setback form the first floor existing rear elevation and including the use of 1m high opaque glass in order to reduce visibility would ensure that no additional levels of overlooking would be created as a result of the proposed dormer and terrace. As such the proposal is in accordance with policies UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas' and CSV5 'Extensions and Alterations in Conservation Areas' of the Haringey Unitary Development Plan and the Councils SPG1a 'Design Guidance', SPG2 'Conservation & Archaeology' and Housing SPD 2008.

Planning, Regeneration & Economy
Level 6, River Park House, 225 High Road, Wood Green, London N22 8HQ
Tel: 020 8489 1000 **Email:** planningcustomercare@haringey.gov.uk
www.haringey.gov.uk
Haringey Council

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: Simon | Surname: Bell

Company name:

Street address: 55c Talbot Road

Town/City: London

County:

Country:

Postcode: N6 4QX

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: David | Surname: Mercer

Company name: DVM Architects

Street address: 4A
Murray Street

Town/City: London

County:

Country: United Kingdom

Postcode: NW1 9RE

	Country Code	National Number	Extension Number
Telephone number:		02074852121	
Mobile number:		07815937469	
Fax number:			

Email address: studio@dvmarch.com

3. Description of the Proposal

Please describe the proposed development including any change of use:

minor alterations to fenestration together with second floor rear roof extension and porch to groiund floor entrance.

Has the building, work or change of use already started? ( ) Yes (•) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 55 Suffix: C

House name:

Street address: Talbot Road

Town/City: London

County:

Postcode: N6 4QX

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 528158

Northing: 188299

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ○ Yes ◉ No

Is a new or altered pedestrian access proposed to or from the public highway? ○ Yes ◉ No

Are there any new public roads to be provided within the site? ○ Yes ◉ No

Are there any new public rights of way to be provided within or adjacent to the site? ○ Yes ◉ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ○ Yes ◉ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ◉ Yes ○ No

If Yes, please provide details:

1803-02-as existing

Have arrangements been made for the separate storage and collection of recyclable waste? ◉ Yes ○ No

If Yes, please provide details:

1803-02-as existing

8. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ○ Yes ◉ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Roof - description:

Description of *existing* materials and finishes:

fibre cement slate

Description of *proposed* materials and finishes:

fibre cement slate

Windows - description:

Description of *existing* materials and finishes:

softwood

Description of *proposed* materials and finishes:

aluminium and aluminium sliding folding doors

9. (Materials continued)

Boundary treatments - description:

Description of *existing* materials and finishes:

none

Description of *proposed* materials and finishes:

railings to terrace - black painted steel railings

Others - description:

Type of other material: dormer window

Description of *existing* materials and finishes:

none

Description of *proposed* materials and finishes:

lead cladding to dormer

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (•) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

1803-01, 02, 03, 04, 08, 09, 10
Design and Access statement

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system? (•) Yes ( ) No ( ) Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

1803-02

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ( ) Yes (•) No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ( ) Yes (•) No

Will the proposal increase the flood risk elsewhere? ( ) Yes (•) No

How will surface water be disposed of?

☐ Sustainable drainage system ☒ Main sewer ☐ Pond/lake

☐ Soakaway ☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

14. Existing Use

Please describe the current use of the site:

residential- single family dwelling house

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ○ Yes ◉ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ○ Yes ◉ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ○ Yes ◉ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known

21. Site Area

What is the site area? 149 sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

not applicable

Is the proposal for a waste management development? ○ Yes ◉ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

◉ The agent ○ The applicant ○ Other person

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

Notice recipient	Date notice served
Name: The Owner Number: 55 Suffix: A Street: Talbot Road Locality: Town: London Postcode: N6 4QX	11/06/2012
Name: The Owner Number: 55 Suffix: B Street: Talbot Road Locality: Town: London Postcode: N6 4QX	11/06/2012

Title: Mr First name: David Surname: Mercer

Person role: Agent Declaration date: 11/06/2012 ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr First Name: David Surname: Mercer

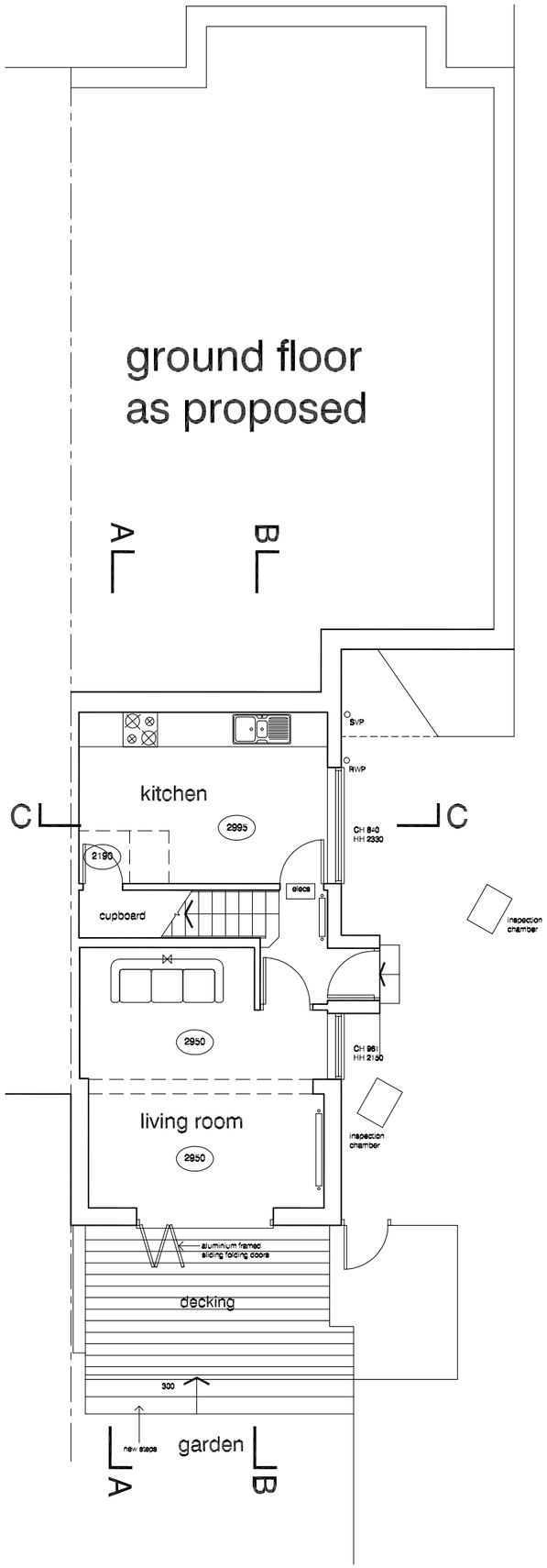
Person role: Agent Declaration date: 11/06/2012 ☒ Declaration Made

26. Declaration

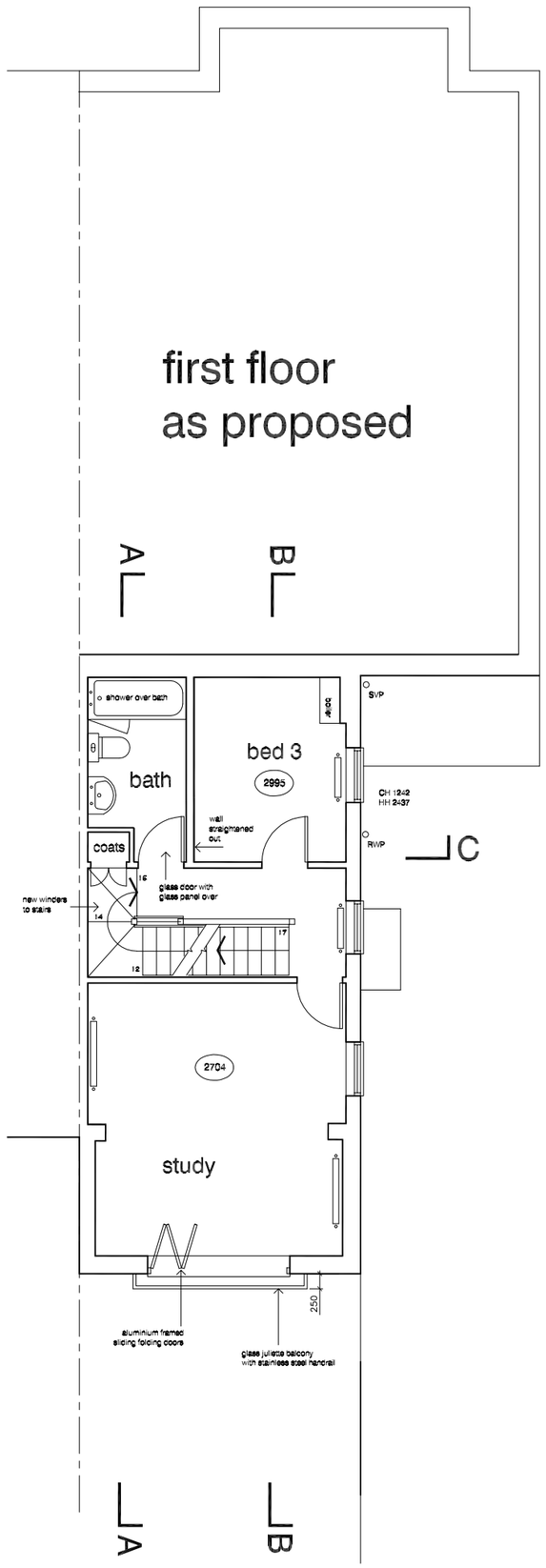
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 11/06/2012

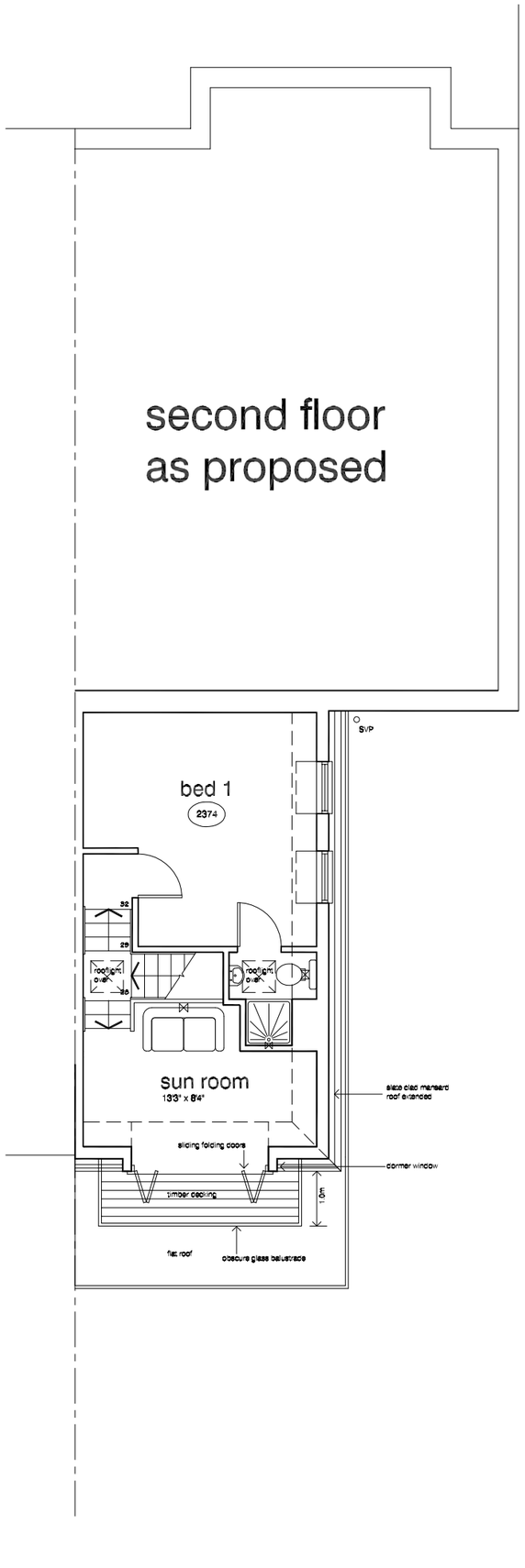
ground floor as proposed



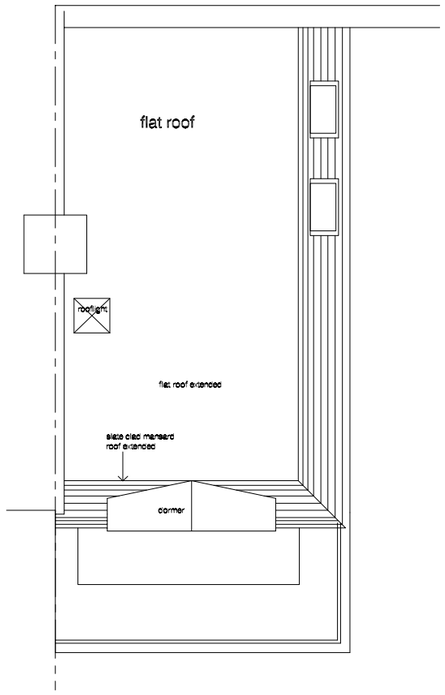
first floor as proposed

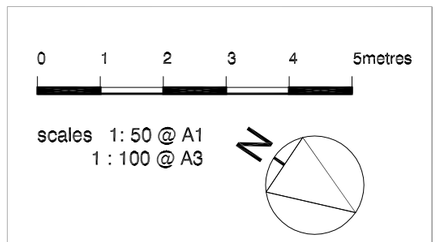


second floor as proposed



roof plan as proposed





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Client
Simon Bell & Patricia Allan

Project
55C Talbot Road
London N6

Title
Floor Plans
AS PROPOSED

Scale	Date	Job No.
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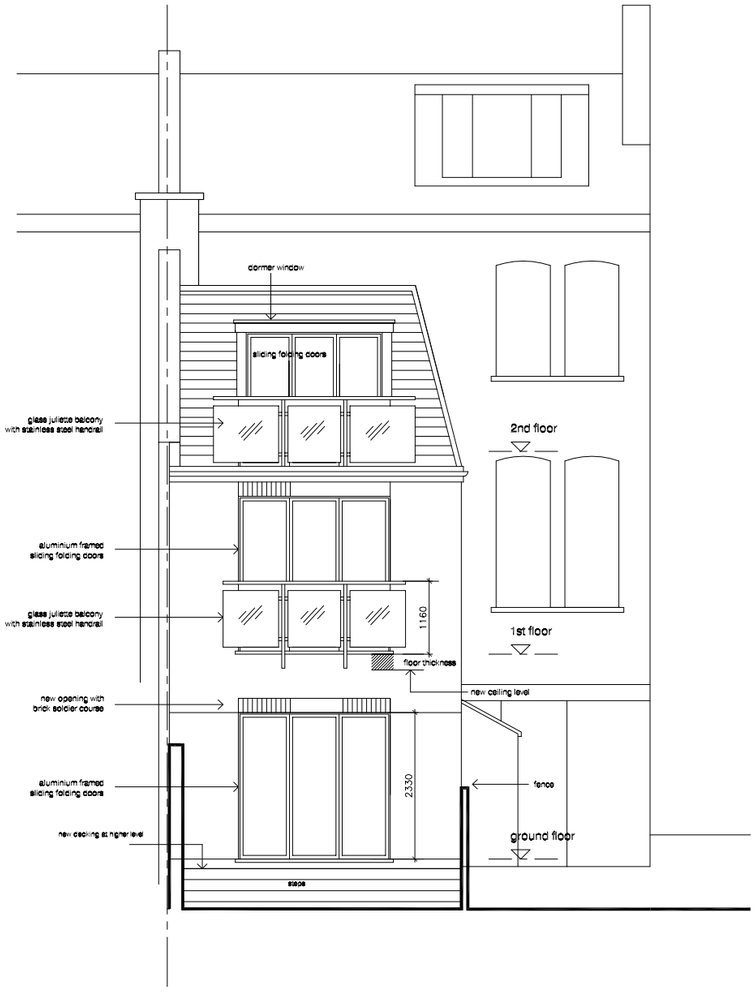
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1803–08	A

All dimensions are to checked on site.

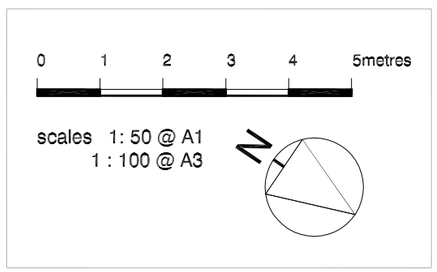
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flank elevation as proposed



rear elevation as proposed



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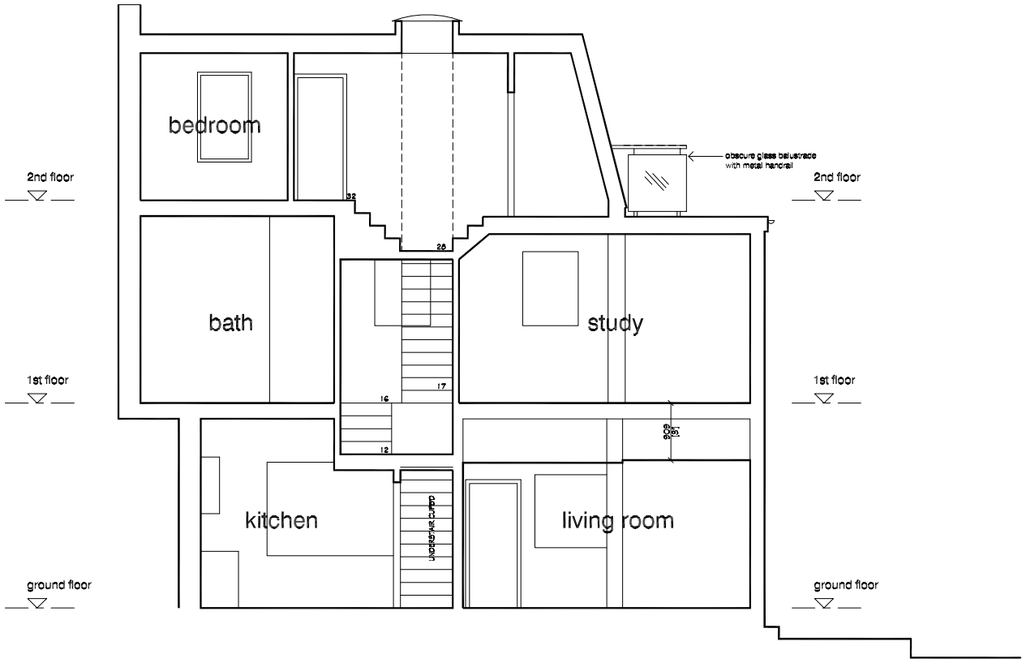
Project
55C Talbot Road
London N6

Title
Floor Plans
AS PROPOSED

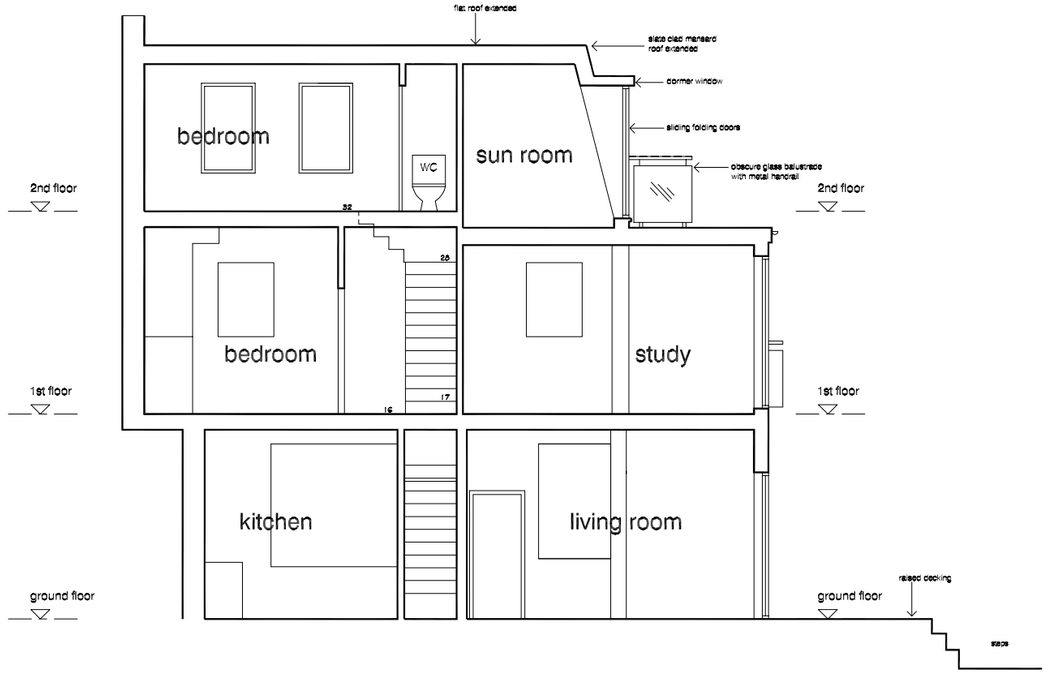
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Drawing No.	Rev.
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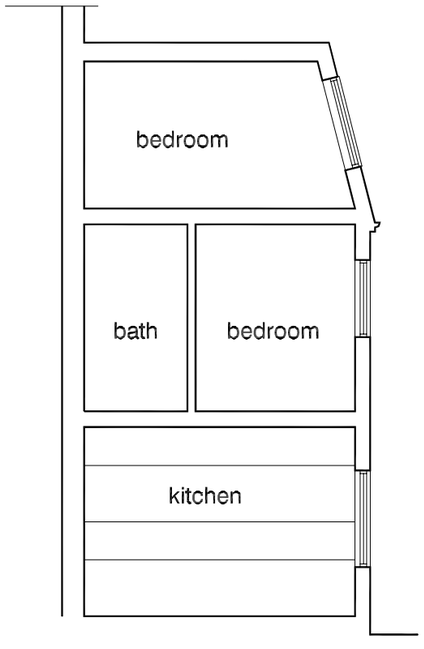
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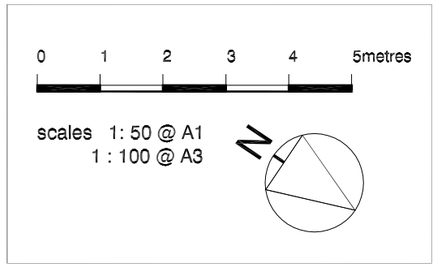
section AA as proposed



section BB as proposed



section CC as proposed



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Title
SECTIONS
AS PROPOSED

Scale	Date	Job No.
1:50	07.08.12	1803

Drawing No.	Rev.
1803–10	A

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Appendix H

Permission, Report and Elevations

HGY/2016/3651, 1 Church Road

Planning Service

Emma Williamson Assistant Director Planning Service

Bernard Parker
Heber-Percy & Parker
3-5 Bleeding Heart Yard
London
EC1N 8SJ

On behalf of
Ms Julie Barnard
1 Church Road
London
N6 4QH

Planning Application Reference No. **HGY/2016/3651**

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

NOTICE OF PLANNING PERMISSION

Location: **1 Church Road, N6**

Proposal: **Removal of rear extensions, erection of new 2 storey stepped rear extension, change of use of ground floor private nursery to residential and creation of two additional residential units**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby **PERMIT** the above development in accordance with the application dated 02/11/2016 and drawing numbers: 1077 P01, 1077 P02, 1077 P03, 1077 P04, 1077 P05, 1077 P06, 1077 P07, 1077 P08 Rev A, 1077 P09, 1077 P10 Rev A, 1077 P11 Rev A, 1077 P12

SEE SCHEDULE OF CONDITIONS ATTACHED

05/01/2017



Stuart Minty
Interim Head of Development Management
Planning Service

NOTE: 1. You can find advice in regard to your rights of appeal at: www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
2. This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

Planning Service

Emma Williamson Assistant Director Planning Service

HGY/2016/3651

The following conditions have been applied to this consent and these conditions must be complied with:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The approved plans comprise drawing nos. 1077 P01, 1077 P02, 1077 P03, 1077 P04, 1077 P05, 1077 P06, 1077 P07, 1077 P08 Rev A, 1077 P09, 1077 P10 Rev A, 1077 P11 Rev A, 1077 P12. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the external materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.
Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area

4. Prior to the use of the second floor roof terrace the translucent glass balustrade as shown on drawing 1077.P11 rev A (side elevation) shall be installed and be permanently maintained in a sound and effective condition thereafter unless otherwise agreed in writing by the Local Planning Authority.
Reason: To avoid overlooking into the adjoining properties.

