

# EMIL EVE



## 3 Talbot Road

Non-material Amendment  
Supporting Document  
November 2023



# Contents

## 0.0

Introduction

## 1.0

Existing Context

## 2.0

Approved Application

## 3.0

Non-material Amendment

## 4.0

Sustainability Measures

## 5.0

Emil Eve Profile

## 0.0 Introduction

Dear Haringey Council Planning Officer,

This application seeks a non-material change to planning application HGY/2021/0145, of 3 Talbot Road.

"Proposal: Lower ground floor rear extension; new side windows and replacement of front dormer windows."

The non-material amendment relates to non-material revisions to the layout of the proposed lower ground floor rear extension, which improve the design in relation to the existing house and its context. These revisions only relate to the lower ground floor rear extension, with the previously approved works to the front and side having already been completed. The amendment is considered as non-material due to minor revisions to the approved design as indicated in the revised drawings. The footprint of the rear extension has been reduced in width, to create a stepped form to minimise its impact to the context.

The designs for the proposed extension have been developed with careful consideration for the local context. Although the proposed work is concentrated at the rear of the property, the impact on the existing character of the buildings has been an important consideration in the development of the designs. We sought to find a proposal that would not detract from the scale, character and appearance of the house, and its neighbours. The external materials of light stained timber, slimline aluminium glazing and clay tiles have been carefully selected to complement the existing character of the building and setting.

As a RIBA registered Conservation Architect (RIBA CA Level accredited), we specialise in the sensitive repair and re-use of historic buildings and also sit on the Hackney Society Planning Group.

As demonstrated within this report, the proposals will complement the character and scale of the existing residential dwelling, with the non-material amendment being a design improvement on the previously approved scheme.

Please refer to the following pages along with the submitted planning drawings to explain the proposal in context. We would be very happy to discuss any further information that you require (please phone 07815453778).

Yours sincerely,



Ross Perkin, Director, Emil Eve Architects  
(Registered Architect (ARB) and Conservation Architect (RIBA CR), SPAB 2013)

# 1.0 Existing Context

## Overview

Talbot Road is a residential street in Highgate located in the borough of Haringey. Number 3 is an end-of-terrace house and lies within the Highgate conservation area and is not a listed building.

“Talbot Road was originally Church Commissioner land and was developed in the period 1905-08. It is an attractive suburban road made up principally of quite large two or three storey red brick Edwardian houses.”

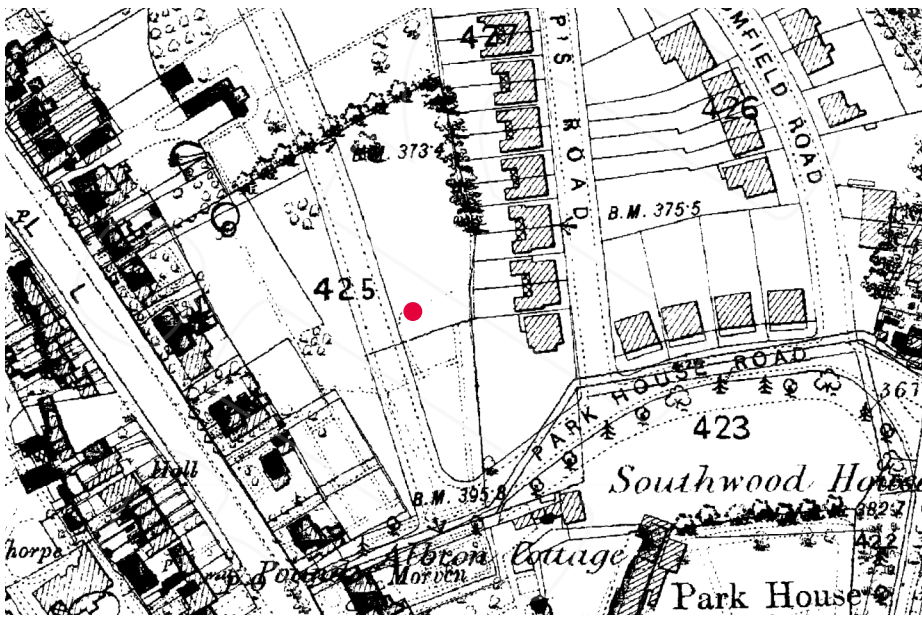
- Highgate Conservation Area Appraisal, December 2013



