Officer Report

Application Number:	**HGY/2026/2201**
Application Type:	**Householder planning permission**
Address:	22 North Hill, Hornsey, London, N6 4QA
Proposal:	Demolition of existing rear conservatory; erection of a single-storey ground floor rear extension and part-width first-floor level rear extension; alterations to rear fenestration.
Case Officer:	Nathan Keyte
Valid Date:	03/08/202 6
Applicant:	Mr Pejman Ellis
Agent:	Mr Michael Hinich

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

The subject property at 22 North Hill is a 2 storey duplex in use as a dwelling. The building is not listed however is within the conservation area of Highgate. A single storey rear conservatory projects to the rear, and the house has existing front and rear dormers.

2. PROPOSED DEVELOPMENT

Demolition of existing rear conservatory; erection of a single-storey ground floor rear extension and part-width first-floor level rear extension; alterations to rear fenestration.

The existing rear conservatory, measuring approximately 2.6m in depth, 2.7m in width and 2.7m in height, will be demolished. It will be replaced by a full width ground floor rear extension measuring approximately 3.0m in height, 7.0m in width, and 3.0m in depth.

A partial width two storey rear outrigger is proposed on the northern rear side of the elevation. It will measure approximately 3.0m in depth, 5.8m in height and 3.8m in width. A change is also proposed to a rear first floor window. Any side facing glazing above ground level is proposed to be obscured and restricted to a high level opening.

Both rear extensions will be finished in brick to match the existing dwelling, with green roofs atop each extension.

3. SITE HISTORY

All existing planning applications have been considered for this application. There are two other applications for the same site which were submitted at the same time as this application:

PRE/2023/0084 - Demolition of the existing conservatory on the ground floor and the erection of a new rear side extension. a new proposed basement below the rear garden, with an extensive blue roof at the ground level to form a new rear garden for the use of the house with a new proposed pergola at the rear end. The primary design aspiration is to construct a new basement floor at the rear of the house, beneath the existing rear garden

4. CONSULTATION

Highgate CAAC – no comment received.

Highgate Neighbourhood Forum – no comment received.

Highgate Society – no comment received.

Haringey Conservation Officer – no comment received

5. LOCAL REPRESENTATIONS

The application has been publicised by the way of letters and public notices. No representations have been received.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Heritage, Design and Appearance
2. Impact on neighbouring amenity

Heritage, Design and Appearance:

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches.

High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

Paragraph 12.3.10 of the Highgate Conservation Area Appraisal and Management Plan provides a guide as it relates to rear extensions within the conservation area. Rear extensions should follow the scale and form of any surrounding traditional extensions, and should complement the character of the main dwelling. Furthermore, rear extensions should:

- be one storey less than the main building to appear subordinate.
- Should only exceptionally cover the entire width of the rear elevation so as to retain a part of the original façade.
- Depth should be no deeper than 4m in case of detached properties, and 3m for terraced properties.
- Original windows and door openings to be retained where possible on rear elevations.

The Highgate Neighbourhood Plan (2017) Policy DH3 relates to rear extensions, and states these should be subordinate in scale, and complement its character in design, proportion and details. Harm to neighbour amenity should be avoided.

The proposal is considered to be a subservient addition to the rear of the property, and proposed to be finished in brickwork to match the host building. While there is a two storey extension proposed, this will be partial width and to the

rear of the site. The development within the neighbouring area is not of a uniform design, incorporating a mix of designs and proportions.

While the subject site is part of a duplex, the proposal is not considered to result in harm to the significance of the conservation area.

Considering the points above, the local character and visual amenity of the area will be protected. In coming to the above conclusion, special attention has been given to the desirability of preserving or enhancing the character or appearance of the conservation area in accordance with s72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Amenity Comments

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

With regard to No. 18 North Hill, the proposal would introduce a two-storey side extension in proximity to the shared boundary. However, the extension would maintain a set back from the common boundary and would not project directly adjacent to the principal habitable parts of the neighbouring dwelling. It is noted that the closest built form at No. 18 comprises a garage/outbuilding, with the main dwellinghouse and its principal habitable room windows located further to the south and at a greater distance from the proposed development. As such, the proposal will not result in material impacts on the amenity of no. 18 North Hill.

With regard to No. 24 North Hill, the proposed single-storey rear extension would project approximately 3.0m beyond the existing rear building line and would have a maximum height of approximately 2.9m. The neighbouring property is situated to the north of the application site. An assessment against the BRE Guidance 45-degree guideline demonstrates that a line drawn from the centre point of the nearest ground-floor rear habitable room glazing (patio doors) at No. 24 would not intersect the proposed extension. This indicates that the proposal would not result in a significant loss of daylight or outlook to the adjoining property.

In addition, owing to the orientation of the site and the modest scale of the single-storey extension, the development is not considered likely to give rise to unacceptable overshadowing of neighbouring habitable rooms or private rear garden areas. The proposed first-floor rear extension would be positioned on the southern side of the host dwelling, away from the shared boundary with No. 24, thereby limiting its visual presence and reducing the potential for any overbearing effect. The separation achieved, together with the positioning of the extension relative to neighbouring windows and amenity space, ensures that the proposal would preserve an acceptable level of residential amenity.

Conclusion

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

7. CIL APPLICABLE

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

8. RECOMMENDATION

The application is recommended for approval subject to the following conditions.

Conditions:

1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

2 The development hereby permitted shall be carried out in accordance with the approved plans and drawings as listed below 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.

Approved plans list:

162-TFO-ZZ-D-A-20001[3-00]; 162-TFO-ZZ-D-A-30001[3-01]; 162-TFO-ZZ-D-A-20002[3-01]; 162-TFO-ZZ-D-A-10003[3-01]; 162-TFO-ZZ-D-A-10004[3-01]; 162-TFO-ZZ-D-A-20003[3-01]; 162-TFO-ZZ-D-A-10001[3-01]; 162-TFO-ZZ-D-A-10002[3-01]; 162-TFO-ZZ-D-A-01001.

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

3 The external material bricks to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

4 No part of any structure hereby granted shall be used as a roof terrace or balcony.

Reason: In order to protect the amenity of occupants of the adjoining residential properties consistent with Policy DM1 of The Development Management DPD 2017.

Informatives:

INFORMATIVE: Party Wall Act
The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE: 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.