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.

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Planning Service

Emma Williamson Assistant Director Planning Service

INFORMATIVE: The new development will require numbering.

The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3472) to arrange for the allocation of a suitable address.

INFORMATIVE:

The applicant should note that the process under the Highways Act 1980 for amendment (reinstatement of footway) to the existing redundant crossover should to be discussed with Haringey Council's Highway Maintenance Team in accordance with the Council's broader crossover guidance which is accessed at;http://www.haringey.gov.uk/parking-roads-and-travel/roads-and-streets/road-care-and-maintenance/vehicle-crossover-dropped-kerbs

INFORMATIVE : Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayor's CIL charge will be £765.667 (17.8 sqm x £35 x 1.229) and the Haringey CIL charge will be £4,971.718 (17.8 sqm x £265 x 1.054.). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

INFORMATIVE:

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

05/01/2017



Stuart Minty
Interim Head of Development Management
Planning Service

Planning Service
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225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/3651 **Ward:** Highgate

Date received: 02/11/2016

Last amended date: 20/12/2016

Drawing number of plans: 1077 P01, 1077 P02, 1077 P03, 1077 P04, 1077 P05, 1077 P06, 1077 P07, 1077 P08 Rev A, 1077 P09, 1077 P10 Rev A, 1077 P11 Rev A, 1077 P12

Address: 1 Church Road N6 4QH

Proposal: Removal of rear extensions, erection of new 2 storey stepped rear extension, change of use of ground floor private nursery to residential and creation of two additional dwellings (amended description)

Applicant: Ms Julie Barnard

Ownership: Private

Officer contact: Valerie Okeiyi

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for removal of rear extensions, erection of new 2 storey stepped rear extension, change of use of ground floor private nursery to residential and creation of one additional dwelling. The application has been amended since initially submitted and includes the following changes:

- The second floor roof terrace has been reduced to half the depth and a 1.4m high obscure glazed screen is proposed along the south parapet.

Site and Surroundings

3.2 The application site is located on the southern side of Church Road between Talbot Road and North Road and falls within Highgate Conservation Area. The building is not listed. The property has a frontage to Talbot and adjoins the 3 storey Edwardian terrace houses. The building comprises of a nursery on the ground floor and residential use on the upper floor which includes 2 bedsits on the second floor. There are separate entrances to the nursery and the residential units. The nursery

entrance is a later addition. To the rear of the property are lean to structures with a conservatory at first floor level.

3.5 Church Road runs between North Hill and Archway Road, past All Saints Church that is described under Talbot Road. There are a limited number of buildings on the road including the building in question. There is a vicarage associated with the church near the junction with Archway Road, and there are views at the crossroads behind the terraces on Talbot Road. There is a less uniform arrangement along Church Road in comparison to neighbouring streets (i.e. Talbot Road). There are mature trees and vegetation within the gardens of many properties which lend a pleasant quality to the area. The site is located in the Highgate Conservation Area.

Relevant Planning and Enforcement history

HGY/2003/0495 - Extension to conservatory at first floor. Grant permission

HGY/2002/0607 - Raising front gable to increase head height to second floor bathroom. Grant permission

HGY/2002/0194 - Raising front gable to increase head height to second floor bathroom, Extension to existing conservatory and the erection of railings to existing rear roof terrace. Refused

HGY/1995/1226 - Change of use of first floor from residential to day nursery extension (for up to 6 children) to the existing ground floor nursery use. Refused

HGY/1993/1251 - Change of use of first floor premises from residential to nursery providing an extension to the ground floor use. Withdrawn

HGY/1991/0674 - Change of use from part residential and part nursery to a private school for 5-7 year olds involving the erection of a fire escape and roof terrace at rear of property. Refused

OLD/1989/0271 - Erection of single storey rear extension & new porch to Church Lane to provide extra space for day nursery & separate entrance to flats above. Grant permission

OLD/1988/0234 - Change of use of flat 1 from residential to day nursery and erection of single storey rear extension. Grant permission

OLD/9999/0245 -, Use as three flats. (E.U.C) Withdrawn

OLD/1962/0554 1 Church Road N6 1.00E+11, , Demolition of existing garage and erection of new.

OLD/9999/0062 Change of use of first floor of premises from residential to nursery providing an extension to the ground floor use. Not Determined

OLD/1973/0208 Conversion into three self-contained flats. Grant permission

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Internal

1) LBH Housing Renewal Service
2) LBH Cleansing - West
3) LBH Conservation Officer
4) LBH Building Control
5) LBH Transportation Group

Extension

6) London Fire Brigade
7) Thames Water Utilities

4.2 The following responses were received:

Internal:

1) LBH Transportation Team: Officers raise no objection and has made the following comments;

The application site is located on the south western corner of Church Road and Talbot Road junction. On street parking is controlled at this location and parking is permitted from 8am to noon Monday to Friday for permit holders only. The site has a Public Transport Accessibility level of approx. 3-4 which on a scale of 1-6 is considered moderate- good. Highgate station is within a 7 minute walk. On street car club bays (x2) are located on Church Road a short distance from the site.

According to the application form and accompanying planning statement, the existing property consist of a nursery at ground floor and x1 three bedroom maisonette and x2 bedsits spread across the upper floors. The existing site does no accommodate any off- street parking provision, although an area of hardstanding to the rear of the site is served by a vehicular access. The application form incorrectly details x5 on-street bays as dedicated off-street parking.

A change of use from nursery to residential at ground floor level if expected to result in a general decrease in vehicular trips and on-street parking demand during the day. In the absence of off-street parking, any parking demand generated by the additional units of residential accommodation (x2 new units) is expected to be displaced on street.

Notwithstanding, the application site is located in an area of good public transport accessibility level and access to sustainable travel option (i.e. car club) and the potential uplift in parking demand is therefore not expected to be significant.

In light of the scale of the proposed development and the availability of accessible sustainable transport options, the Highway Authority concludes that the proposals will not result in a significantly detrimental impact on the local highway network and or residential parking amenity.

- Transportation recommends an informative regarding numbering and the existing redundant crossover.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 59 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: 3
Objecting: 3
Supporting: 3

5.2 The following local groups/societies made representations:

- Highgate CAAC

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

- Effect on local amenities, including traffic, parking and road safety
- Loss of light
- Loss of privacy/overlooking
- Effect on vitality and viability of shopping centre
- Effect of the proposal on the character and appearance of the area
- The 2-storey rear extension is very intrusive given the position of the site at the junction of Church Road and Talbot Road. It covers too much of the garden and constitutes over-development which will be to the detriment of the Conservation Area damaging the streetscape at this point
- A winter garden is not adequate amenity space for a flat of this size

6 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of the development;
2. Design and impact of the proposed development on the character and appearance of the conservation area;
3. Impact on the amenity of adjoining occupiers;
4. Living conditions for future occupants;
5. Parking and highway safety;
6. Waste Management.

Principle of the development

6.1 Local Plan 2013 policy SP0 supports the broad vision of the NPPF and states that the Council will take a positive approach to reflect the presumption in favour of sustainable development. Permission will be granted by the Council unless any benefits are significantly outweighed by demonstrable harm caused by the proposal.

6.2 Policy DM49 'Managing the Provision and Quality of Community Infrastructure' states that 'Where a development proposal may result in the loss of a facility, evidence will be required to show that;

a. The facility is no longer required in its current use;

b. The loss would not result in a shortfall in provision of that use; and
c. The existing facility is not viable in its current use and there is no demand for any other suitable community use on the site.

6.3 The applicant has provided confirmation within the submitted professional statement that the nursery facility has been marketed for several months and is not viable in its current use. In this instance Officers consider the loss of the nursery to be acceptable and accord with the above policies. Furthermore, the NPPF, London Plan policy 3.3 and Local Plan policies SP1 and SP2 seek to maximise the supply of additional housing to meet future demand in the borough and London in general. It is important to note that the ground floor was originally in residential use as per the planning history above (OLD/2988/0234). The proposal would therefore meet the intent of the above policies notwithstanding all other material planning considerations being met.

Design and impact on the character and appearance of the conservation area

6.4 The application site falls within Highgate Conservation Area. The NPPF should be considered alongside with London Plan 2016 Policies 3.5 and 7.6 and Local Plan 2013 Policy SP11, and DM policies DM1 (2016) and which identifies that all development proposals should respect their surroundings by being sympathetic to their form, scale, materials and architectural detail.

6.5 London Plan Policy 7.8 requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Haringey Local Plan Policy SP12 requires the conservation of the historic significance of Haringey's heritage assets. Emerging policy DM9 of the Development Management, Development Plan Document (2015) continues this approach.

Statutory test

6.6 There is a legal requirement for the protection of the Listed Building and Conservation Area and Historic Park. The Legal Position on the impact on these heritage assets is as follows, and Sections 66(1) and 72(1) of the Listed Buildings Act 1990 provide:

"*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*".

6.7 "*In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."* Among the provisions referred to in subsection (2) are "*the planning Acts*".

6.8 The Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council case tells us that "*Parliament in enacting section 66(1) did intend that the desirability of preserving listed buildings should not simply be given careful*

consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable importance and weight" when the decision-maker carries out the balancing exercise."

6.9 The Government in the case of the Queen (on the application of The Forge Field Society) v Sevenoaks District Council says that the duties in Sections 66 and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving of listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in Barnwell, it has now been firmly dispelled. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area or a Historic Park, it must give that harm considerable importance and weight. This does not mean that an authority's assessment of likely harm to the setting of a listed building or to a conservation area is other than a matter for its own planning judgment. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasized in Barnwell, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.

6.10 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given "*considerable importance and weight*" in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.

6.11 No 1 Church Road is a corner property with Talbot Road. It has a frontage onto Talbot Road, which adjoins the terrace of three storey Edwardian properties. The houses were built by Collins at the start of the 20th Century. The proposal seeks to remove the existing rear additions which are not orginal at ground and first floor level and replace it with a new 2 storey stepped extension. The ground floor extension is to extend 1.4m beyond the existing rear extension, and at first floor level the extension would be set in by 1.4m from the ground floor extension. The flat roof of the ground and first floor extension would be used as terrace area with a glazed balustrade set behind the brick parapet. The pattern of the new windows, whilst modern, would read as a transition between the Edwardian windows of No. 1 and the windows of the adjacent flat roofed three storey detached building at No. 1-3 Church Road. The existing windows to the rear are to be replaced with french doors and a balustrade.

6.12 While the proposed two storey extension would be visible from the street and from neighbouring properties this must be considered in the context of the design, scale

and form of the existing building, the character of the area and the quality of the proposal. Within the broader locality there are buildings of comparable height (i.e. on North Hill and Archway Road).

6.13 The proposed stepped extension would feature an entirely different treatment from the main form of the building in white render. The extension here would be a simple contemporary addition given the massing and scale with its stepped appearance sits comfortably with its neighbours and is subordinate to the Edwardian Architecture in that it would be sufficiently set back from the front wing of the main entrance fronting Church Road and in addition its overall height is sufficiently below the main roof form.

6.14 Highgate CAAC and residents have objected to the scale of the new extension within its surroundings. They are concerned that the increase in bulk and mass in this location is incompatible with the scale and character and appearance of the conservation area.

6.15 Church Road is a connector road between North Road and Archway Road. There are two storey semi-detached properties on the opposite side and to the rear on Talbot Road and Bramalea Close, Church Road itself does not have a uniform character. Highcroft, a four storey building is located at one end of Church Road and a new high rise development is proposed at the Bishop Road, Archway Road junction. The building is adjacent to 3-5 Church Road which is a three storey 1950's detached building which recently received planning permission for an additional floor. A church is directly opposite and GP and Health Clinic at the junction with North Road. Given the varied character to this street and the manner in which this two storey extension has a stepped appearance which largely reduces its bulk and massing so that it fits well within the streetscape,

6.16 Policy 7.6 of the London Plan, states that details and materials should compliment, not necessarily replicate, the local architectural character. The materials proposed have a modern finish in white render. In the interest of the appearance of the development and the effect on the area, the details of the materials to be used for the extension should be submitted for approval.

6.17 The proposal as amended is considered to be in keeping with the proportions and the vertical alignment of the windows. The two storey rear extension will not dominate the existing building and when viewed in the street, the eye will be drawn to the frontage of the building rather than the two storey rear extension. The proposed roof terrace at second floor level has been reduced in depth so that it appears less dominant and overbearing when viewed from neighbouring properties. Overall the two storey extension here would be compatible with the proportions and size of the building and would not detract from the visual amenity of the area.

6.18 The development is deemed to be of an acceptable quality causing less than substantial harm to this part of the conservation area. This less than substantial harm has been given significant weight. In this instance the introduction of a contemporary addition is in part seen to improve the appearance of this building, as such representing a public benefit.

6.19 The townscape and special character of Highgate Conservation Area is considered to be preserved, consistent with saved UDP Policies UD3 and CSV5, Local Plan

Policies SP11 and SP12, London Plan Policies 7.4, 7.5, 7.6 and 7.8 and SPG2 'Conservation and archaeology'.

Impact on the amenity of adjoining occupiers

6.20 The London Plan (2016) Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. UDP (2006) Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking, aspect noise, pollution and of fume and smell nuisance. Draft DM Policy (2015) DM1 'Delivering High Quality Design' continues this approach and requires developments to ensure a high standard of privacy and amenity for its users and neighbours.

Daylight, sunlight and overshadowing

6.21 Residents have raised issues in respect of loss of light. No 54 and No 56b Talbot Road have raised concerns regarding this matter. Whilst the new first floor extension would be deeper than the existing conservatory at first floor level, Officers consider that given the 3.6m gap between the extension at first floor level and the shared boundary with No. 56 and even further gap between the property at No 54, any impact here would be minimal. Given also the extension at the shared boundary is single storey and the height of the existing fence relative to the extension, the impact on the neighbour would thus be lessened.

Overlooking

6.22 Concerns have been raised that the proposed development would result in loss of privacy/overlooking issues in particularly to the neighbouring properties at No. 56 and No. 54. Officers consider that the degree of overlooking created by the terrace is not significant and not to a degree to refuse consents given the current extent of overlooking from upper floor windows, within the vicinity and the considerable gap between the terrace at first and second floor level. To further address this issue the proposed roof terrace at second floor level has been reduced with its outer limit sitting at a much more acute angle in relation to the upper floor windows to No. 56 Talbot Road. This reduction plus the inclusion of a screen to the side will ensure the privacy and amenity at No 56 Talbot Road would not be adversely affected. The roof terrace will also be more recessive in relation to the floors below as such ensuring it is not highly visible as seen viewed from the street.

Noise and Disturbance

6.23 In respect of noise generated through the use of the proposed roof terrace this would not be significant in the contact of background noise and the typical noise associated with the use of a rear garden. The roof terrace would be for private use and would be limited by weather conditions. As such in planning terms the use of the roof terrace would not generate levels of noise viewed to be intrusive or detrimental to the amenity of neighbouring occupiers.

6.24 Overall the proposed development would have no material adverse impact on the amenity of the adjoining neighbours as such the proposal is considered to be in accordance with London Plan policy 7.6 and saved UDP policy UD3.

Living conditions for future occupants

6.25 London Plan Policy 3.5 and accompanying London Housing Design Guide set out the space standards for all new residential developments to ensure an acceptable level of living accommodation offered.

London Plan Requirement	Proposed unit size	Compliance?
2 bed 4persons Unit 1 - 70 sqm	83.26 sqm	Yes
1 bed 2 person Unit 2 – 50sqm	54.72sqm	Yes
1 bed 2 person Unit 3 – 50sqm	50.16 sqm	Yes
1 bed 2 person Unit 4 – 50sqm	50.57 sqm	Yes
2 bed 4 person Unit 5 – 70sqm	81.34 sqm	Yes

6.26 In assessing the proposal against the above requirements, the new residential units would accord with the minimum unit size requirements and provides a satisfactory quality of accommodation.

Parking and highway safety

6.27 Local Plan (2013) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport

6.28 The Council's Transportation Team has assessed the proposal and raises no objection as the change of use from nursery to residential at ground floor level is expected to result in a general decrease in vehicular trips and on-street parking demand during the day. In the absence of off-street parking, any parking demand generated by the additional units of residential accommodation (x2 new units) is expected to be displaced on the street. Notwithstanding, the application site is located in an area of good public transport accessibility level and access to sustainable travel option (i.e. car club) and the potential uplift in parking demand is therefore not expected to be significant. In light of the scale of the proposed development and the availability of accessible sustainable transport options, the Highway Authority concludes that the proposal will not result in a significantly detrimental impact on the local highway network and or residential parking amenity.

Waste Management

6.29 London Plan policy 5.17 'Waste Capacity' and Saved UDP Policy UD7 'Waste Storage' requires development proposals to make adequate provision for waste and recycling storage and collection.

6.30 The position of refuse facilities would be accessed via the existing crossover on Church Road, concealed behind vertical boarded fencing. A condition will be imposed to secure final detail of the bin enclosure.

Conclusions

6.31 The development as amended is deemed to be of an acceptable quality causing less than substantial harm to this part of the conservation area. The townscape and special character of Highgate Conservation Area is considered to be preserved, consistent with saved UDP Policies UD3 and CSV5, Local Plan Policies SP11 and SP12, London Plan Policies 7.4, 7.5, 7.6 and 7.8 and SPG2 'Conservation and archaeology' and this has been viewed to be less than substantial and is outweighed by the improvements to the appearance .

6.32 The residential accommodation would be of an acceptable layout and standard meeting the necessary internal floorspace standards and providing external amenity space. In terms of impact on the residential amenity of neighbouring properties the proposal is considered acceptable and would not cause unacceptable overlooking or loss of privacy or affect daylight/ sunlight. The scheme will have no adverse impact on the surrounding highway network or on car parking conditions in the area

6.33 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. CIL APPLICABLE

7.1 Based on the information given on the plans, the Mayoral CIL charge will be £765.667 (17.8 sqm x £35 x 1.229) and the Haringey CIL charge will be £4,971.718 (17.8 sqm x £265 x 1.054). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2016/3651

Applicant's drawing No.(s) 1077 P01, 1077 P02, 1077 P03, 1077 P04, 1077 P05, 1077 P06, 1077 P07, 1077 P08 Rev A, 1077 P09, 1077 P10 Rev A, 1077 P11 Rev A, 1077 P12

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

   Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The approved plans comprise drawing nos (1077 P01, 1077 P02, 1077 P03, 1077 P04, 1077 P05, 1077 P06, 1077 P07, 1077 P08 Rev A, 1077 P09, 1077 P10 Rev A, 1077 P11 Rev A, 1077 P12). The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

   Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the external materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

   Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area

6. Prior to the use of the second floor roof terrace the translucent glass balustrade as shown on drawing 1077.P11 rev A (side elevation) shall be installed and be permanently maintained in a sound and effective condition thereafter unless otherwise agreed in writing by the Local Planning Authority.

   Reason: To avoid overlooking into the adjoining properties.

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:-

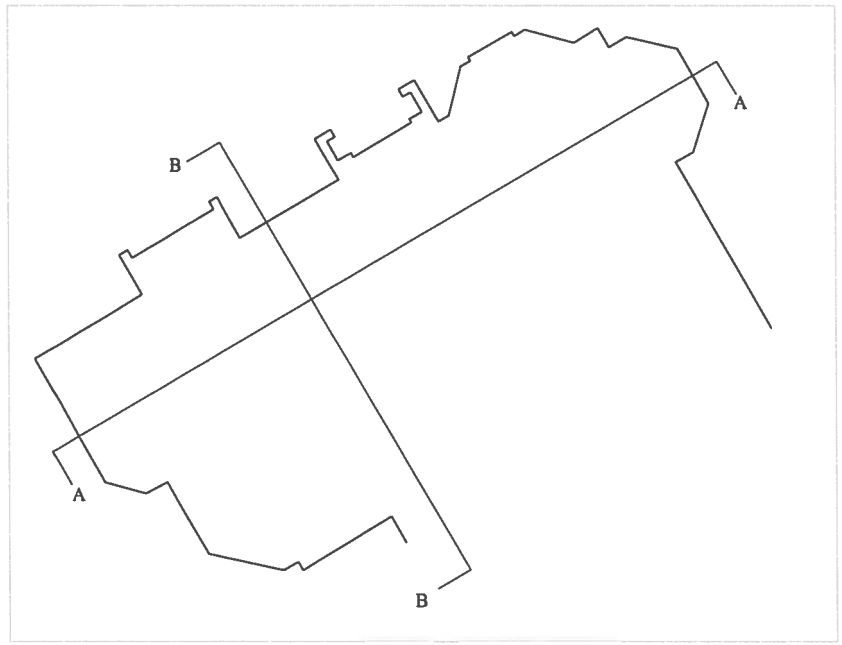
8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.