↑ 3 Talbot Road



↑ 3 Talbot Road



↑ Historical Map of Talbot Road c.1890



↑ Historical Map of Talbot Road c.1910

● 3 Talbot Road

1.0 Existing Context



↑ Rear elevation from garden



↑ Neighbouring full-width rear extensions



↑ Lower ground floor rooms



↑ Lower ground floor rooms

2.0 Approved Application

Decision Notice

Planning Service

Rob Krzyszowski Interim Assistant Director Planning, Building Standards & Sustainability

Mr Sebastian Camisuli  
Martins Camisuli Architects  
Unit1  
2a Oakford road  
London  
NW5 1AH

Planning Application Reference No. HGY/2021/0145

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

NOTICE OF PLANNING PERMISSION (HOUSEHOLDER APPLICATION)

Location: 3 Talbot Road, N6

Proposal: Lower ground floor rear extension; new side windows and replacement of front dormer windows.

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 05/01/2021 and drawing numbers: MC/205(01)\_01; 02; 03; 04; 05; 06; 07; 08; 09; (02)\_01; 02/B; 03; 04; 05; 06; 07; 08/A; 09; Design process, appearance and access statement.

SEE SCHEDULE OF CONDITIONS ATTACHED



Dean Hermitage  
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](http://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](mailto:building.control@haringey.gov.uk), telephone 020 8489 5504, or see our website at [www.haringey.gov.uk/buildingcontrol](http://www.haringey.gov.uk/buildingcontrol).

Planning Service  
6<sup>th</sup> Floor, River Park House,  
225 High Road, Wood Green,



Planning Service

Rob Krzyszowski Interim Assistant Director Planning, Building Standards & Sustainability

HGY/2021/0145

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 MC/205 (02)\_01; 02/B; 03; 04; 05; 06; 07; 08/A; 09. 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. The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2013 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 SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

5. Before the first occupation of the extension hereby permitted, the first floor side window shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained in that condition thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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.



Planning Service  
6<sup>th</sup> Floor, River Park House,  
225 High Road, Wood Green.

Planning Service

Rob Krzyszowski Interim Assistant Director Planning, Building Standards & Sustainability

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:

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 2016, 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.



Dean Hermitage  
Head of Development Management and Planning Enforcement  
Planning Service



Planning Service  
6<sup>th</sup> Floor, River Park House,  
225 High Road, Wood Green,

2.0 Approved Application

Officer Report

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2021/0145 Ward: Highgate

Date received: 05/01/2021 Officer contact: Samuel Uff

Last amended date: N/a

Drawing number of plans: MC/205(01)\_01; 02; 03; 04; 05; 06; 07; 08; 09; (02)\_01; 02/B; 03; 04; 05; 06; 07; 08/A; 09; Design process, appearance and access statement.

Address: 3 Talbot Road N6 4QS

Proposal: Lower ground floor rear extension; new side windows and replacement of front dormer windows.

Applicant: Mr Sebastian Camisuli

2. REPRESENTATIONS

- 2.1 One representation received in response to notification and publicity of the application.
- 2.2 The following issues were raised by neighbours, local groups and Councillors:
  - Insufficient information regarding window and extension detail and sustainability performance (Officer Comment: The level of detail submitted is sufficient for the application to be determined. It is not a development policy requirement for details of sustainability performance to be provided on minor or householder applications of this sort. The green roof to the extension will have a positive impact of the property’s sustainable. Other sustainability issues are covered under the Building Regulations.
  - No windows should be blocked in (Officer Comment: The window proposed to be blocked in as submitted will now been retained. The general window arrangement is considered to be acceptable)

3. REASONS FOR GRANTING PERMISSION

- 3.1 The subject site is an end of terrace dwelling. The site is located within Highgate conservation area and does not fall within the curtilage of a listed building.
- 3.2 The planning history of the site has been taken into account when coming to this decision. It is noted that large rear extensions have been approved and built at nos5 and 7 (HGY/2019/3147 & HGY/2018/1268)

- 3.3 The proposed extension will have a reasonable height and depth that will not significantly impact on amenity and will be commensurate for the large scale of site and original building. The windows will be in timber frames and like for like in terms of thickness and appearance.
- 3.4 The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. The flat roof will provide a natural green roof, beneficial in terms of sustainability. Overall, the local character and visual amenity of the area will be protected.
- 3.5 The height and depth of the 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.
- 3.6 The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey’s Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2016 and the NPPF.
- 3.7 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.
- 3.8 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

GRANT PERMISSION subject to 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 approved plans comprise drawing nos MC/205 (02)\_01; 02/B; 03; 04; 05; 06; 07; 08/A; 09. 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.

