



Officer Report

Application Number:	HGY/2023/2432
Application Type:	Householder planning permission
Address:	140 Maurice Avenue, Wood Green, London, N22 6PU
Proposal:	Erection of a single storey rear extension and internal alterations to a single family dwelling.
Case Officer:	Daniel Boama
Valid Date:	11/09/2023
Applicant:	Mr Basil Oxtoby
Agent:	Mr George Omalianakis

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the erection of a single storey rear extension and internal alterations to a single family dwelling. The extension would be full width, 3.09m in height, and 3.5m in depth. The external materials would comprise of painted/coloured brick with stone capping detail, a circular aluminium/timber framed window, Crittall style aluminium framed doors and glazing, a parapet roof, and roof window. The extension would allow for an increase in size of the kitchen/dining area.

Site and Surroundings

The site is a two-storey terrace dwellinghouse on the south side of Maurice Avenue. The property is located within the Noel Park Conservation Area and does not fall within the curtilage of a listed building. The rear of the property backs on to Russell Park.

Relevant Planning and Enforcement history

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

There is no planning history in relation to the site.

CONSULTATION RESPONSE

The responses below were received following consultation on the application:

Internal:

LBH Conservation Officer: *140 Maurice Avenue lies within the Noel Park Conservation Area and is considered to positively contribute to its significance. The Noel Park Conservation Area was built along model town principles during the late C19. The estate was built by the Artizans Company*

which focused on low-rise picturesque estates with integrated amenities located near railway lines. The estate contained 5 types of houses of varying sizes to accommodate different budgets but built to be of high quality, decorating the standard unit types with various types of detailing. Consistency across the estate gives the area a distinctive character and the roof forms are predominantly unaltered. 140 Maurice Avenue is a typical example of one of these 5 house types and remains relatively unaltered. The rear of the terrace is less sensitive to change as most of the buildings have been extended on the ground floor, varying in design and quality.

The proposals would only affect the rear of the building. Whilst the loss of the original form of the building is regrettable, as noted above most of the existing houses have been extended at first floor level and this is now an established character of the street. A ground floor extension in this area would not affect the contribution the building makes to the significance of the Noel Park Conservation Area. However as set out in the Conservation Area Management Plan "Extensions should complement the historic character and make use of high quality design and materials". The stone capping and circular window are uncharacteristic of the original building, and the terrace as a whole – it would be preferable that these were amended to reflect the features of the host building.

Apart from the recommended amendments, the proposed extension would not erode the contribution that No. 140 Maurice Avenue makes to the significance of the Noel Park Conservation Area and the proposed development would have a neutral impact. A condition for further details including a specification for the external surface materials is recommended.

LOCAL REPRESENTATIONS

The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 2 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

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

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

Impact on the character and appearance of the conservation area

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.

The depth and size of the extension would be similar in size to a number of ground floor extensions found at the back of adjacent and neighbouring dwellings. As such the extension is viewed to be a subordinate feature and in keeping with the pattern of development to this terrace.

The extension would be faced in brick and have a flat roof and includes features such as a circular window. The inclusion of a circular window is not viewed to be consistent with the fenestration/design to these original terrace properties.

However, in the context that the rear wall to this ground floor extension will not be openly visible from outside the site and in the presence of a variety of extensions and fenestration to the backs of these properties, it is very difficult to argue that harm would be caused to the conservation area. As a result of this and the fact that a similar extension can be built under 'permitted development rights', the character and appearance to the conservation area (i.e. the conservation area as a whole) is viewed to be not harmed, and as such left preserved.

Impact on neighbouring amenity

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

The height and depth of the rear extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

Conclusion

The proposal is considered acceptable in terms of its impact on the character and appearance of the Noel Park Conservation Area, and its impact on the neighbouring amenity.

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.

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.

RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

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

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

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

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

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.