INFORMATIVE: The new development will require numbering. The applicant should contact

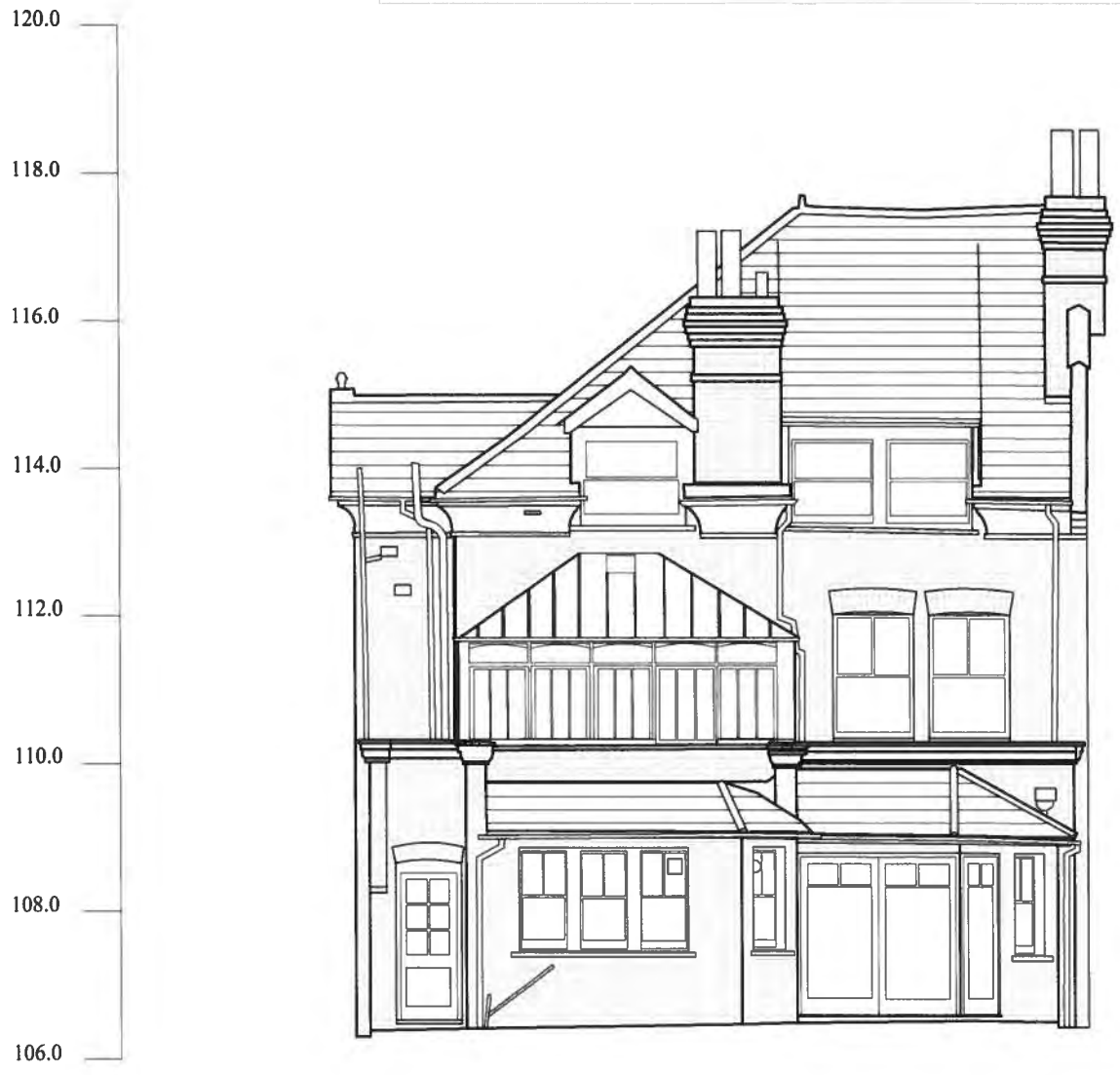
the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3472) to arrange for the allocation of a suitable address.

INFORMATIVE: The applicant should note that the process under the Highways Act 1980 for amendment (reinstatement of footway) to the existing redundant crossover should to be discussed with Haringey Council's Highway Maintenance Team in accordance with the Council's broader crossover guidance which is accessed at;http://www.haringey.gov.uk/parking-roads-and-travel/roads-and-streets/road-care-and-maintenance/vehicle-crossover-dropped-kerbs

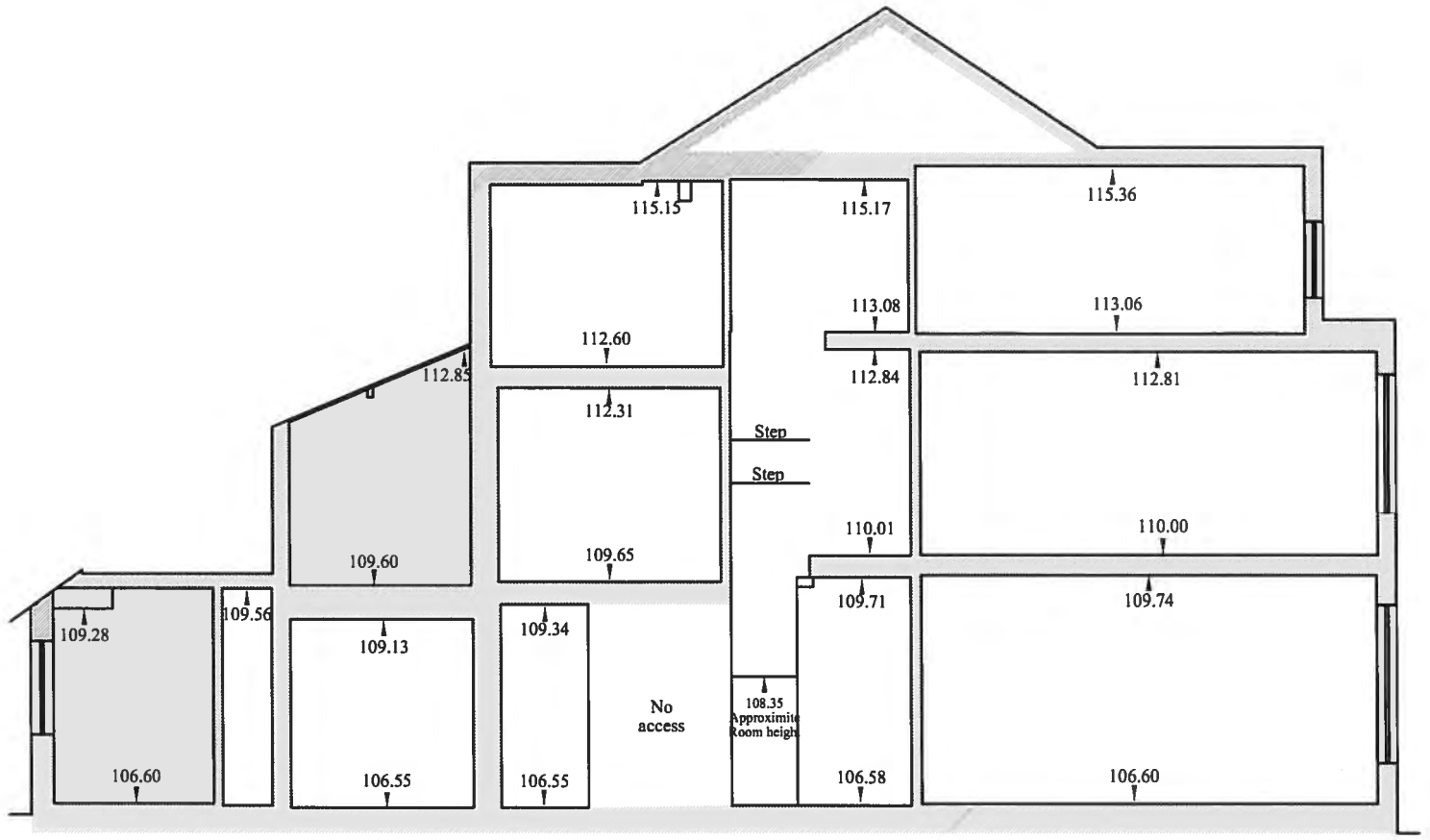
INFORMATIVE : Community Infrastructure Levy
The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayor's CIL charge will be £765.667 (17.8 sqm x £35 x 1.229) and the Haringey CIL charge will be £4,971.718 (17.8 sqm x £265 x 1.054.). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.



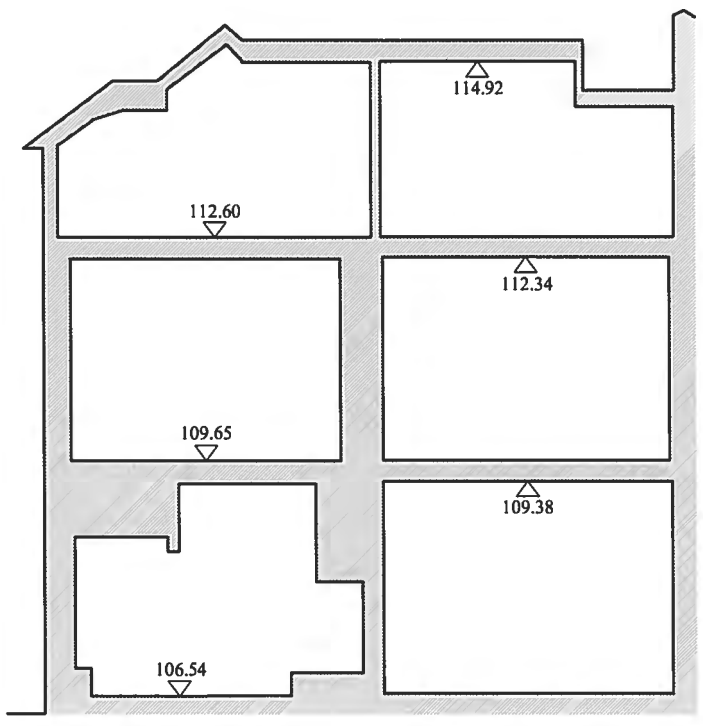
KEYS



SOUTH WEST ELEVATION
AS EXISTING



SECTION A - A
AS EXISTING



SECTION B - B
AS EXISTING

0 1 2 3 4 5 10M

PROPOSED CONVERSION OF 1 CHURCH ROAD, HIGHGATE, LONDON N6 4QH

SCALE 1:100@A3 JUNE 16

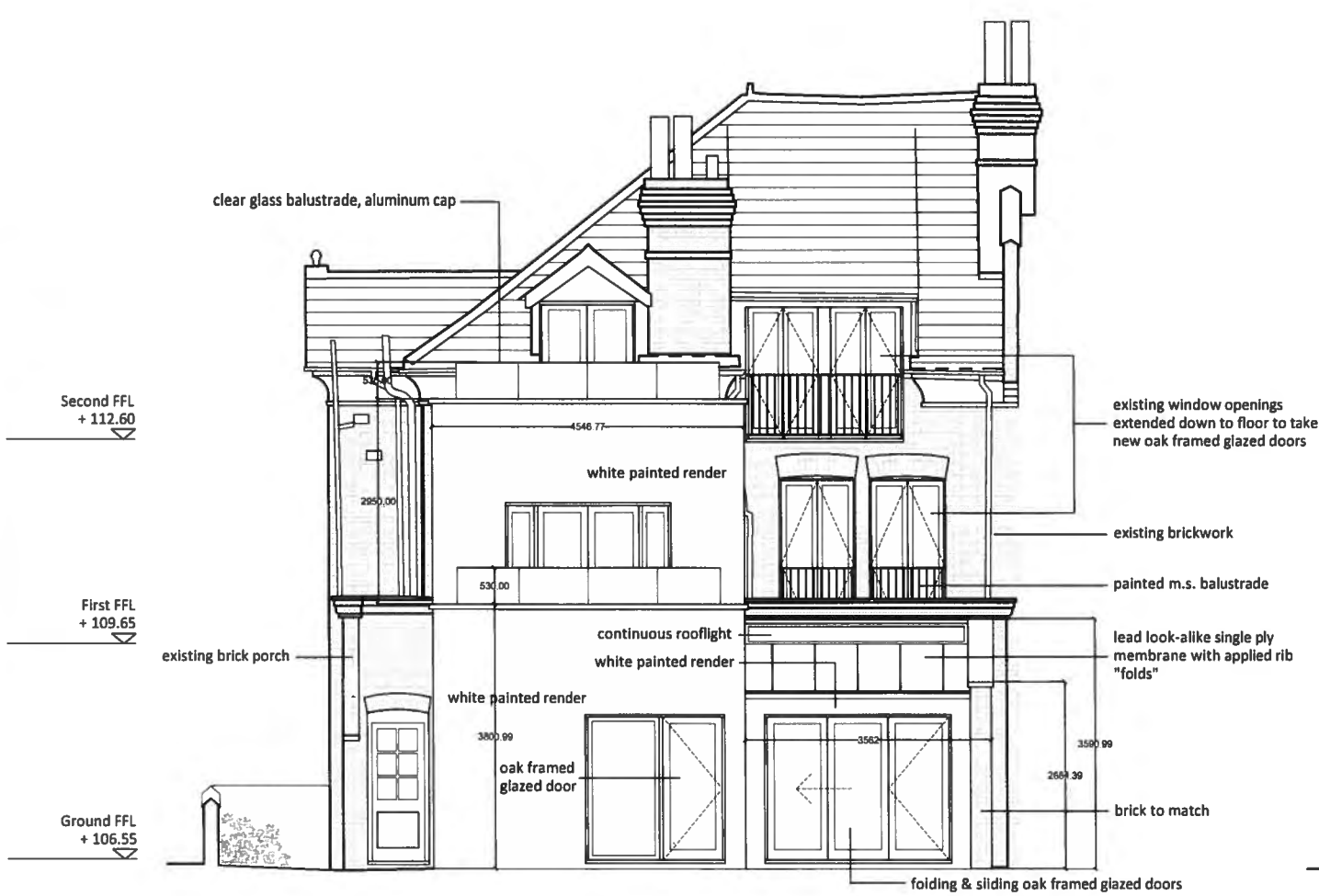
HEBER-PERCY & PARKER ARCHITECTS
3-5 BLEEDING HEART YARD, LONDON EC1N 8SJ, T: 0207 404 2535, EMAIL: admin@hpandp.co.uk

DWG NO. 1077 . P05

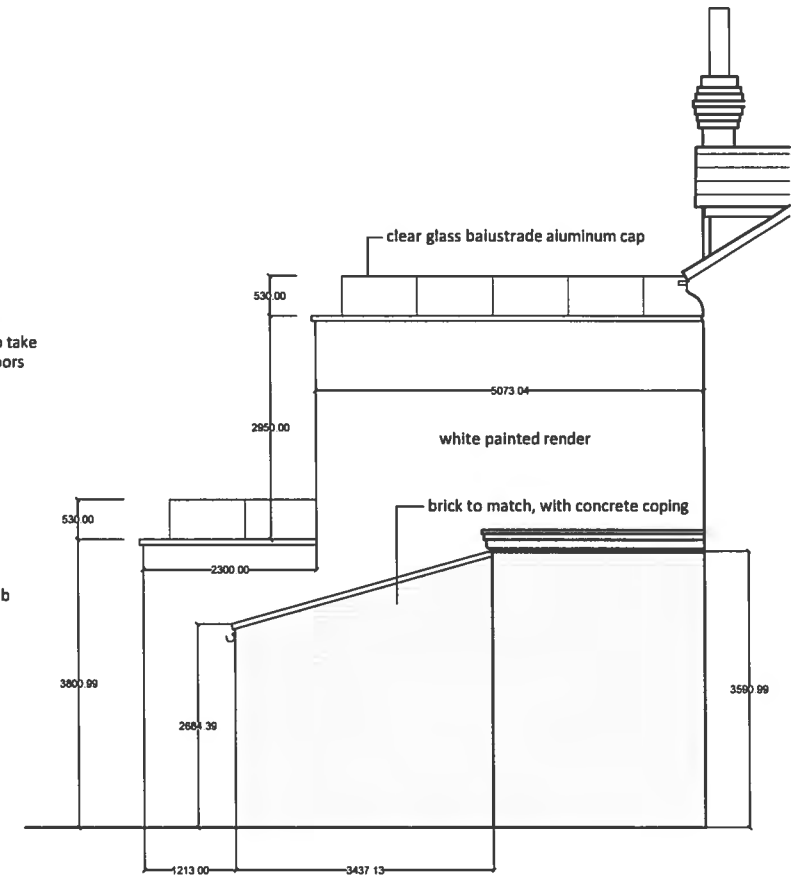
NOTE: All dimensions are approximate



SOUTH EAST ELEVATION
AS PROPOSED



SOUTH WEST ELEVATION
AS PROPOSED



SOUTH EAST ELEVATION
AS PROPOSED

PROPOSED CONVERSION OF 1 CHURCH ROAD, HIGHGATE, LONDON N6 4QH

0 1 2 3 4 5 10M

SCALE 1:100@A3 JUNE 16

HEBER-PERCY & PARKER ARCHITECTS
3-5 BLEEDING HEART YARD, LONDON EC1N 8SJ, T: 0207 404 2535, EMAIL: admin@hpandp.co.uk

DWG NO. 1077 . P11

Appendix I

Permission, Report and Design Statement

HGY/2015/1667, 3-5 Church Road

Planning Service

Emma Williamson Assistant Director Planning Service

Mrs Gebina Ham
Cooley Architects
123 Aldersgate Street
London
EC1A 4JQ

On behalf of
Holdhazel Ltd & Frank Collins Estate
C/O Agent

Planning Application Reference No. **HGY/2015/1667**

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

NOTICE OF PLANNING PERMISSION

Location: **3-5 Church Road, N6**

Proposal: **Construction of new 3rd floor (roof extension) to existing block of flats. New 3rd floor to accommodate 2 new one bedroom apartments.**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby **PERMIT** the above development in accordance with the application dated 05/06/2015 and drawing numbers: 755 LY 0X03REV A, 755 LY 0S06, 755 LY 0S07, 755 ES 0X04REV A, 755 ES 0X05, 755 ES 0X06, 755 ES 0X08, 755 ES 0X09 REV A, 755 EX 0S00, 755 EX 0X01, 755 EX 0X02, 755 EX 0X03 REV A, 755 SK 004.

SEE SCHEDULE OF CONDITIONS ATTACHED



13/03/2017

Stuart Minty
Interim Head of Development Management
Planning Service

NOTE: 1. You can find advice in regard to your rights of appeal at: www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
2. This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

Planning Service
Emma Williamson Assistant Director Planning Service

HGY/2015/1667

The following conditions have been applied to this consent and these conditions must be complied with:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following approved plans:

Applicant's drawing No.(755 LY 0X03REV A, 755 LY 0S06, 755 LY 0S07, 755 ES 0X04REV A, 755 ES 0X05, 755 ES 0X06, 755 ES 0X08, 755 ES 0X09 REV A, 755 EX 0S00, 755 EX 0X01, 755 EX 0X02, 755 EX 0X03 REV A, 755 SK 004.

Reason: To avoid doubt and in the interests of good planning.

3. Samples of the materials to be used in conjunction with the proposed development, shall be submitted to and approved in writing by the Local Planning Authority, before any development is commenced. The development shall thereafter be implemented in accordance with the approved samples.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

4. Notwithstanding the approved drawings and before the occupation of the residential units hereby permitted full details of the enclosures and screening of recycling containers, heeled refuse bins and/or other refuse storage containers shall be submitted to and approved in writing by the Local Planning Authority and thereafter provided and maintained on site. Details of landscaping to be planted immediately inside the front boundary of the site shall also be included in such measures to screen the appearance of these bins.

Reason: To ensure a satisfactory appearance for the development and to protect the amenities of the area.

5. The proposed development shall have a central dish/aerial system for receiving all broadcasts for ll the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to protect the visual amenities of the neighbourhood.

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

6. No development shall take place until a Construction Management Plan and a construction method statement has been submitted to and approved in writing by the Local Planning Authority. Only the approved details and methods shall be used during the construction period.
Reason: In the interests of the amenities of occupiers within the building during the construction of the development.

INFORMATIVE:

The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3472) to arrange for the allocation of a suitable address.

INFORMATIVE : Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayor's CIL charge will be £ 5,419.89 (126 x £35 x inflation factor of 1.229) and the Haringey CIL charge will be £ 35,193.06 (126 x £265 x inflation factor 1.054). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

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: External Imporvements

As part of the works to the site replacement windows of a common design, proportion, material and means of opening should be considered as a measure to improve its external appearance and to achieve a more balanced appearance to this building.

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

Planning Service

Emma Williamson Assistant Director Planning Service

INFORMATIVE:

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.



13/03/2017

Stuart Minty
Interim Head of Development Management
Planning Service

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

Planning Sub Committee 13th June 2016 Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2015/1667 **Ward:** Highgate

Date received: 05/06/2015

Last amended date: 14/09/2015

Drawing number of plans: Applicant's drawing No.(s) 755 LY 0X03 REV A, 755 LY 0S06, 755 LY 0S07, 755 ES 0X04 REV A, 755 ES 0X05, 755 ES 0X06, 755 ES 0X08, 755 ES 0X09 REV A, 755 EX 0S00, 755 EX 0X01, 755 EX 0X02, 755 EX 0X03 REV A, 755 SK 004.

Address: 3-5 Church Road N6 4QH

Proposal: Construction of new 3rd floor (roof extension) to existing block of flats. New 3rd floor to accommodate 2 new one bedroom apartments. (AMENDED PLANS)

Applicant: Holdhazel Ltd & Frank Collins Estate

Ownership: Private

Officer contact: Matthew Gunning

1.1 The application has been referred to the Planning Sub-Committee for a decision due to the amount of local objections.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The design, siting and form of the roof extension is considered acceptable.
- The townscape and special character of Highgate conservation area is considered to be preserved and there is no harm.
- The residential accommodation would be of an acceptable layout and standard meeting the necessary internal floorspace standards and providing external amenity space.
- The residential amenity of neighbouring properties would not cause unacceptable overlooking or loss of privacy or affect daylight/ sunlight to neighbouring properties and gardens.
- The scheme will have no adverse impact on the surrounding highway network or on car parking conditions in the area.

2. RECOMMENDATION

2.1 GRANT PERMISSION subject to conditions and S106 Agreement

Conditions

1) Development begun no later than three years from date of decision;
2) In accordance with approved plans;

3) Materials submitted for approval;
4) Screening for refuse bins;
5) Central dish/aerial system;
6) Construction Management Plan.
7) Replacement windows.

Informatives

1) Naming and numbering;
2) CIL liability
3) Hours of construction;
4) Land ownership;
5) External Improvements

CONTENTS

3.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
4.0 CONSULATION RESPONSE
5.0 LOCAL REPRESENTATIONS
6.0 MATERIAL PLANNING CONSIDERATIONS
7.0 RECOMMENDATION
8.0 APPENDICES:

Appendix 1: Plans and images

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 The proposal is for the construction of a new 3rd floor (roof extension) to this existing block of flats. The floor will accommodate 2 new one bedroom apartments. The application has been amended from that initially submitted, namely a screen has been introduced on the side of the roof terraces.

Site and Surroundings

3.2 The application site 3-5 Church Road, is a three storey detached block of six flats, with individual entrances to no. 3 and no. 5. The site is located on the southern side of Church Road between Talbot Road and North Road and falls within Highgate Conservation Area. The building is not listed and has limited architectural quality.

3.3 Church Road runs between North Hill and Archway Road, past All Saints Church that is described under Talbot Road. There are a limited number of buildings on the road including the building in question. There is a vicarage associated with the church near the junction with Archway Road, and there are views at the crossroads behind the terraces on Talbot Road. There is a less uniform arrangement along Church Road in comparison to neighbouring streets (i.e. Talbot Road). There are mature trees and vegetation within the gardens of many properties which lend a pleasant quality to the area.

3.4 Planning permission was granted in 2013 for a single storey dwelling house with a basement to the rear of 3-5 Church Road which is currently being built. It is

accessed from the side of 5 Church Road, located adjacent to houses in Bramalea Close.

3.5 The site is surrounded by the gardens of 50-58 Talbot Road to the west which are two storey dwelling houses with a third floor in the roof. To the east is Health Clinic at the corner of Church Road and North Hill. To the rear and north of the property and rear of North Hill are two storey dwelling houses in Bramalea Close and the new dwelling house currently under construction. To the south, directly opposite are two storey 1930's dwelling houses, no. 4 -6 Church Road and 60 Talbot Road to the north east.

Relevant Planning and Enforcement history

3.6 HGY/2011/1809 GDT 15/11/11 Flat A 3 Church Road Erection of single storey rear extension, including replacement of ground floor windows in north east facing elevation

HGY/2013/1558 GDT 18/9/2013 Land rear of 5 Church Road Demolition of existing disused garages and erection of 1 x 2 storey house comprising 2 bedrooms at ground floor and basement level.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

4.2 Residents and surrounding properties

3-9 Bramalea Close N6
Welfare Clinic, Church Road N6
44 Health Centre, North Hill
1,3,4,5,6 Church Road
48, 50, 52,54, Church Road
56 Talbot Road Flats 1,2,3,4,5,6,
3 Church Road, Flats A,B,C
5 Church Road, Flats A,B,C
1 Church Road Flat B, Upper floor, School

4.3 Amenity Groups

The Highgate Society
Highgate CAAC

4.4 Internal Consultees

Transportation
Cleansing
Housing Renewal
Conservation Officer

4.5 The following responses were received:

Internal:

LBH Conservation Officer –Raises no objection points out that "The additional floor would be discrete in appearance and as such I do not consider it to cause harm to any heritage assets. The architectural unity achieved by the proposed floor could be further enhanced by altering the windows and making them uniform across the building.LBH Design Officer – Scheme discussed with and is supportive off".
LBH Transportation Team: No objections raised. S 106 agreement required to ensure that the residential units are defined as "car free". A Construction Management Plan also required.
LBH Waste Management - Adequate waste storage must be provided off the street.

External:

London Fire and emergency Planning Authority:- The Brigade is satisfied with the proposal for fire fighting access. The Authority recommends that sprinklers are considered for new developments and major alterations to existing premises.

Thames Water: No objections. Informative required to be attached:- Require that informative be attached to this planning permission. Aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow of 9 litres/minute at the point where it leaves Thames Water pipes. The developer should take account of this minimum pressure in the design of the proposed development.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 51 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application are as follows:

No of individual responses: 19
Objecting: 14
Supporting: None

5.2 The following local societies made representations:

The Highgate Society:

- Area is predominantly low to medium scale area. A 25% increase in height of a 3 storey block will not be in keeping with the area and will make the already unprepossessing building even more prominent and detract from the conservation area.
- Highcroft is the only four storey building within 50m of this building and prominence is not in keeping with surrounding buildings in this locality in the Conservation area. Drawings do not show its wider context and shows small houses of Bramalea Close looming large.
- The proposal will add to bulk and volume and be more significant visually from a wider area. The materials are inappropriate and bland design –grey metal cladding is not appropriate in a Conservation area.
- Two open topped bin enclosures will be visible from the public realm taking up significant part of the front garden of no. 5 Church Road. It will impact significantly on the amenity of the occupiers. The second bin enclosure is

proposed on the drive way of 5a Church Road which is currently being built at the back of the site. This is on their property and will impede emergency access.

- Local residents have submitted strong objections both in the 'community involvement' report and to the adverse impact on their amenities from overlooking and reduction of daylight and sunlight.

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

- Loss of Sunlight and Daylight from windows and gardens.
- 4 Church Road – In the winter the sun is very low and barely reaches over the building, if the roof is any higher, it could block the sun completely. It will cut out sunlight which shines on the front of our house into the garden causing shadow for most of the day in the winter month.
- 52, 54, 56 Talbot Road -The new roof breaches a 25 degree angle at a point 2ms from the ground level on the relevant elevation of the house and therefore unreasonably impinge on daylight, and sunlight. No 56 will have no sunlight in the garden and result in overshadowing.
- Sunlight to properties directly opposite will be reduced. The south facing windows and front garden of 4 Church Road will be completely deprived of sunlight during the winter months and the second floor windows will also be affected.
- Why has 21st March been used in the Sunlight/daylight study, as this discounts the winter days which would be most affected as the sun is at its lowest and shadows are the longest.
- Shadows will be more noticeable further up Talbot Road during the summer months.
- The report does not give a clear and full picture of the loss of daylight to the surrounding area.
- Loss of privacy and overlooking to properties at the rear of 3-5 Church Road-Bramalea Close.
- Loss of prospect and outlook.
- Additional height and bulk visually detrimental to the character and appearance of the conservation area.
- Four storey building is out of character with the surrounding buildings which are two /three storeys apart from Highcroft.
- Ugly design style and lacking in architectural merit.
- Noise and nuisance from garden terraces above bedrooms of top floor flats.
- Noise and nuisance from new flats above from inadequate soundproofing.
- Dustbin location in front garden of 5 and on access way of building to the rear of 5 Church Road. Will be highly visible and result in loss of amenity.
- Increased parking pressure.

5.4 The following issues raised are not material planning considerations:

- Impact on property values (Not a relevant planning issue).
- Noise and nuisance during construction (A construction plan must be submitted and hours of work to be restricted).
- Noise and disturbance following construction (Soundproofing is an issue dealt with under Building Control).

- Wear and tear during construction to building and drive and to residents properties and gardens (Planning has limited control over this issue)
- Loss of chimney – Applicants has agreed to retain it.

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning considerations raised by the proposed development are:

1. Principle of the development;
2. Design and impact on the character and appearance of the conservation area;
3. Impact on the amenity of adjoining occupiers; including sunlight and daylight
4. Living conditions for future occupants;
5. Parking and highway safety;
6. Waste Management.

Principle of the development

6.2 The NPPF, London Plan Policy 3.3 and Local Plan Policies SP1 and SP2 seek to maximise the supply of additional housing to meet future demand in the borough and London in general. An additional floor will be added to the three storey block of flats incorporating 2 x 1 bedroom flats. The principle of introducing two additional residential units at the site would be supported by the Council in meeting the intent of the NPPF, London Plan Policy 3.3 and Local Plan Policies SP1 and SP2, albeit all other material planning considerations are to be met.

Design and impact on the character and appearance of the conservation area

6.3 The application site falls within Highgate Conservation Area. The NPPF should be considered alongside with London Plan 2015 Policies 3.5 and 7.6 and Local Plan 2013 Policy SP11, and draft DM policies DM1 and which identifies that all development proposals should respect their surroundings by being sympathetic to their form, scale, materials and architectural detail.

6.4 London Plan Policy 7.8 requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Haringey Local Plan Policy SP12 requires the conservation of the historic significance of Haringey's heritage assets. Saved Haringey Unitary Development Plan Policy CSV5 requires that alterations or extensions preserve or enhance the character of the conservation area.

Statutory test

6.5 There is a legal requirement for the protection of the Listed Building and Conservation Area and Historic Park. The Legal Position on the impact on these heritage assets is as follows, and Sections 66(1) and 72(1) of the Listed Buildings Act 1990 provide:

"*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*".

6.6 "*In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."* Among the provisions referred to in subsection (2) are "*the planning Acts*".

6.7 The Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council case tells us that "*Parliament in enacting section 66(1) did intend that the desirability of preserving listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable importance and weight" when the decision-maker carries out the balancing exercise."*

6.8 The Government in the case of the Queen (on the application of The Forge Field Society) v Sevenoaks District Council says that the duties in Sections 66 and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving of listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in Barnwell, it has now been firmly dispelled. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area or a Historic Park, it must give that harm considerable importance and weight. This does not mean that an authority's assessment of likely harm to the setting of a listed building or to a conservation area is other than a matter for its own planning judgment. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasized in Barnwell, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.

6.9 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given "*considerable importance and weight*" in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.

6.10 3-5 Church Road was built in the 1950's and is a detached three storey building with a flat roof with separate entrances to 3 and 5. The building is of limited architectural quality within the conservation area. The proposed 3rd floor roof structure, 2.7m high above the existing building, would be set in from the front and sides of the building (except for the part above the staircase core). The parts of the additional floor recessed along the frontage would be set back 1.4m.

6.11 While the proposed additional floor would be visible from the street and from neighbouring properties this must be considered in the context of the design, scale and form of the existing building, the character of the area and the quality of the proposal. Within the broader locality there are buildings of comparable height (i.e. on North Hill and Archway Road).

6.12 The proposed top floor would be more lightweight in appearance than an extra floor build in masonry/ brick and would feature an entirely different treatment from the main form of the building. The new top floor would appear as a cap to this brick building and provide a unifying element at roof level. The additional floor would have a recessive relationship in relation to the floors below.

6.13 Highgate Society and residents have objected to the bulk, mass and height of the new roof extension within its surroundings. They are concerned that the increase in height in this location is incompatible with the scale and character and appearance of the conservation area.

6.14 Church Road is a connector road between North Road and Archway Road. Although there are two storey semi-detached properties on the opposite side and to the rear on Talbot Road and Bramalea Close, Church Road itself does not have a uniform character. Highcroft, a four storey building is located at one end of Church Road and a new high rise development is proposed at the Bishop Road, Archway Road junction. There is a church and nursery at the junction with Talbot Road and GP and Health Clinic at the junction with North Road. Given the varied character to this street and the manner in which this roof addition is designed the proposal would not be over dominant or create an oversized building.

6.15 Policy 7.6 of the London Plan, states that details and materials should compliment, not necessarily replicate, the local architectural character. The materials proposed have a modern finish in grey metal vertical seam cladding with dark grey window frames. In the interest of the appearance of the development and the effect on the area, the details of the materials to be used for the roof extension should be submitted for approval.

6.16 The proposal is considered to be in keeping with the proportions and the vertical and horizontal alignment of the windows below. The roof structure will not dominate the existing building and when viewed in the street, the eye will be drawn to the frontage of the building rather than the extra floor. Overall the roof form proposed here would be compatible with the proportions and size of the building and would not detract from the visual amenity of the area.

6.17 The development is deemed to be of an acceptable quality causing no harm to this part of the conservation area. The proposal is considered to preserve the setting of the conservation area. In this instance the introduction of a roof form is in part seen to improve the appearance of this building as will the measures to partly screen the refuse bins, as such representing a public benefit. Officers have asked that as part of the works to the site replacement windows of a common design, proportion, material and means of opening be provided (as per condition 7) to improve its external appearance and to achieve a more balanced appearance to this building.

6.18 The townscape and special character of Highgate Conservation Area is considered to be preserved, consistent with saved UDP Policies UD3 and CSV5, Local Plan Policies SP11 and SP12, London Plan Policies 7.4, 7.5, 7.6 and 7.8 and SPG2 'Conservation and archaeology'.

Impact on the amenity of adjoining occupiers

6.19 The London Plan 2015 Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking, aspect noise, pollution and of fume and smell nuisance. Draft Policy DM1 'Delivering High Quality Design' requires an appropriate protection of privacy to neighbouring properties.

Daylight, sunlight and overshadowing

6.20 Residents have raised issues in respect of loss of daylight, sunlight and overshadowing. No 54 and No 56 Talbot Road have raised concern that the 25 degree angle from the ground floor window, 2m above ground level has been breached. The ground floor windows of No 56 are however already breached by the existing building. It is important to bear in mind that the relevance of the 25 degree angle test, namely a trigger/ requirement under BRE's 'Site Layout Planning for Daylight and Sunlight' for further investigation to be carried out.

6.21 The applicant has submitted a Daylight, Sunlight and Shadowing Analysis report, comprising of the 'Vertical Sky Component' (VSC) and 'Annual Probable Sunlight Hours' (APSH) to the adjacent buildings; 56 Talbot Road, 1 Church Road and 4 Church Road. Vertical sky component (VSC) is a measure of the amount of light available to any window and depends upon the amount of unobstructed sky that can be seen from the centre of a window under consideration. In the BRE guidelines, it states that if the VSC at the centre of a window is more than 27%, then the diffuse daylighting of the building will not be adversely affected. Annual Probable Sunlight Hours (APSH) is used to calculate the number of hours in a year that a window can be expected to receive direct sunlight, taking account of external obstructions and the likelihood of cloud cover throughout the year.

6.22 The result of the sunlight and daylight analysis shows that following development all of the existing surrounding residential properties would continue to receive good levels of daylight. The window that would be most affected, in 56 Talbot Road, would experience a reduction of 3.4% daylight and as such much less than the 27% VSC component measured. In respect of sunlight, the Annual Probable Sunlight Hours (APSH) are well above the BRE standard of 25% total and 5% in the winter months. The proposal therefore complies with the requirements of the BRE guidance in respect of daylight and sunlight.

6.23 The shadow path analysis demonstrates that following the development there would be no adverse overshadowing impact in comparison to the existing on the residential gardens adjacent to the proposed development. In respect of overshadowing to properties on the other side of the road there is a very limited change in respect of the shadow cast.

6.24 In respect of 1 Church Road and 56 Talbot Road, the existing building casts a shadow on the gardens from 12pm onwards. 56 Talbot Road is significantly in shadow from 3pm onwards on 21st March. This would remain the same following the development. The relevance of the 21st March has been questioned. This is the equinox month and is the set day for testing overshadowing in accordance with the BRE guidance.

6.25 Officers accept that the existing building on site with its various windows on the side flank wall has an awkward relationship with No 56 and to a less extent on No 54. The test here however is whether as a result of the development in question there would be an adverse infringements on the daylight/ sunlight of the nearby residential properties and gardens and unacceptable increase in overshadowing.

6.26 In relation to No 54 Talbot Road and the properties to the south of this, and having regard to their position in relation to the application site and the sun's trajectory, the proposal would not materially affect daylight and sunlight to these properties.

Privacy and overlooking

6.27 The amended drawings propose a privacy screen to match the roofing material colour to be placed on the sides of the terrace, as such minimising overlooking from the flank of the building down into gardens of properties on Talbot Road.

6.28 While additional widows will be introduced on the rear elevation of the building the degree of overlooking created here is not considered to be significant and certainly not to a degree to refuse consent, particularly given the current arrangement of overlooking from the upper floor windows and the urban nature of the site and its surroundings. The patio doors will be well set back and as such the line of vision inside the room behind these doors will be down onto the flat roof of the terraces.

Noise and disturbance

6.29 Noise pollution is dealt with under saved UDP Policy UD3, which resists developments involving an unacceptable level of noise beyond the boundary of the site. This stance aligns to the NPPF and with London Plan Policy 7.15 and Policy SP14 of Haringey's Local Plan.

6.30 Noise during construction can be managed with the submission of a construction management plan, which would seek to minimise disturbance to the current residents. Building regulations would apply to ensure that the proposal complies with the relevant standards in respect of insulation and the transmission of noise between floors.

6.31 The potential noise emanating from use of the terraces from thee two 1 bedroom flats would not exceed a level of noise and disturbance over and above that of a typical dwelling/flat in this urban location.

Other issues

6.32 Concern has been raised in respect of the loss of the chimney stack, as this is one of the main heating sources of one of the occupants below. The applicants have

agreed to retain the chimney stack as removal of the stack is not an essential feature of the design.

6.33 Overall it can be demonstrated that there will be no adverse infringements to daylight/ sunlight of the nearby residential properties and gardens in question given the current arrangement/ height of the building on site. There would also be no unacceptable harm to the living conditions of neighbouring residents in relation to privacy, noise and disturbance. As such the scheme is considered to be in accordance with London Plan policy 7.6 and saved UDP policy UD3.

Living conditions for future occupants

6.34 London Plan Policy 3.5 and accompanying London Housing Design Guide set out the space standards for all new residential developments to ensure an acceptable level of living accommodation offered.

London Plan Requirement	Proposed unit size	Compliance?
1 bed 2persons 4th floor - 50 sqm	51 sqm	Yes
1 bed 2 person 4th floor flat – 50sqm	51sqm	Yes

6.35 In assessing the proposal against the above requirements, the new residential units would accord with the minimum unit size requirements.

Parking and highway safety

6.36 Local Plan (2013) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport.

6.37 The application site falls within an area that has a medium Public Transport Accessibility Level of 4 and is served by the 43, 134, 143, 234 and 263 bus routes, which operate with a combined two-way frequency of 80 buses per hour. The site is also within walking distance of Highgate underground station. It is therefore considered that prospective residents are likely to use sustainable modes of transport for journeys to and from the site.

6.38 It has been noted that the site falls within the Archway Road restricted conversion area, an area identified as suffering from high on-street parking pressure. In view of this the applicant would normally be required to provide 2 on-site parking spaces. In this instance the development can be secured as a ‘car free’ development by way of a S106 agreement. This will prevent prospective residents from being eligible to apply for an on-street parking permit. As the site falls within the Highgate Station Controlled Parking Zone, such designation would provide ample mitigation against any increase in on-street parking pressure. Subject to the above the Council’s Transportation Team do not object to the proposal.

Waste Management

6.39 London Plan policy 5.17 'Waste Capacity' and Saved UDP Policy UD7 'Waste Storage' requires development proposals to make adequate provision for waste and recycling storage and collection.

6.40 Currently refuse bins are stored to the front of the building and are not screened. The position of refuse/recycling facilities will still be located to the front of the building however slightly changed in positioned and enclosed in open topped timber bin enclosure with double doors.

6.41 Objections have been received in relation to the bin enclosures on grounds that they would be unsightly and remove part of the garden of 5a Church Road. Concerns have also been raised about the impact on emergency access. The position of the bins and measures to partly screen are an improvement to the current situation.

6.42 The applicant has indicated that they have a lease on this part of the land and have entered into a legal agreement with the new owners of the adjoining driveway to provide a bin enclosure for the benefit of 3-5 Church Road. They also indicate that there is sufficient space for access. A condition will be imposed to secure final detail of the bin enclosure.

Affordable Housing

6.43 In line with London Plan policies s 3.9, 3.10, 3.11, 3.12 and 3.13, Local Plan Policy aims to provide affordable housing by:

- Achieving 20% affordable units on sites of 1 - 9 net units in line with Local Plan Policy SP2
- Using a residual land value approach, with the difference in value of providing an affordable unit included, in order to establish a robust per unit contribution that reflects both the 20% requirement in the policy, and availability of the borough in line with the newly adopted Planning Obligations SPD (2014)

6.44 In November 2014, a ministerial statement directed all councils in England not to apply affordable housing contributions or any other tariff style contributions for sites of 10 homes or less. The reason given was to support small-scale housebuilders. A judicial review of this decision by West Berkshire District Council and Reading Borough Council v Department for Communities and Local Government [2015] EWHC 2222 (Admin) (31 July 2015), concluded that Local Authorities are legally permitted to return to implementing local policies setting thresholds for affordable housing requirements on proposed developments. However this decision was challenged and a court of appeal decision in May 2016 sets out that the issuing of the ministerial statement was not unlawful such is now back in force and prevents the seeking of affordable housing on sizes of 10 units or less that have a floorspace of less than a 1000 sqm.

Planning Obligations

6.46 Section 106 of the Town and Country Planning Act 1990 allows the Local Planning Authority (LPA) to seek financial contributions to mitigate the impacts of a development. Below are the agreed Heads of Terms:

- A requirement to amendment of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the site to reflect that the 2 new residential units shall be designated 'car free' and therefore no residents therein will be entitled to apply for on street residents. A sum of £1,000.00 is sought towards the amendment of the Traffic Management Order.

6.47 Based on the information given in the plans, the Mayoral CIL charge will be £5,419.89 (126 x £35 x inflation factor of 1.229) and the Haringey CIL charge will be £ 35,193.06 (126 x £165 x inflation factor 1.054). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

Conclusions

6.48 The development is deemed to be of an acceptable quality causing no harm and preserving this part of the conservation area. The townscape and special character of Highgate Conservation Area is considered to be preserved, consistent with saved UDP Policies UD3 and CSV5, Local Plan Policies SP11 and SP12, London Plan Policies 7.4, 7.5, 7.6 and 7.8 and SPG2 ‘Conservation and archaeology’ and this has been viewed to be less than substantial and is outweighed by the improvements to the appearance

6.49 The residential accommodation would be of an acceptable layout and standard meeting the necessary internal floorspace standards and providing external amenity space. In terms of impact on the residential amenity of neighbouring properties the proposal is considered acceptable and would not cause unacceptable overlooking or loss of privacy or affect daylight/ sunlight. The scheme will have no adverse impact on the surrounding highway network or on car parking conditions in the area

6.50 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. RECOMMENDATION

7.1 GRANT PERMISSION subject to conditions and subject to a S106 Agreement.

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

   Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following approved plans: Applicant's drawing No.(s) 755 LY 0X03REV A, 755 LY 0S06, 755 LY 0S07,

755 ES 0X04REV A, 755 ES 0X05, 755 ES 0X06, 755 ES 0X08, 755 ES 0X09 REV A, 755 EX 0S00, 755 EX 0X01, 755 EX 0X02, 755 EX 0X03 REV A, 755 SK 004.

Reason: To avoid doubt and in the interests of good planning.

3. Samples of the materials to be used in conjunction with the proposed development, shall be submitted to and approved in writing by the Local Planning Authority, before any development is commenced. The development shall thereafter be implemented in accordance with the approved samples.

   Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

4. Notwithstanding the approved drawings and before the occupation of the residential units hereby permitted full details of the enclosures and screening of recycling containers, wheeled refuse bins and/or other refuse storage containers shall be submitted to and approved in writing by the Local Planning Authority and thereafter provided and maintained on site. Details of landscaping to be planted immediately inside the front boundary of the site shall also be included in such measures to screen the appearance of these bins.

   Reason: To ensure a satisfactory appearance for the development and to protect the amenities of the area.

5. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.

   Reason: In order to protect the visual amenities of the neighbourhood.

6. No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the construction period.

   Reason: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies 6.3, 6.11 and 7.15 of the London Plan Policies SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

7. Notwithstanding the approved drawings full details of replacement windows of a common design, proportion, material and means of opening to the front elevation of the building shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the plans approved before the occupation of the residential units hereby permitted.
   Reason: To ensure a satisfactory appearance to the building and to enhance the appearance of the conservation area.

INFORMATIVE: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020

8489 3472) to arrange for the allocation of a suitable address.

INFORMATIVE : Community Infrastructure Levy
The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayor's CIL charge will be £ 5,419.89 (126 x £35 x inflation factor of 1.229) and the Haringey CIL charge will be £35,193.06 (126 x £165 x inflation factor 1.054). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

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.



Site Location Plan



Front elevation of building



Rear elevation of building

Visualisation of additional floor



1 Birdseye View As Proposed



2 View From Church Road As Proposed

General Notes:

1. Copyright of this drawing remains the sole property of Cooley Architects unless otherwise assigned in writing.

2. Figured dimensions are to be worked in all cases with any discrepancies reported to the Architect prior to commencement of any work.

3. Setting-out is based on outline survey only. All dimensions to be checked on site prior to construction/ordering.

4. All dimensions are to edge/centre of structural element of wall or to grid-line, unless noted. If unclear consult Cooley Architects.

REV	BY	DESCRIPTION	CHKD	DATE

Cooley | Architects

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T 020 3176 4481 www.cooleyarchitects.com

CLIENT
Holdhazel Ltd and
Frank Collins Estate

PROJECT
New Penthouse Flats

3-5 Church Road, Highgate

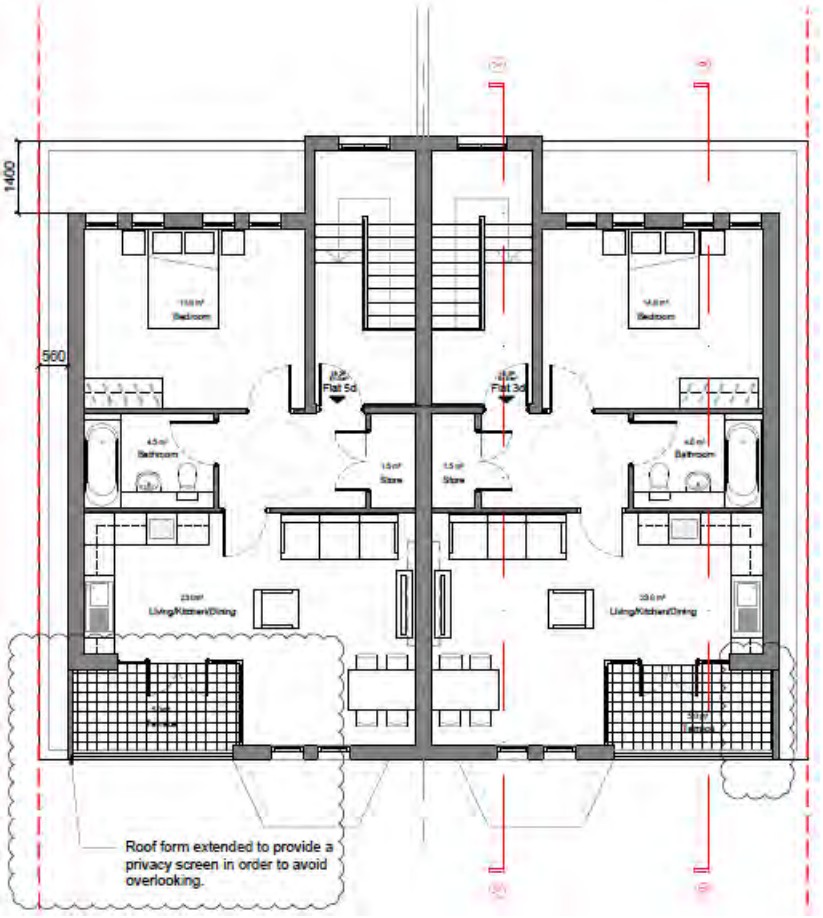
DRAWING TITLE
3D Views
As Proposed

DRAWN BY	DATE	CHECKED
NB	Mar 15	GH
SCALE	SIZE	STATUS
-	A3	Planning

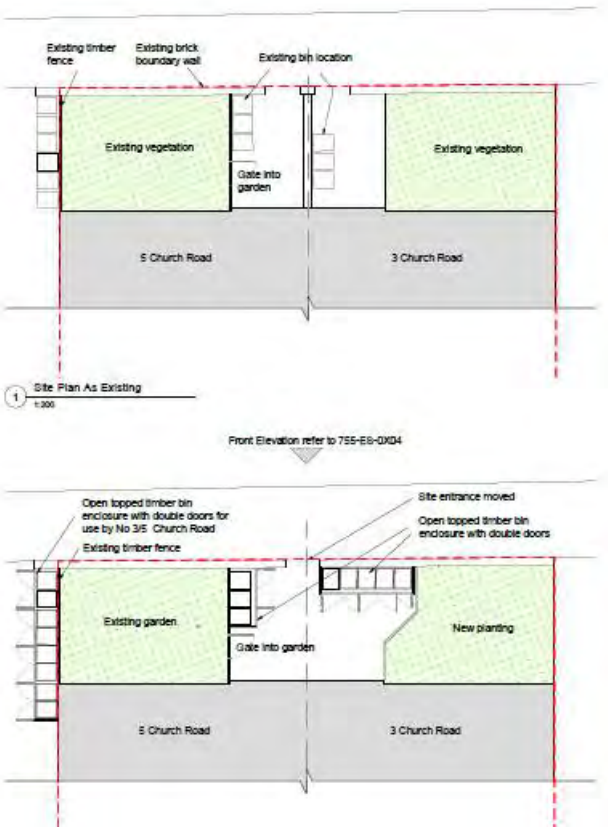
DRAWING No. 755 - SK - 004 REV -



Street elevation



Floor plan for additional floor/ flats



Layout of bins

Cooley | Architects

Design and Access Statement

Site Address:

3-5 Church Road
Highgate
London N6 4QH

Date:

March 2015

Contact Details:

Applicant:

Holdhazel Ltd and Frank Collins Estate

Agent:

Cooley Architects Ltd
123 Aldersgate Street
London EC1A 4JQ

Name: Mrs Gebina Ham

Telephone: 020 3176 4481

Email: gebina@cooleyarchitects.com

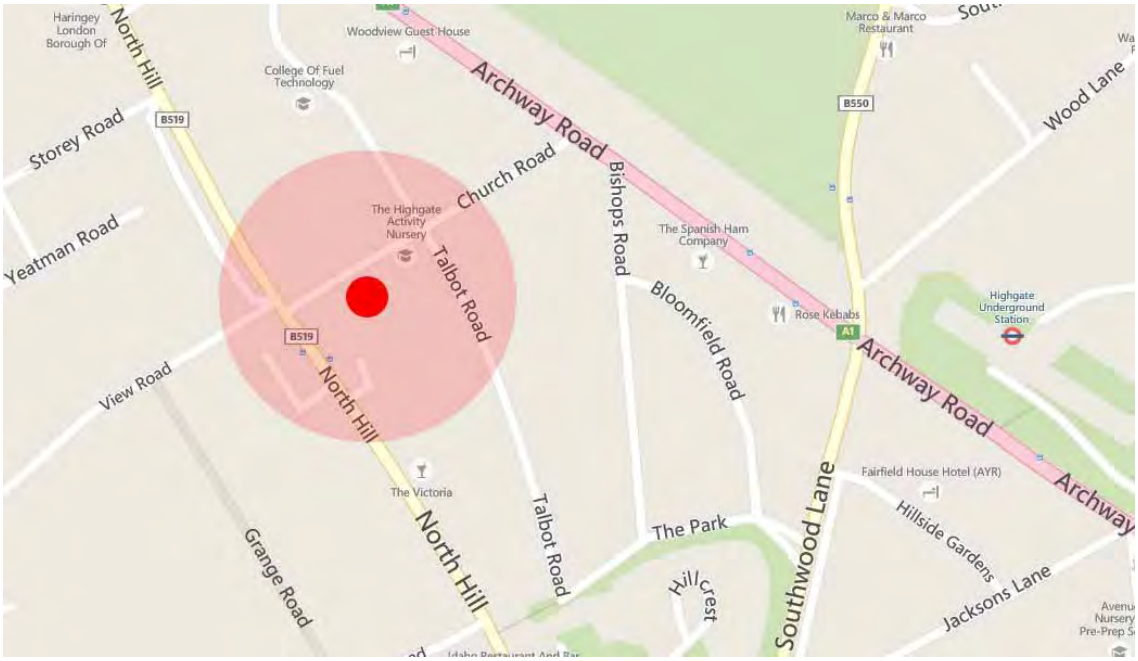
Web: www.cooleyarchitects.com

Description of the Development

Construction of 2 x 1 bed apartments on an existing flat roof and the replacement of existing staircase windows to match the proposed.

Context

Church road is a predominantly residential street in an affluent part of the borough. It is close to the A1 on a main route in and out of London and a short walk from Highgate Station. Numbers 3-5 are a pair of semi-detached apartment blocks built in the 1940s on a site of a former, taller building. The two apartment blocks are entirely separate each having a distinct entrance and staircase. To the rear of the property are private gardens and a set of derelict garages that have recently been approved for development.



Site Location


Site map

Statement of Intent

The two halves of the building are in separate ownership but the owners have come together to jointly apply for planning permission. The applicants intend to develop the existing flat roof space as two new 1 bed apartments.



Front elevation from Church Road



Rear elevation from existing garages

Planning Statement

There is no relevant planning history for the site itself although the garage site to the rear was granted planning approval in 2013 for demolition and construction of a new house.

The flat roof offers the opportunity for new housing in this highly sought after and sustainable part of the borough. We believe that the proposals comply with the aspirations of Haringey's planning policies as well as National Planning Policy.

Design

The design approach has been to set back the majority of the new roof extension from the existing building foot print to express it clearly as an extension, but bring certain parts of the building line out to reflect the form and projections of the host building.

The current building is 3 storeys high, but there exist on Church Road in close proximity much higher buildings. Our proposals are therefore in keeping with the general character of the conservation area and would have no negative effect on it.

Pre-Application Advice

A pre-application was held on 7th January to discuss the draft proposals with Haringey Council. Unfortunately, no written response was received, but the general principles of the pre-application advice are summarized below:

1. **The council would prefer the new top floor to be set back from the existing building foot print on all sides.**
   The roof extension is set back from the front and side elevations and partly set back in the rear elevation. The initial design presented at pre-application stage proposed two x 2-bed apartments but due to the reduced footprint the current application proposes two x 1-bedroom apartments in order to comply with Lifetime Homes standards.

2. **Preferably the front projection over the stairs would be in line with the main building line extension**.
   The stair core is extended in line with the existing building and will match the existing brick façade. In order to keep the windows consistent in elevation, all existing windows within the stair core will be replaced with dark grey aluminium double glazed windows. This will also offer some improvement to the existing building and modernise the building's façade in a subtle manner.

3. **The development should also offer some improvement to the existing building**.
   The proposal includes the erection of two new open topped timber bin enclosures to better organise the bins for the current and future occupiers.

4. **Materials for the extension should be modern.**
   The extension will be clad in a grey metal with vertical seams. The seams will be kept in line with the proposed window openings in order to produce a simple, clean and modern design. The windows will all be framed with dark grey aluminium to keep with the contemporary theme.

5. **The central rear projection is acceptable.**
   The central rear projection is consistent with the pre-application design. The proposed roof extension line partly steps back in the rear elevation to allow for suitable sized terraces for each apartment. A frameless glass balustrade with a dark grey metal handrail will sit upon the existing parapet wall, keeping with the modern design while also complimenting the materials used for the window frames and cladding.

Access

The site has a PTAL rating of 4 and is a short walk to Highgate underground station, as well as local bus routes. Shops, parks and all local amenities are a short walk away.

The new flats would be secured as car free under a section 106 agreement. The constraints of the site and the low headroom in the basement mean that dedicated cycle parking is difficult to provide.

Both units are designed to Lifetime Homes standards as far as possible in an existing building and will be easily accessible in line with current guidance and building regulations.

Sources of Guidance

For planning and design, we have referred to Haringey's current and emerging policies.

For access we have used as our main source of reference, Approved Document M of the Building Regulations.

Summary

The proposal addresses the pre-application advice received in January 2015 with the aim to produce two modern 1-bed apartments. The development will provide new housing in this much sought after location and will make good use of an existing flat roof. Replacing the existing staircase windows with a more contemporary design will improve the building for current occupiers and have a positive impact on the neighbouring buildings.

Appendix J

Permission, Report and Conservation Comments

HGY/2025/0065, 92 North Road

Lynda Miehe
Studio 7C Wellington Rd
London
United Kingdom
NW10 5LJ

17 December 2025

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
NOTICE OF PLANNING PERMISSION

Case Reference	**HGY/2025/0065**
Location	**92 North Road, Hornsey, London, N6 4AA**
Proposal	**Demolition of ground floor rear extension, erection of ground and first floor rear extensions, alterations to basement undercroft, lowering of rear garden terrace, and alterations to rear elevation.**
Received	**13 January 2025**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby PERMIT the above development received on the above date.

Title	Description	Date
LocationPlan.pdf	The location plan	13 January 2025
PA-613-GA-Proposed Drawings-REV A-Combined-REVISED; 613-GA-100-Rev A; 613-GA-101-Rev A; 613-GA-102-Rev A; 613-GA-103-Rev A; 613-GA-104-Rev A; 613-GA-200-Rev A; 613-GA-201-Rev A; 613-GA-202-Rev A	613-GA-Proposed Drawings-REV A-Combined - REVISED 613-GA-100-Rev A - Proposed Basement Plan 613-GA-101-Rev A - Proposed Ground Floor Plan 613-GA-102-Rev A - Proposed First Floor Plan 613-GA-103-Rev A - Proposed Second Floor Plan 613-GA-104-Rev A...	27 November 2025

Head of Development Management and Planning Enforcement
Planning Service

Planning Service
5th Floor, Alexandra House,
10 Station Road, Wood Green,
London, N22 7TY
T 020 8489 5504
www.haringey.gov.uk

Conditions: (5)

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:
613-GA-100-Rev A - Proposed Basement Plan
613-GA-101-Rev A - Proposed Ground Floor Plan
613-GA-102-Rev A - Proposed First Floor Plan
613-GA-103-Rev A - Proposed Second Floor Plan
613-GA-104-Rev A - Proposed Roof Plan
613-GA-200-Rev A - Proposed Rear Elevation
613-GA-201-Rev A - Proposed Section A-A
613-GA-202-Rev A - Proposed South Elevation

Reason: For the avoidance of doubt and in the interests of proper planning.

3 Notwithstanding the plans hereby approved, full details at a scale of 1:10 of the detailed design of the proposed extensions, together with a material specification and physical samples of the proposed wall cladding, door frames, railings and glazing, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the relevant works. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a high-quality and contextually appropriate design, and to preserve the special architectural and historic interest of the listed building and the character and appearance of the Highgate Conservation Area, in accordance with Policies SP11 and SP12 of the Haringey Local Plan (2017), and Policies DM1, DM9 and DM12 of the Development Management DPD (2017).

4 Prior to the terrace room being brought into use, the side/corner windows identified on drawings 613-GA-102 Rev A and 613-GA-202 Rev A (two facing north and one facing south) shall be fitted with permanently obscured,

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non-opening glazing. The windows shall thereafter be retained in this condition for the lifetime of the development.

Reason: To safeguard the privacy of neighbouring residential occupiers, in accordance with Policy DM1 of the Haringey Development Management DPD (2017).

5 Notwithstanding the approved plans and for the avoidance of doubt, the flat roof area shown in the approved drawings shall not be used as a roof terrace, sitting-out space, or any other form of amenity space whatsoever, other than for essential maintenance or repair, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to safeguard the 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: 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.

1 You can find advice in regard to your rights of appeal at: https://www.gov.uk/appeal-householder-planning-decision

2 This notice relates solely to a planning decision and does not purport to convey

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any approval or consent which may be required under the Building Regulations or any other statutory purpose.
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

3 For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.

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Officer Report

Application Number:	**HGY/2025/0065**
Application Type:	**Householder planning permission**
Address:	92 North Road, Hornsey, London, N6 4AA
Proposal:	Demolition of ground floor rear extension, erection of ground and first floor rear extensions, alterations to basement undercroft, lowering of rear garden terrace, and alterations to rear elevation.
Case Officer:	Mercy Oruwari
Valid Date:	13/01/2025
Applicant:	Allison Hayes
Agent:	Lynda Miehe

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The property at No 92 North Hill is a well-preserved three storey, rendered, hipped roof 18th Century terraced house. The house is a Grade II listed building complemented by a blue plaque to the front elevation located within the Highgate Conservation Area. It forms part of a listed group with neighbouring properties at Nos 94 and 96.

The listed group is characterised by a consistent building line to the front whereas the rear elevation of property at No. 92 has been historically set back from the rear elevation of the adjacent listed pair adjoining No 92 to the north. The listed property is a rendered masonry building, three storeys high plus basement, crowned by a pair of hipped slate roofs behind a front parapet. The rear elevation of No. 92 is characterised by a shallow single storey, full width rear extension with flat roof terrace. The extension returns into a narrow utility room further projecting to the rear along the boundary wall with adjacent No. 94.

2. THE PROPOSAL

The proposal seeks consent to remove a storeroom wall to the front stair under croft. This would involve replacing the existing gate and railings with a glazed panel sidelight and door to the front lightwell to create an enclosed area. The existing timber stairs leading to the front lightwell would be replaced with metal stairs.

At the rear the works would include the demolishing of the existing ground floor rear extension. A new deeper ground floor extension would replace the existing structure and a new first floor level would be added above. This would be set back on the roof of the ground floor extension. To allow for the construction of the first-floor extension, the modern French doors leading to the existing roof terrace would be removed. The stairs from the roof terrace leading to the garden would also be removed to accommodate the deeper ground floor extension. The development works would also include the lowering of the rear garden terrace to create a better connection from the proposed extension to the garden.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

- HGY/2024/2217 – Listed building consent for demolition of existing ground floor rear extension, proposed new ground and first floor rear extensions, alterations to basement undercroft, removal of fireplace to interior at ground floor, refurbishment of existing house, lowering of rear garden terrace, redecoration of rear elevation. Pending
- HGY/1999/1117 – (Listed Building Consent) Erection of new balustrading to rear roof terrace and spiral staircase down to rear garden from terrace and replacement windows. Approved with conditions
- HGY/1999/1116 - Erection of new balustrading to rear roof terrace and spiral staircase down to rear garden from terrace and replacement windows. Approved with conditions
- HGY/1994/0049 - Listed Building Consent for internal alterations. Approved with conditions
- OLD/1979/1029 - 22/11/78 Installation of georgian window + listed building consent. Approved with conditions

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

LBH Conservation Officer:

- Works to the front lower ground under croft area are acceptable.
- The works at the rear in general would help to declutter the appearance of the building at the back.
- The altered rear extensions should use materials and a colour palette that complements the aesthetics of the listed building.
- The material specification and material samples of the proposed wall cladding, door frames, railings and glazing will need to be submitted for approval.
- The proposed works will future proof the house as a family home but will still retain the features that led to the property being listed.

Neighbour Consultation

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

No of individual responses: 13 including a Councillor
Objecting: 13

The following issues were raised in representations that are material to the determination of the application and are addressed below or within the report:

Design & Heritage

- Validity of the scale of the works
- *(Officer comment: There is no restriction on the scale of works proposed. Each application is assessed on its own merits and against relevant policies.)*
- The first-floor extension would be overbearing and represent overdevelopment of the site
- The size of the extension would make it highly visible from the Parkland Walk and neighbouring properties
- The proposal would be visually out of character and not in harmony with the architectural style of the surrounding area

- The modifications would not preserve the conservation area, the listed buildings, or the historic character
- The proposed materials are not suitable for the character of the building

Amenity

- Intrusion of privacy from the side windows
- Overlooking of neighbouring properties and gardens
- Intrusion of sightlines and harm to outlook
- Loss of light and overshadowing
- Increase in noise from the proposed balcony
- Noise disturbance, environmental nuisance and potential health impacts from construction works

Other

- No notification to neighbours
- *(Officer comment: For this type of development, direct immediate neighbours are notified. Comments from any interested party are accepted and fully considered.)*
- Works to the basement level could affect foundations
- *(Officer comment: No structural works are proposed to the basement level.)*
- The works may set a precedent in terms of design, scale, elevated terrace and side windows
- *(Officer comment: Each application is assessed on its own merits and against relevant policies.)*
- Potential security issues for No. 90
- *(Officer comment: Access to the rear of the properties remains unchanged. A ground-floor extension of this type does not pose any greater security risk than comparable developments.)*

Local Amenity Groups

The following local groups/societies made representations:

The Highgate CAAC (Conservation Area Advisory Committee) and The Highgate Society

- Neighbours not informed
- Amenity impacts including overlooking, loss of privacy in gardens, light pollution, overshadowing
- The drawings for the works at the front are not detailed
- Materials not suitable especially to the front basement area
- The works at the rear appear acceptable both visually and for heat loss purposes.

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.

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

Policy DH2 of the Highgate Neighbourhood Plan states that development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate's conservation areas, and respect the setting of its listed buildings and other heritage assets. Development should preserve or enhance the open, semi-rural or village character where this is a feature of the area.

Policy DH3 similarly requires that rear extensions be subordinate to and in keeping with the original dwelling avoiding excessive depth or bulk with historic rear elevations remaining legible where they contribute to local character. Proposals must respect established rear building lines and the pattern of rear gardens, while managing impacts on neighbours' daylight, sunlight, outlook and privacy. High-quality, contextually appropriate materials are required, and the cumulative effect of existing and proposed additions should not result in overdevelopment.

Proposed works

Works are proposed to both the lower-ground-floor front and rear elevations of the host property. The scheme aims to sympathetically renovate, modernise and enhance the building. To the front, it is proposed to remove the storeroom wall within the stair undercroft, replacing the existing gate and railings with a glazed sidelight and door to enclose the front lightwell. The existing timber stairs leading to the lightwell would be replaced with metal stairs.

At the rear, the works include the demolition of the existing ground-floor extension and the construction of a deeper ground-floor extension with a first-floor extension above. To facilitate the first-floor addition, the modern French doors serving the existing roof terrace would be removed, along with the terrace stairs leading to the garden, which cannot be retained due to the increased depth of the extension. The development also includes lowering the rear garden terrace to create a better connection between the proposed extension and the garden. The proposed works are discussed in more detail below.

Front Lower Ground

The external works to the undercroft and the replacement stairs to the front basement are intended to improve the use of this external basement space and lightwell, allowing it to be better integrated with the rest of the basement level. These alterations would result in the loss of the external storeroom, which is a small, utilitarian space of low significance, and its removal would cause no harm to the significance of the listed building. Instead, the works would create an indoor undercroft space forming an integral part of the basement-level interiors, thereby improving the beneficial use of the extended internal area.

The alterations would retain the existing direct access to the basement from street level, as well as the lightwell and undercroft space, and would have no direct visual impact on the appreciation of the listed building's elevation. Accordingly, the proposed works to the front lightwell and basement/undercroft area are supported from a heritage conservation perspective.

Rear Elevation Works

As set out in the submitted assessment of significance, the ancillary and utilitarian late-19th-century extensions to the rear of the building are of low significance. The proposed scheme seeks to expand

and improve the internal spaces while strengthening the building's relationship with its rear garden. It takes the opportunity to add more coherent accommodation to the rear and to remove low-quality, piecemeal additions, while sensitively retaining the historic character of the articulated, albeit constrained, interiors.

The proposed demolition of the modern spiral staircase to the rear garden is directly related to the removal of the existing single-storey ground-floor extension and associated first-floor terrace. These works would affect only the modern stair, the French door, and the low-significance historic fabric of the rear extension and would help declutter the appearance of the rear elevation.

At ground-floor level, a new, more spacious rear extension is proposed, incorporating largely glazed aluminium-framed windows and doors with metal-clad walls. The structure would project further into the garden to create a stronger visual and spatial connection between the interior and exterior. The rear garden level would also be partially lowered and aligned with the internal ground level.

The new first-floor addition would form a lightweight, predominantly glazed, conservatory-style extension with tall folding door-windows matching the design and materials of the ground-floor extension. It would be set well back from the new ground-floor structure and include external railings to create a Juliet balcony overlooking the garden and the flat roof below. The extension would also be set in from the boundary with No. 94 and would not affect the historic windows on the rear elevation of No. 92.

The design of the proposed rear extensions is based on a clear understanding of the hierarchy of significance of the rear elevation and the importance of reinforcing the visual and physical relationship between the house and its garden. Following careful design exploration, the extensions have been developed as an honestly contemporary, lightweight and coherent addition that declutters and reveals the significant features of the rear elevation.

Haringey Policy DM9 does not require alterations and extensions to replicate the original materiality or design of a building, but rather to acknowledge and complement it. This supports the creation of a respectful extension that allows the design, materiality and character of the host building to remain fully legible, rather than imitating it in a way that blurs the distinction between old and new.

The proposed extension would occupy an already altered and extended part of the rear elevation, in accordance with Policy DM9, and would deliberately read as a lightweight, contemporary addition that neither competes with nor distracts from the architectural composition, form and materiality of the historic elevation.

Overall heritage impacts

The proposed works have been carefully designed to respect and sustain the heritage significance of this Grade II listed building. The scheme retains the features of special interest that contribute to the building's statutory designation and avoids any intervention that would obscure or diminish the legibility of its historic form. The removal of low-quality, piecemeal additions and the introduction of lightweight, contemporary extensions to the rear will declutter the elevation and allow the historic rear façade to remain clearly understood. The works to the front lightwell and undercroft similarly preserve the character of the principal elevation and do not affect the building's significance. The scheme has been reviewed by a Conservation Officer, who raises no objection to the proposals.

The proposals meet the requirements of Policy DH3, which expects rear extensions to remain subordinate to the host building and to ensure that historic rear elevations remain legible. The scheme also accords with Haringey Policy DM9, which supports high-quality, contemporary additions that complement rather than imitate historic fabric. The new extensions occupy areas of already altered fabric and are deliberately expressed as lightweight, reversible additions that do not compete with the architectural composition, form or materiality of the listed building.

Overall, the development will cause no harm to the significance of the listed building or to the character and appearance of the Conservation Area. The works will enhance the building's functionality as a family home and secure its long-term, viable use, which is itself a positive heritage outcome.

In reaching this conclusion, considerable importance and weight has been given to the statutory duties under Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, including the need to preserve the special interest of the listed building and the character and appearance of the Conservation Area, alongside the relevant national and local policy requirements.

Conditions are recommended to secure high-quality materials and detailed design elements, ensuring that the final finish is appropriate to the significance of the heritage asset.

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.

Impact on daylight, sunlight and outlook
It is acknowledged that the present and future occupiers of No. 90 have raised specific concerns regarding the rear extensions. Although it has been suggested that the photographs within the Design and Access Statement are not up to date, this assessment has also taken into account the recently submitted plans for applications relating to No. 90.

The main consideration relates to the potential effects on daylight and sunlight for this neighbouring property. At the request of the Local Planning Authority, the applicant submitted a daylight and sunlight analysis prepared by Daylight Sunlight Consulting Ltd.

With regards to the ground floor kitchen/diner of No. 90, the proposed upper floor extension may have some effect on this space. However, given the presence of a large, glazed roof and glazed doors, this room already benefits from strong levels of natural light, and the extension would not materially diminish the overall daylight conditions experienced within this part of the property. There is also a more internal room labelled as a snug which may experience some reduction in daylight.

Nonetheless, this room would continue to receive light from the sitting room, which is lit by a large front bay window, as well as from the glazing in the kitchen/dining area.

On the first floor of No. 90, the only habitable room is at the rear and is labelled as an office in the submitted plans. Due to the orientation of the proposed works, the only material consideration is sunlight. The annotated plans within the analysis confirm that the extension complies with the BRE Rule of Thumb and passes the 45-degree horizontal test. The report also confirms that the first floor construction adheres to the 25-degree angle test.

In terms of outlook, the only other first floor rooms at No. 90 are a toilet and bathroom with side facing windows, and the bathroom also has a rear facing window. The windows at No. 94 are set away from the proposed first floor extension and would not be affected in terms of outlook or overshadowing.

Impact on Privacy
It is acknowledged that the enclosed terrace room, with glazing on the elevation facing the garden, projects further than the existing open first floor terrace and therefore has some implications for the amenity of Nos. 90 and 94.

For No. 90, the terrace room is pulled back relative to the neighbouring outrigger, which limits opportunities to look down into the patio area immediately behind the glazed rear extension. In addition, the roof of the side infill extension at No. 90 incorporates privacy glass, providing further screening.

For No. 94, given the position of the existing roof terrace and the current opportunities for overlooking from it, the change in built form is not considered to introduce any material increase in overlooking.

To address amenity concerns more broadly, the open roof terrace to the rear of the terrace room has been removed from the scheme, and a condition is imposed to prevent the flat roof from being used as an amenity space. It is also relevant, in assessing a proposal of this nature within an urban environment, to recognise that a degree of mutual overlooking is inherent within this type of housing stock.

Regarding privacy from the terrace room itself, the corner windows will be fitted with obscured and non-opening glazing (as shown on approved drawings 613 GA 102 Rev A and 613 GA 202 Rev A: two corner windows facing north and one facing south). A compliance condition will secure this to safeguard neighbouring amenity.

Impact on Noise
The change from an open roof terrace to an enclosed terrace room, including the presence of openable glazing on the elevation facing the garden, would not generate any significant noise beyond the current situation. Any activity within the enclosed space would be comparable to the typical noise associated with normal residential use and would not materially exceed the level of noise that could already occur from the existing open terrace. Within the context of general background noise and typical garden activity, any additional noise arising from the proposed arrangement would be negligible.

Overall amenity conclusion
Overall, the size, siting and design of the revised ground and first floor extensions are considered acceptable and would not result in detrimental harm to the amenity of adjoining or neighbouring occupiers. The proposal is therefore acceptable in amenity terms.

6. CONCLUSION

The design, scale and appearance of the extensions and other associated works are considered acceptable and would not harm the significance of this Grade II listed building as well as the character and appearance of the Conservation Area. The development following the receipt of amended plans would not result in material harm to the amenity of neighbouring occupiers in respect of privacy, outlook, daylight, sunlight or noise. As such the proposal is in accordance with the policies outlined above.

All other relevant matters, including equalities considerations, have been taken into account. For the reasons set out in this report, the proposal is considered acceptable and planning permission is recommended for approval.

7. 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.

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613-GA-201-Rev A - Proposed Section A-A
613-GA-202-Rev A - Proposed South Elevation

Reason: For the avoidance of doubt and in the interests of proper planning.

3 Notwithstanding the plans hereby approved, full details at a scale of 1:10 of the detailed design of the proposed extensions, together with a material specification and physical samples of the proposed wall cladding, door frames, railings and glazing, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the relevant works. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a high-quality and contextually appropriate design, and to preserve the special architectural and historic interest of the listed building and the character and appearance of the Highgate Conservation Area, in accordance with Policies SP11 and SP12 of the Haringey Local Plan (2017), and Policies DM1, DM9 and DM12 of the Development Management DPD (2017).

4 Prior to the terrace room being brought into use, the side/corner windows identified on drawings 613-GA-102 Rev A and 613-GA-202 Rev A (two facing north and one facing south) shall be fitted with permanently obscured, non-opening glazing. The windows shall thereafter be retained in this condition for the lifetime of the development.

Reason: To safeguard the privacy of neighbouring residential occupiers, in accordance with Policy DM1 of the Haringey Development Management DPD (2017).

5 Notwithstanding the approved plans and for the avoidance of doubt, the flat roof area shown in the approved drawings shall not be used as a roof terrace, sitting-out space, or any other form of amenity space whatsoever, other than for essential maintenance or repair, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to safeguard the 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: 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.

Dear Mercy,

property at No 92 North Road is a well-preserved, 18th Century, grade II listed building located within the Highgate Conservation Area and forms a listed group with neighbouring properties at Nos 94 and 96.

The listed group is characterised by a consistent building line to the front whereas the rear elevation of property at No. 92 has been historically set back from the rear elevation of the adjacent listed pair adjoining No 92 to the north. The listed property is a rendered masonry building, three storeys high plus basement, crowned by a pair of hipped slate roofs behind a front parapet. The rear elevation of No. 92 is characterised by a shallow single storey, full width rear extension with flat roof terrace. The extension returns into a narrow utility room further projecting to the rear along the boundary wall with adjacent No. 94.

It is proposed to demolish the existing ground floor rear extension, to erect new ground and first floor rear extensions, to remove a storeroom wall to the stair under croft and insertion of a glazed panel and door to the front lightwell, to remove the modern French doors to the rear first floor so to connect with the proposed extension, lowering of rear garden terrace to better connect with the proposed extension to ground floor, redecoration of the stuccoed masonry rear elevation.

The application has been informed by pre-application discussion and is supported by a useful assessment of the hierarchy of heritage significance of the building. The existing configuration and conditions of the property, as well as the proposed works are sufficiently illustrated to understand their impact on the special character and significance of the listed building.

It is acknowledged that the listed building has been substantially altered and extended over the last three centuries, and whilst its numerous historic layers contribute to its historic character, it is also acknowledged that not all historic alterations and extensions bear the same heritage value and contribution to the heritage significance of the building.

Starting from the front and moving on to the rear of the building, external works to the under croft and replacement stairs to the front basement are proposed to improve the use of this external basement space and lightwell to be better integrated with the rest of the basement level. These alterations will lead to the loss of the external storeroom, which is a utilitarian, small space of low significance, and this will cause no harm to the significance of the listed building. The proposed works will, instead, positively create an indoor under-croft space that will form integral part of the interiors at basement level,

thus improving the beneficial use of the extended indoor basement. These alterations will retain the existing, direct access to basement level from street level, as well as retaining the lightwell and under-croft space, and will have no direct visual impact on the appreciation of the elevation of the listed building. Accordingly, the proposed works to basement are supported.

As per the submitted assessment of significance, the ancillary and utilitarian, late 19th Century extensions to the rear of the building are of low significance, and the proposed scheme strives to informedly expand and improve the spaces of the building whilst improving the connection with its rear garden. The scheme seizes the opportunity to add more space to the rear of the building, and to declutter the rear elevation from low quality, piecemeal additions, whilst sensitively retaining the historic character of the articulated, yet constrained interiors.

The proposed demolition of the modern spiral staircase to the rear garden relates to the proposed removal of the existing single storey extension to ground floor and related first floor terrace ; these works would only impact the modern stair, the French door and the low significance historic fabric of the rear extension and would help to declutter the appearance of the rear elevation.

To ground floor level, it is proposed to create a new, more spacious rear extension, largely glazed, with metal cladding to the walls , and further extending into the garden so to better connect to it, both visually and spatially. The rear garden level would also be partially lowered and integrally aligned with the ground level of the house.

To first floor, it is proposed to create an even more lightweight, predominantly glazed, conservatory-style rear extension with tall and folding door-windows to match the design of the ground floor extension. The first-floor extension will be well- set back from the new ground floor extension, and will feature external railings so to create a Juliet balcony looking onto the rear garden.

The first-floor extension will be set in from the side boundary to No. 94 and will not affect the historic windows to rear elevation of No. 92.

The design of the proposed rear extensions rests on clear understanding of the hierarchy of significance of the rear elevation and on the importance of reinforcing the visual and physical relationships between the house and its garden. Further to careful design exploration, the proposed extensions have been developed as an honestly contemporary, lightweight, and consistent design that beneficially declutters and unveils the significant features of the rear elevation.

Haringey policy DM 9 does not require alterations and extensions to existing buildings to match or imitate their original materiality and design, but to acknowledge it, and complement it. This means creating a respectful extension that unveils and makes the design, materiality and character of the host building fully legible, as opposed to imitating it thus blurring the difference between extensions and the original building. The new extension will occupy an already altered and extended portion of the rear elevation, in compliance with Haringey policy DM9 (E,d), and will deliberately read as a lightweight, contemporary add-on to the host building so to not compete with and distract from the appreciation of the architectural composition, forms and materiality of the historic elevation.

The subordination of the contemporary extensions to the much-altered rear elevation of the listed building should be further reinforced by means of a material and colour palette that complements the aesthetics of the listed building.

Detailed design to scale 1:10 of the proposed extensions, material specification and material samples of proposed wall cladding, door frames, railings and glazing will need to be submitted for approval.

The proposed works to grade II listed building at 92 Norh Road will retain those features of special interest that led in the first instance to the statutory listing of the building, will introduce alterations and new built elements that will not obscure or distract from any legibility of the special character of the building. The proposed scheme will cause no harm to the heritage significance of the listed building, will possibly enhance and future proof its original use as a family home, and is supported form the heritage conservation perspective.

Kind regards,

Elisabetta

Elisabetta Tonazzi ARB RIBA Conservation Architect

Principal Conservation Officer

Policy, Design & Conservation

Planning & Building Standards

Environment & Resident Experience

Haringey Council, Alexandra House, 10 Station Road, London N22 7TY

E-mail: elisabetta.tonazzi@haringey.gov.uk

www.haringey.gov.uk



Please note the above opinion represents informal officer observation only, offered without prejudice to all future formal Council decisions and accompanying procedures

Appendix K

Approval of Details and Specifications

HGY/2026/2144, 92 North Road

Mrs Carle Scott Gerber
33 Manor Way
CHESHAM
GB
HP5 3BH

22 September 2026

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
NOTICE OF PLANNING PERMISSION

Case Reference	**HGY/2026/2144**
Location	**92 North Road, Hornsey, London, N6 4AA**
Proposal	**Approval of details pursuant to Condition 3 (detailed design and external materials) attached to planning permission HGY/2025/0065, including 1:10 scale drawings of the proposed extensions and details and samples of the proposed wall cladding, glazing, door/window frames and railings.**
Received	**28 July 2026**

In pursuance of their powers under the above Act and Order, Haringey Council as Local Planning Authority hereby GRANT their approval of this application received on the above date.

Title	Description	Date
BC11 Location plan.pdf	The location plan	28 July 2026
Condition info.pdf	Other relevant information	28 July 2026
BC03 revB.pdf	Section - Proposed	28 July 2026
BC04 revB.pdf	Section - Proposed	28 July 2026
BC12.pdf	Detail Drawing	28 July 2026
BC07 revA.pdf	Detail Drawing	28 July 2026
List of materials.pdf	Other relevant information	28 July 2026
BC02 revC.pdf	Mixed/Combined Plans	28 July 2026
SH Roofing quote - 92 North rd 01.pdf	Other relevant information	28 July 2026
BC01 revB.pdf	Floor plan	28 July 2026
92 North Road N6 SE.pdf	Other relevant information	28 July 2026
BC05 revB.pdf	Section - Proposed	28 July 2026
BC06 revA.pdf	Mixed/Combined Plans	28 July 2026
FPGL Rev01.pdf	Other relevant	28 July 2026

Planning Service
5th Floor, Alexandra House,
10 Station Road, Wood Green,
London, N22 7TY
T 020 8489 5504
www.haringey.gov.uk

	information	
Collated pics of submitted pics - AOD Materials	Photos of the submitted materials taken in the office	14 September 2026

Head of Development Management and Planning Enforcement
Planning Service

Planning Service
5th Floor, Alexandra House,
10 Station Road, Wood Green,
London, N22 7TY
T 020 8489 5504
www.haringey.gov.uk

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5th Floor, Alexandra House,
10 Station Road, Wood Green,
London, N22 7TY
T 020 8489 5504
www.haringey.gov.uk

Officer Report

Application Number:	**HGY/2026/2144**
Application Type:	**Approval of details reserved by a condition**
Address:	92 North Road, Hornsey, London, N6 4AA
Proposal:	Approval of details pursuant to Condition 3 (detailed design and external materials) attached to planning permission HGY/2025/0065, including 1:10 scale drawings of the proposed extensions and details and samples of the proposed wall cladding, glazing, door/window frames and railings.
Case Officer:	Mercy Oruwari
Valid Date:	28/07/2026
Applicant:	Dr Allison Hayes-Rigg
Agent:	Mrs Carle Scott Gerber

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2025/0065 – Demolition of ground floor rear extension, erection of ground and first floor rear extensions, alterations to basement undercroft, lowering of rear garden terrace, and alterations to rear elevation. Approved with conditions

2. ANALYSIS/ASSESSMENT

Condition 3 reads: Notwithstanding the plans hereby approved, full details at a scale of 1:10 of the detailed design of the proposed extensions, together with a material specification and physical samples of the proposed wall cladding, door frames, railings and glazing, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the relevant works. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a high-quality and contextually appropriate design, and to preserve the special architectural and historic interest of the listed building and the character and appearance of the Highgate Conservation Area, in accordance with Policies SP11 and SP12 of the Haringey Local Plan (2017), and Policies DM1, DM9 and DM12 of the Development Management DPD (2017).

Comment: Pursuant to Condition 3, details have been submitted in the form of drawings and physical material samples (aluminium cladding, glazing, door/window frames and railings). The drawings and material samples provided show the external appearance of the extension.

The submitted drawings and physical material samples confirm that, on balance, the proposed materials would create a modern, lightweight extension that complements the existing building. The materials would provide a high-quality contemporary appearance whilst respecting the character of the host building, as outlined in the officer's report. On balance, the materials are considered acceptable and accord with the intentions of the condition.

3. RECOMMENDATION

GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge Condition 3. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.

92 North Road N6 4AA

Material list

2026/07

1	**EXTERNAL CLADDED WALLS** Wall build up detail A05.2 on drawings	**Aluminium cladding** - Externally Standing seam	Traditional textures - Anthracite Matt RAL 7016	The Metal roof company themetalroofcompany.co.uk	**Submitted** Product information Quotes Images Sample posted to Council Drawings are issued as a separate pack of information
		Inner and outer leaves - Solid dense concrete block wall min 7.3N/mm2 specified by the Structural engineer Interior finishes as per detail			
	Wall build up detail A05.3 on drawings	Timber studwork as specified by the Structural engineer Interior finishes as per detail			

2	**EXTERNAL METAL COPING**	Aluminium cladding - coping to match cladding by sub contractor	Traditional textures - Anthracite Matt RAL 7016		**Submitted** Product information Quotes Images Sample posted to Council Drawings are issued as a separate pack of information

3	**GLAZED EXTENSION by Finepoint** T:01923 229 949 W:www.finepoint.glass E:anant@finepoint.glass A: 36-38 Caxton Way, Watford, WD18 8QZ	Sliding doors instead of folding sliding doors, to reduce structural frame sizes and to reduce size of door profiles	Frames: Anthracite Matt - RAL 7016 Ironmongery: Black to meet building regulations		**Submitted** Product information Images Samples posted to Council Drawings are issued as a separate pack of information

4	**GLAZED EXTENSION by Finepoint** T:01923 229 949 W:www.finepoint.glass E:anant@finepoint.glass A: 36-38 Caxton Way, Watford, WD18 8QZ	Window and door frames to match the look and feel of the glazed extension.	Frames: Anthracite Matt - RAL 7016 Ironmongery: Black to meet building regulations		**Submitted** Product information Images Samples posted to Council Drawings are issued as a separate pack of information

5	**JULIET BALCONY & BALUSTRADING**	Black metal balustrading in keeping with the character.			**Submitted** Product information Images Sample to be posted

3179 BOF
3197 Glass
Black Band
80
991 BOF
992 Glass
Black Band
330 BOF
330 Glass
80
80
1° Slope
Glass Weight
Approx. 250kg
130
Black Band
1712 Glass
701 Glass
Black Band
80
34
3482 Glass
Black Band
Black Band
34
3482 Glass
80
130
1642 Glass
Black Band
1° Slope
Glass Weight
Approx. 130kg
Black Band
1643 Glass
2992 BOF
34
3474 Glass
Black Band
Black Band
80
34
3474 Glass
130
634 Glass
Black Band
151 BOF
151 Glass
80
1059 BOF
1° Slope
Glass Weight
Approx. 270kg
Black Band
1075 Glass
Black Band
80
130
Black Band
1693 Glass
5045 BOF
3616 Glass
3598 BOF

Roof Plan: Viewed From Top

Scale 1:10

FOR APPROVAL

REF: Item 1: Glass Box

SYSTEM: Finepoint Bespoke Glazing
1. InfiniGlide 3 - 2Track & 3Track Sliding Door
2. 3Pane Fixed Rooflight

FINISH: RAL 7016 MATT (Anthracite Gray)

GLASS SPECIFICATION:

Double Glazed - Roof

External:
6mm SN70/35 Toughened

Cavity:
16mm Argon Filled
Black Warm edge Spacer
Black Silicone

Internal:
13.5mm Toughened Laminated

IRONMONGERY:
Standard Black Finish

TRICKLE VENT:
N/A

HANDLE FINISH:
N/A

BASE:
N/A

SILICONE:
Black Low Modulus Silicone

WIND LOAD:
0.5kN/m²

By Others

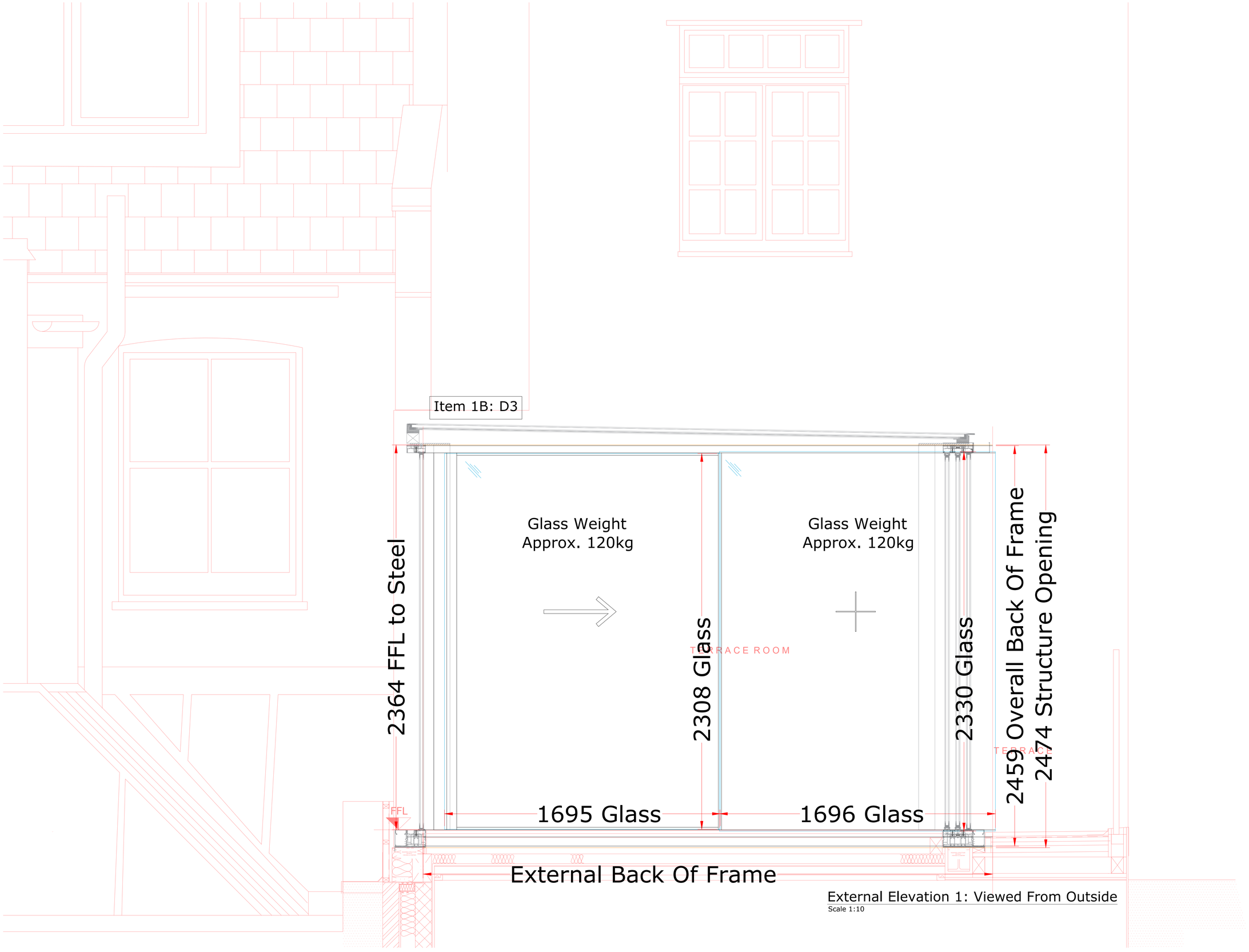
FINEPOINT GLASS LONDON

Project : FPGL-26-141

Site Address:
92 North Road, N6 4AA

Drawing Title:
Item 1 - Elevation & Section

Drawn By:	Checked By:
K Patel	A Gajjar
Date:	**Scale:**
24.07.2026	As Shown@A1
Drawing No.	**Revision**
FPGL-26-141-01	Rev01



External Elevation 1: Viewed From Outside

Scale 1:10

FOR APPROVAL

REF: Item 1: Glass Box

SYSTEM: Finepoint Bespoke Glazing
1. InfiniGlide 3 - 2Track & 3Track Sliding Door
2. 3Pane Fixed Rooflight

FINISH: RAL 7016 MATT (Anthracite Gray)

GLASS SPECIFICATION:

Double Glazed - Door

External:
6mm SN70/35 Toughened

Cavity:
16mm Argon Filled
Black Warm edge Spacer
Black Silicone

Internal:
6mm Clear Toughened

IRONMONGERY:
Standard Black Finish

TRICKLE VENT:
N/A

HANDLE FINISH:
RAL7016 Matt

BASE:
Drainage Base Including Gutter

SILICONE:
Black Low Modulus Silicone

WIND LOAD:
0.5kN/m²

By Others

FINEPOINT GLASS LONDON

Project : FPGL-26-141

Site Address:
92 North Road, N6 4AA

Drawing Title:
Item 1 - Elevation & Section

Drawn By:	Checked By:
K Patel	A Gajjar
Date:	**Scale:**
24.07.2026	As Shown@A1
Drawing No.	**Revision**
FPGL-26-141-02	Rev01

Item 1C: D4

Glass Weight
Approx. 120kg

Glass Weight
Approx. 120kg

Glass Weight
Approx. 120kg

2364 FFL to Steel

2330 Glass

2308 Glass

2308 Glass

2459 Overall Back Of Frame

2474 Structure Opening

FFL

1645 Glass

1644 Glass

1645 Glass

FFL

100

External Back Of Frame

External Elevation 2: Viewed From Outside
Scale 1:10

FOR APPROVAL

REF: Item 1: Glass Box

SYSTEM: Finepoint Bespoke Glazing
1. InfiniGlide 3 - 2Track & 3Track Sliding Door
2. 3Pane Fixed Rooflight

FINISH: RAL 7016 MATT (Anthracite Gray)

GLASS SPECIFICATION:

Double Glazed - Door

External:
6mm SN70/35 Toughened

Cavity:
16mm Argon Filled
Black Warm edge Spacer
Black Silicone

Internal:
6mm Clear Toughened

IRONMONGERY:
Standard Black Finish

TRICKLE VENT:
N/A

HANDLE FINISH:
RAL7016 Matt

BASE:
Drainage Base Including Gutter

SILICONE:
Black Low Modulus Silicone

WIND LOAD:
0.5kN/m²

By Others

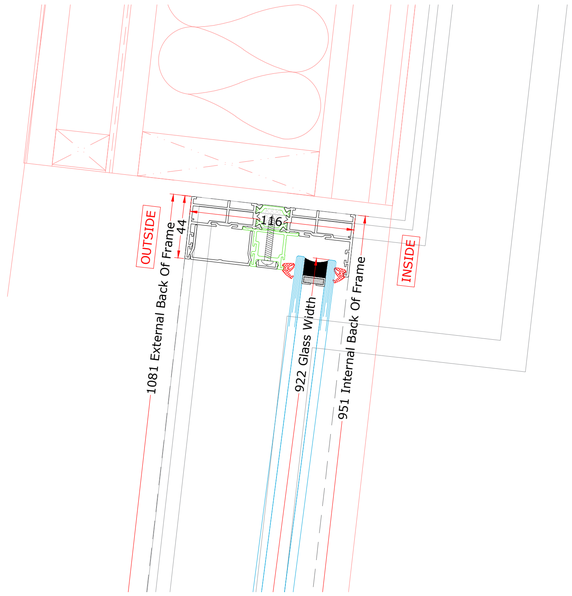
FINEPOINT GLASS LONDON

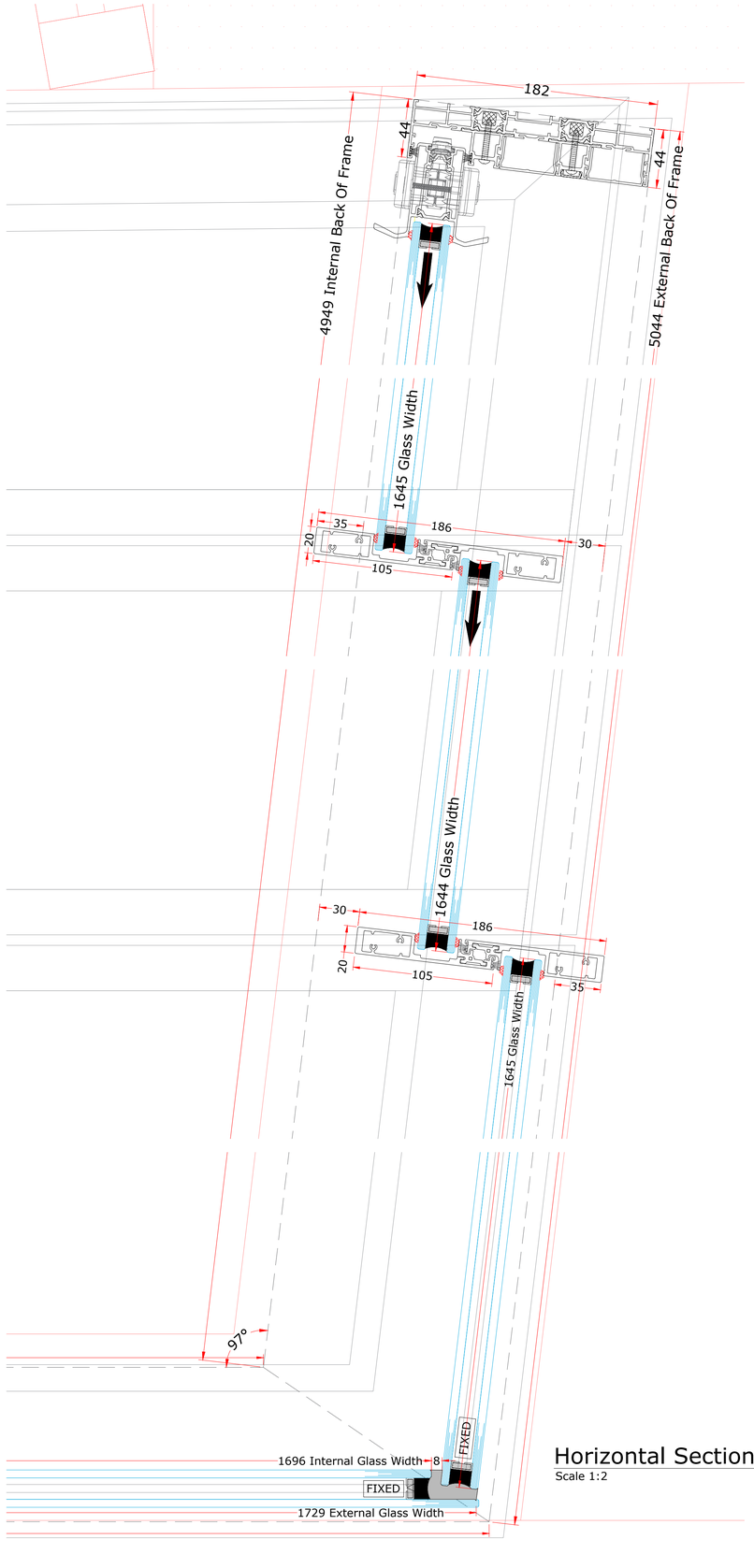
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Site Address:
92 North Road, N6 4AA

Drawing Title:
Item 1 - Elevation & Section

Drawn By:	Checked By:
K Patel	A Gajjar
Date:	**Scale:**
24.07.2026	As Shown@A1
Drawing No.	**Revision**
FPGL-26-141-03	Rev01





Horizontal Section View

Scale 1:2

FOR APPROVAL

REF: Item 1: Glass Box

SYSTEM: Finepoint Bespoke Glazing
1. InfiniGlide 3 - 2Track & 3Track Sliding Door
2. 3Pane Fixed Rooflight

FINISH: RAL 7016 MATT (Anthracite Gray)

GLASS SPECIFICATION:

Double Glazed - Door

External:
6mm SN70/35 Toughened

Cavity:
16mm Argon Filled
Black Warm edge Spacer
Black Silicone

Internal:
6mm Clear Toughened

IRONMONGERY:
Standard Black Finish

TRICKLE VENT:
N/A

HANDLE FINISH:
RAL7016 Matt

BASE:
Drainage Base Including Gutter

SILICONE:
Black Low Modulus Silicone

WIND LOAD:
0.5kN/m²

By Others

FINEPOINT GLASS LONDON

Project : FPGL-26-141

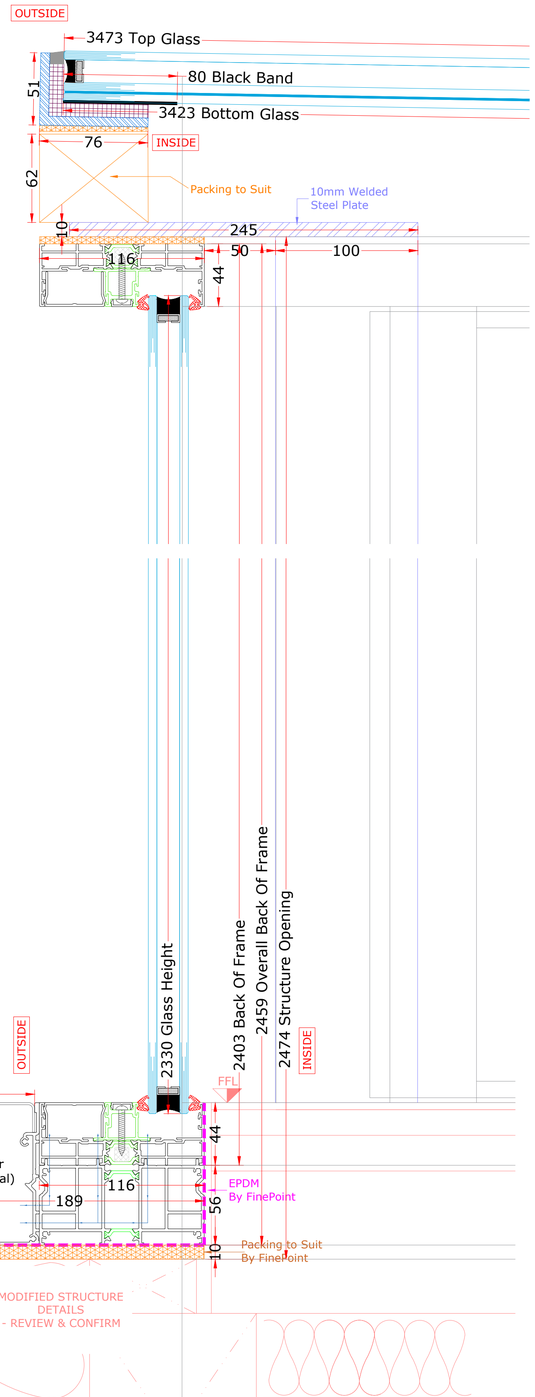
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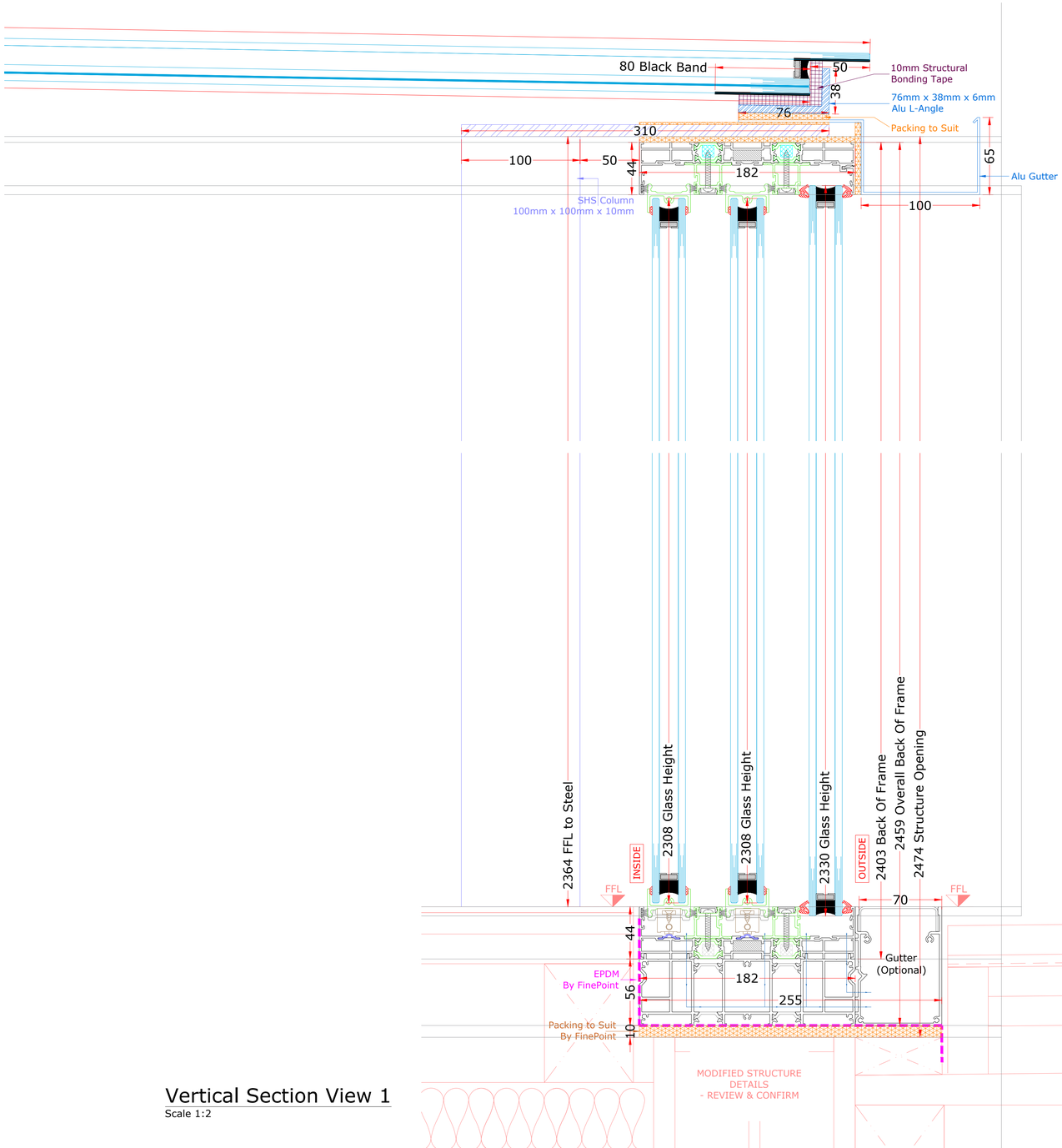
Drawing Title:
Item 1 - Elevation & Section

Drawn By: K Patel
Checked By: A Gajjar

Date: 24.07.2026
Scale: As Shown@A1

Drawing No. FPGL-26-141-03
Revision Rev01





Vertical Section View 1

Scale 1:2

FOR APPROVAL

REF: Item 1: Glass Box

SYSTEM: Finepoint Bespoke Glazing
1. InfiniGlide 3 - 2Track & 3Track Sliding Door
2. 3Pane Fixed Rooflight

FINISH: RAL 7016 MATT (Anthracite Gray)

GLASS SPECIFICATION:

Double Glazed - Door

External:
6mm SN70/35 Toughened

Cavity:
16mm Argon Filled
Black Warm edge Spacer
Black Silicone

Internal:
6mm Clear Toughened

IRONMONGERY:
Standard Black Finish

TRICKLE VENT:
N/A

HANDLE FINISH:
RAL7016 Matt

BASE:
Drainage Base Including Gutter

SILICONE:
Black Low Modulus Silicone

WIND LOAD:
0.5kN/m²

By Others

FINEPOINT GLASS LONDON

Project : FPGL-26-141

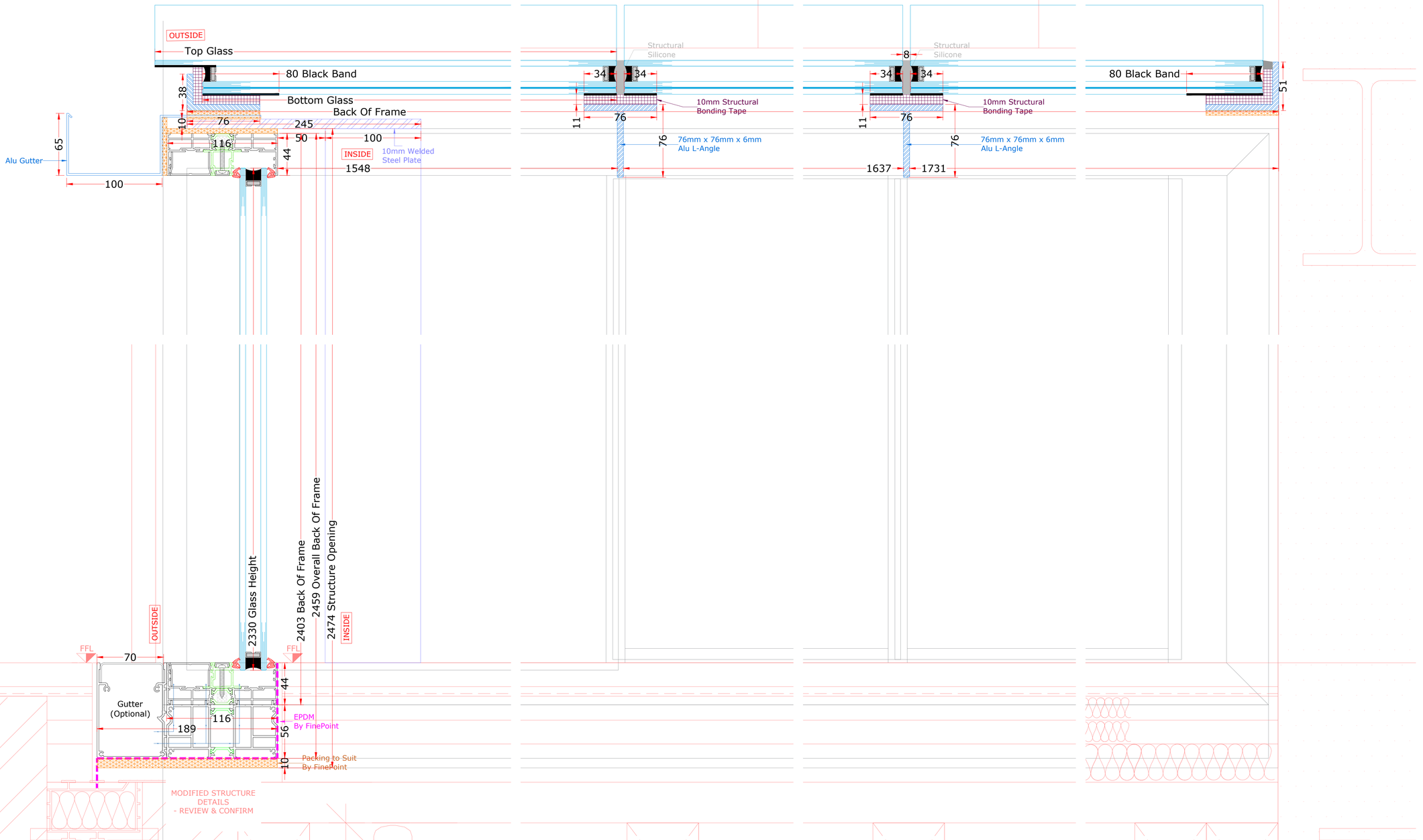
Site Address:
92 North Road, N6 4AA

Drawing Title:
Item 1 - Elevation & Section

Drawn By: K Patel
Checked By: A Gajjar

Date: 24.07.2026
Scale: As Shown@A1

Drawing No. FPGL-26-141-04
Revision Rev01



Vertical Section View 2

Scale 1:2

FOR APPROVAL

REF: Item 1: Glass Box

SYSTEM: Finepoint Bespoke Glazing
1. InfiniGlide 3 - 2Track & 3Track Sliding Door
2. 3Pane Fixed Rooflight

FINISH: RAL 7016 MATT (Anthracite Gray)

GLASS SPECIFICATION:

Double Glazed - Door

External:
6mm SN70/35 Toughened

Cavity:
16mm Argon Filled
Black Warm edge Spacer
Black Silicone

Internal:
6mm Clear Toughened

IRONMONGERY:
Standard Black Finish

TRICKLE VENT:
N/A

HANDLE FINISH:
RAL7016 Matt

BASE:
Drainage Base Including Gutter

SILICONE:
Black Low Modulus Silicone

WIND LOAD:
0.5kN/m²

By Others

FINEPOINT GLASS LONDON

Project : FPGL-26-141

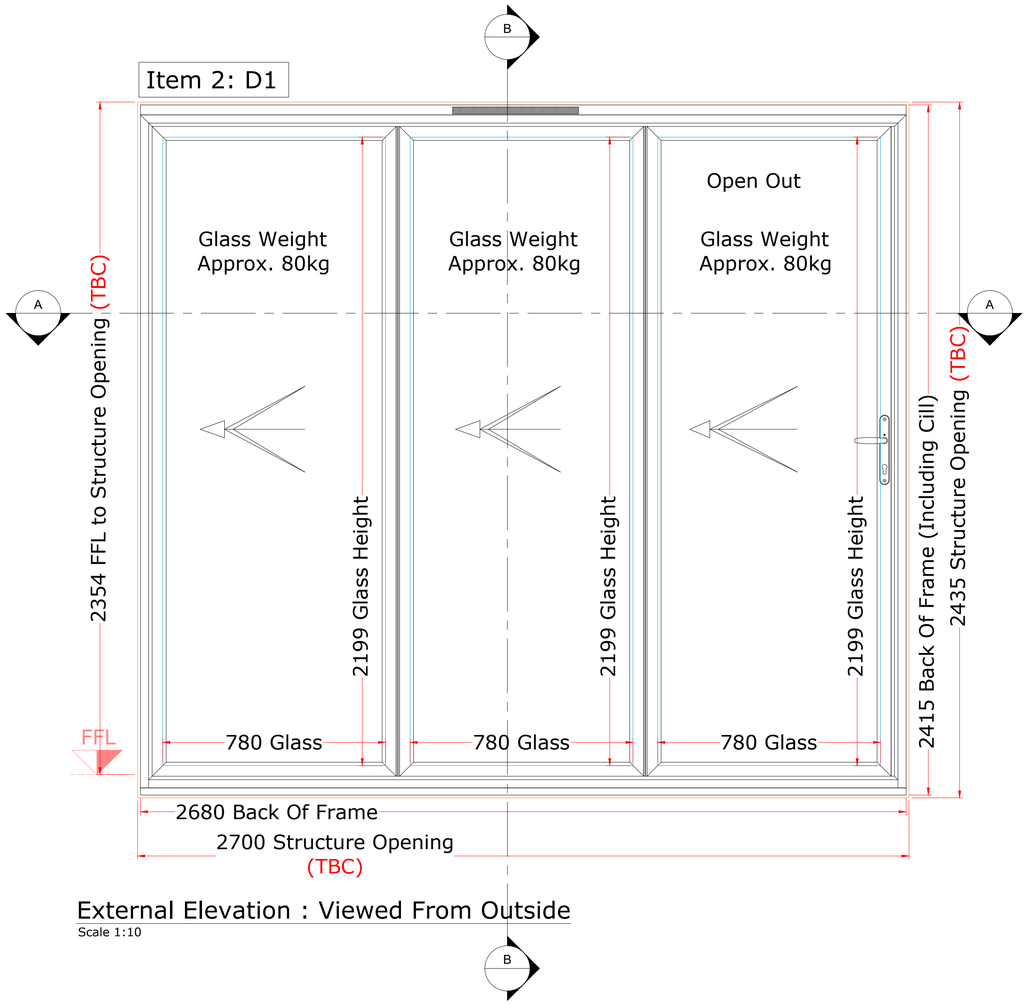
Site Address:
92 North Road, N6 4AA

Drawing Title:
Item 1 - Elevation & Section

Drawn By: K Patel
Checked By: A Gajjar

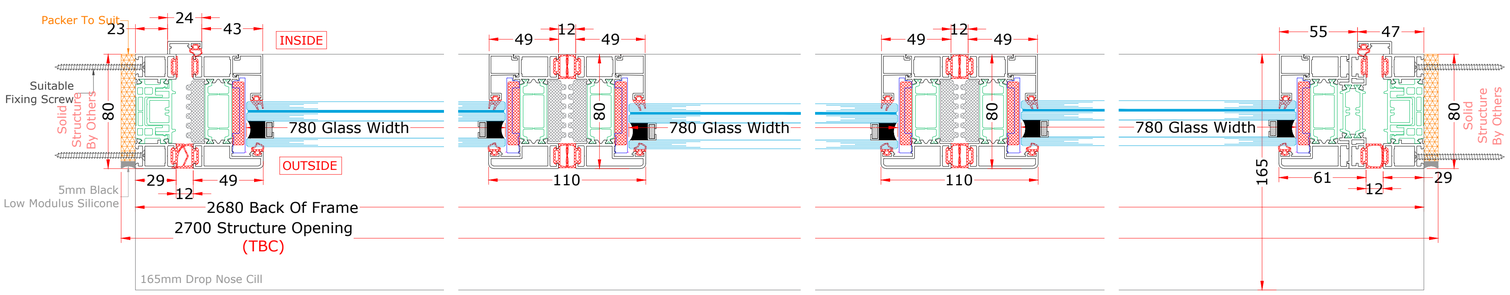
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Drawing No. FPGL-26-141-06
Revision Rev01



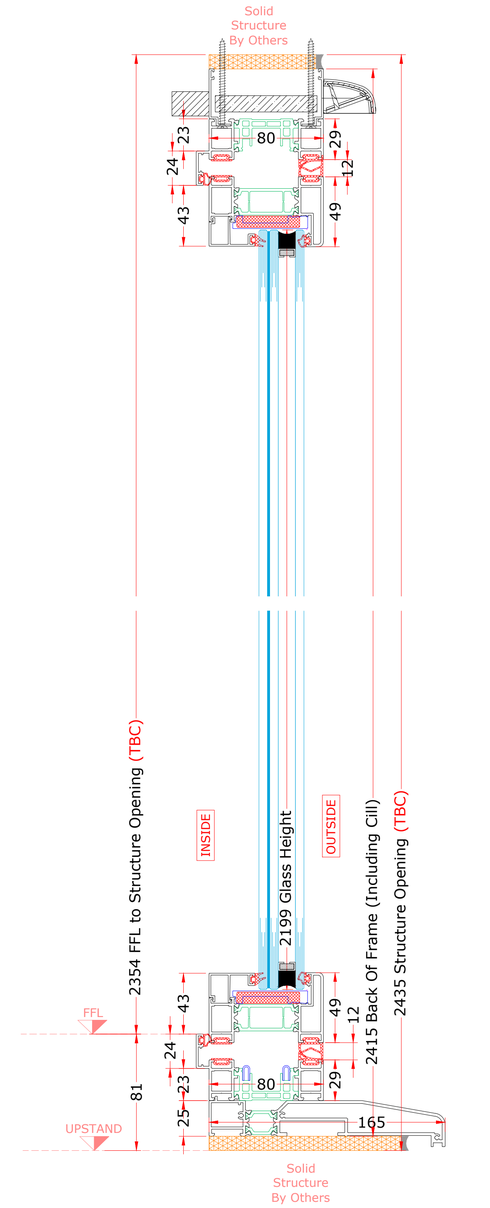
External Elevation : Viewed From Outside

Scale 1:10



Section AA

Scale 1:2



Section BB

Scale 1:1

FOR APPROVAL

REF: Item 2: D1

SYSTEM: Unifold Aluminium Bi-Folding Door (Open-Out)

FINISH: RAL 7016 MATT (Anthracite Gray)

GLASS SPECIFICATION:

Double Glazed

External:
6mm Clear Toughened

Cavity:
12mm Argon Filled
Black Warm edge Spacer
Black Silicone

Internal:
13.5mm Laminated Low E

IRONMONGERY:
Standard Black Finish

TRICKLE VENT:
1No 4000mm² EA in standard Black Finish

HANDLE FINISH:
Standard Black Finish

BASE:
165mm Drop Nose Cill

SILICONE:
Black Low Modulus Silicone

WIND LOAD:
0.5kN/m²

By Others

FINEPOINT GLASS LONDON

Project : FPGL-26-141

Site Address:
92 North Road, N6 4AA

Drawing Title:
Item 2 - Elevation & Section

Drawn By: K Patel

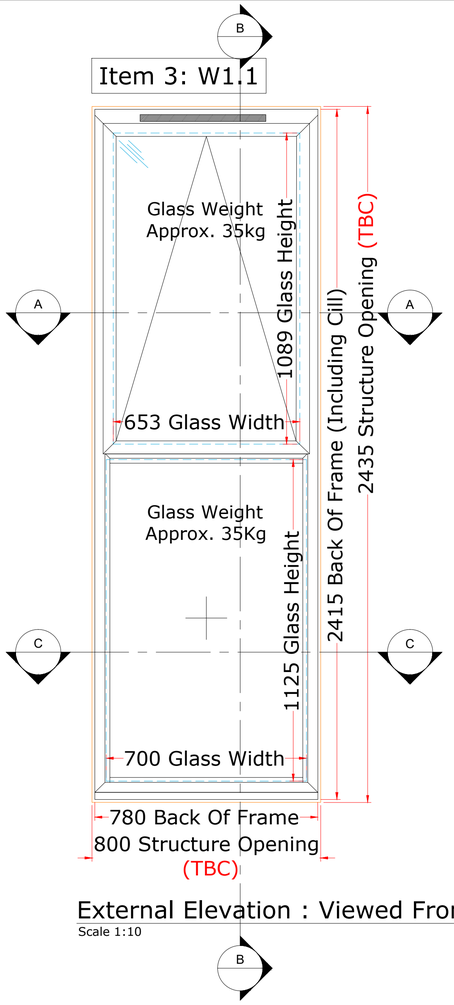
Checked By: A Gajjar

Date: 24.07.2026

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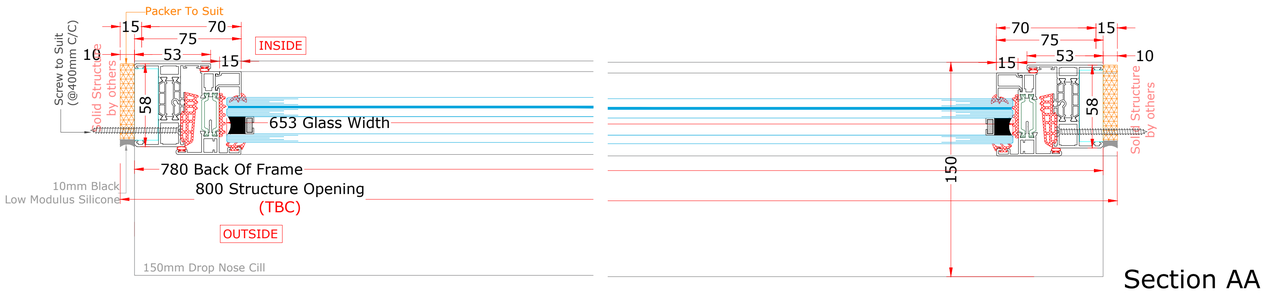
Drawing No. FPGL-26-141-07

Revision Rev01



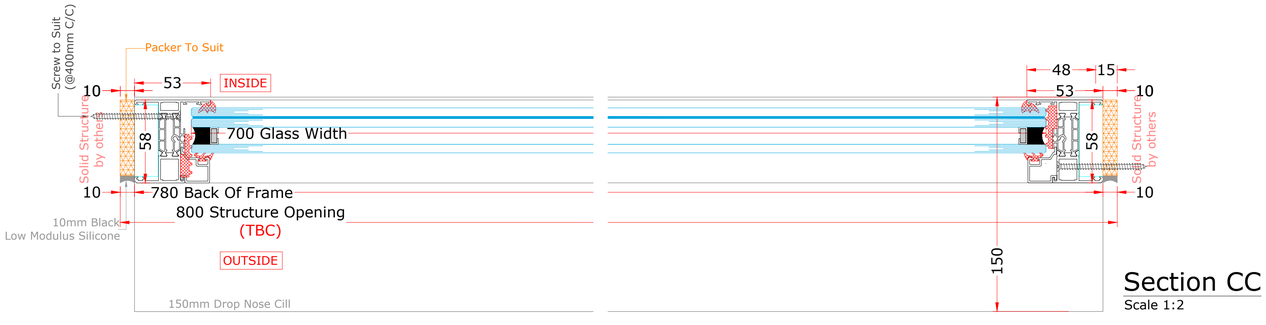
External Elevation : Viewed From Outside

Scale 1:10



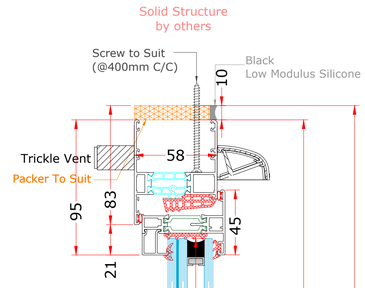
Section AA

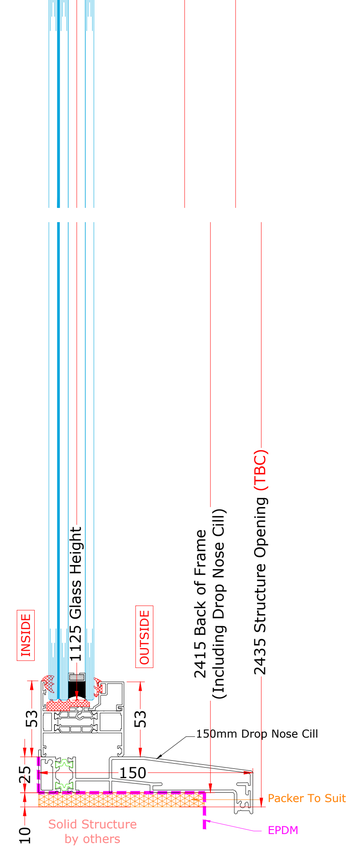
Scale 1:2



Section CC

Scale 1:2





Section BB

Scale 1:2

FOR APPROVAL

REF: Item 3: W1.1

SYSTEM: Aluk 58BW ST HI
Aluminium Casement Window

FINISH: RAL 7016 MATT
(Anthracite Gray)

GLASS SPECIFICATION:

Double Glazed

External:
6mm Clear Toughened

Cavity:
12mm Argon Filled
Black Warm edge Spacer
Black Silicone

Internal:
13.5mm Laminated Low E

IRONMONGERY:
Standard Black Finish

TRICKLE VENT:
1No 4000mm² EA in
standard Black Finish

HANDLE FINISH:
Standard Black Finish

BASE:
150mm Drop Nose Cill

SILICONE:
Black Low Modulus Silicone

WIND LOAD:
0.5kN/m²

By Others

FINEPOINT GLASS LONDON

Project : FPGL-26-141

Site Address:
92 North Road, N6 4AA

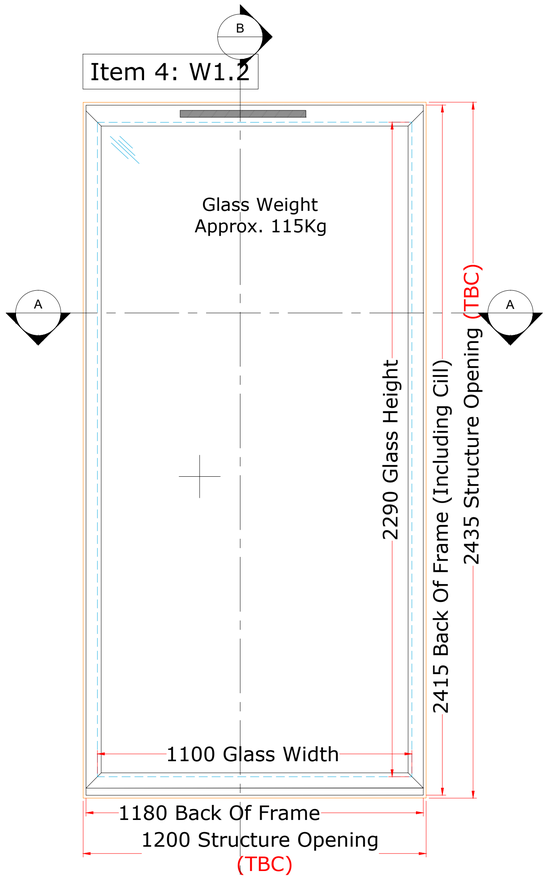
Drawing Title:
Item 3 - Elevation & Section

Drawn By: K Patel
Checked By: A Gajjar

Date: 24.07.2026
Scale: As Shown@A1

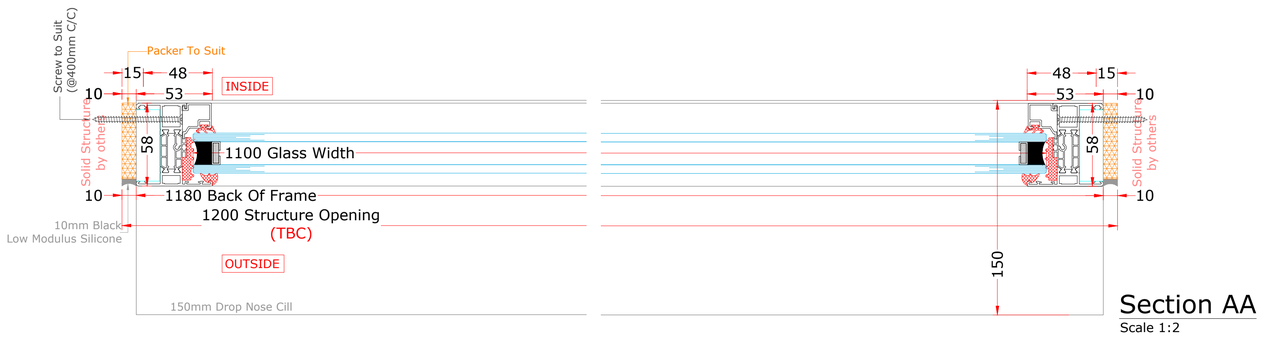
Drawing No. FPGL-26-141-08
Revision Rev01

Item 4: W1.2



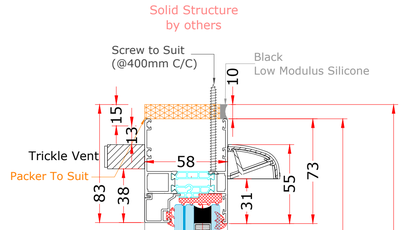
External Elevation : Viewed From Outside

Scale 1:10



Section AA

Scale 1:2



Section BB

Scale 1:2

FOR APPROVAL

REF: Item 3: W1.1

SYSTEM: Aluk 58BW ST HI Aluminium Casement Window

FINISH: RAL 9005 MATT (Jet Black)

GLASS SPECIFICATION:

Double Glazed

External:
6mm Clear Toughened

Cavity:
12mm Argon Filled
Black Warm edge Spacer
Black Silicone

Internal:
13.5mm Laminated Low E

IRONMONGERY:
Standard Black Finish

TRICKLE VENT:
1No 4000mm² EA in standard Black Finish

HANDLE FINISH:
N/A

BASE:
150mm Drop Nose Cill

SILICONE:
Black Low Modulus Silicone

WIND LOAD:
0.5kN/m²

By Others

FINEPOINT GLASS LONDON

Project : FPGL-26-141

Site Address:
92 North Road, N6 4AA

Drawing Title:
Item 4 - Elevation & Section

Drawn By:	Checked By:
K Patel	A Gajjar
Date:	**Scale:**
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