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3.0 Non-Material Amendment

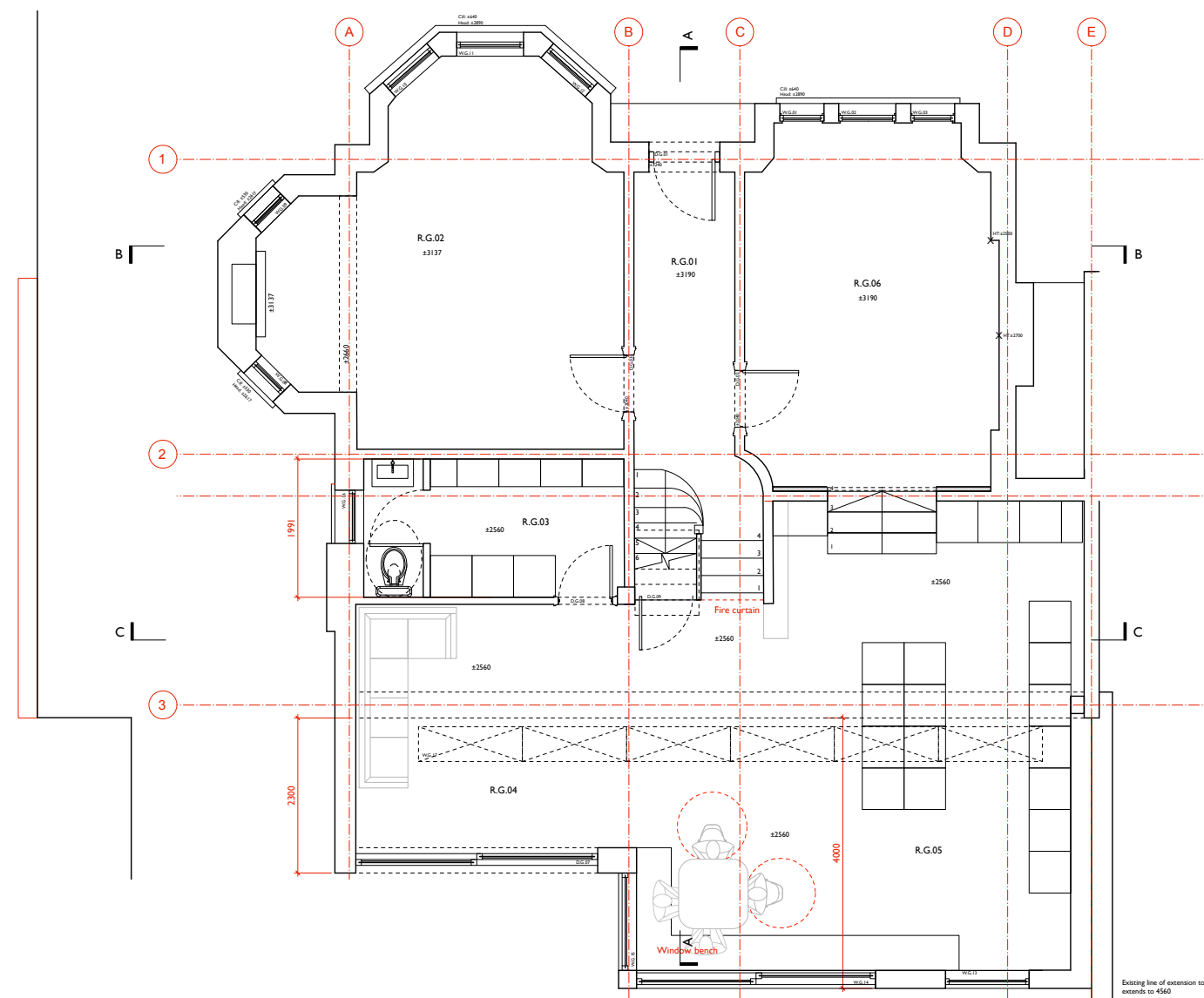


↑ Approved rear elevation HGY/2021/0145

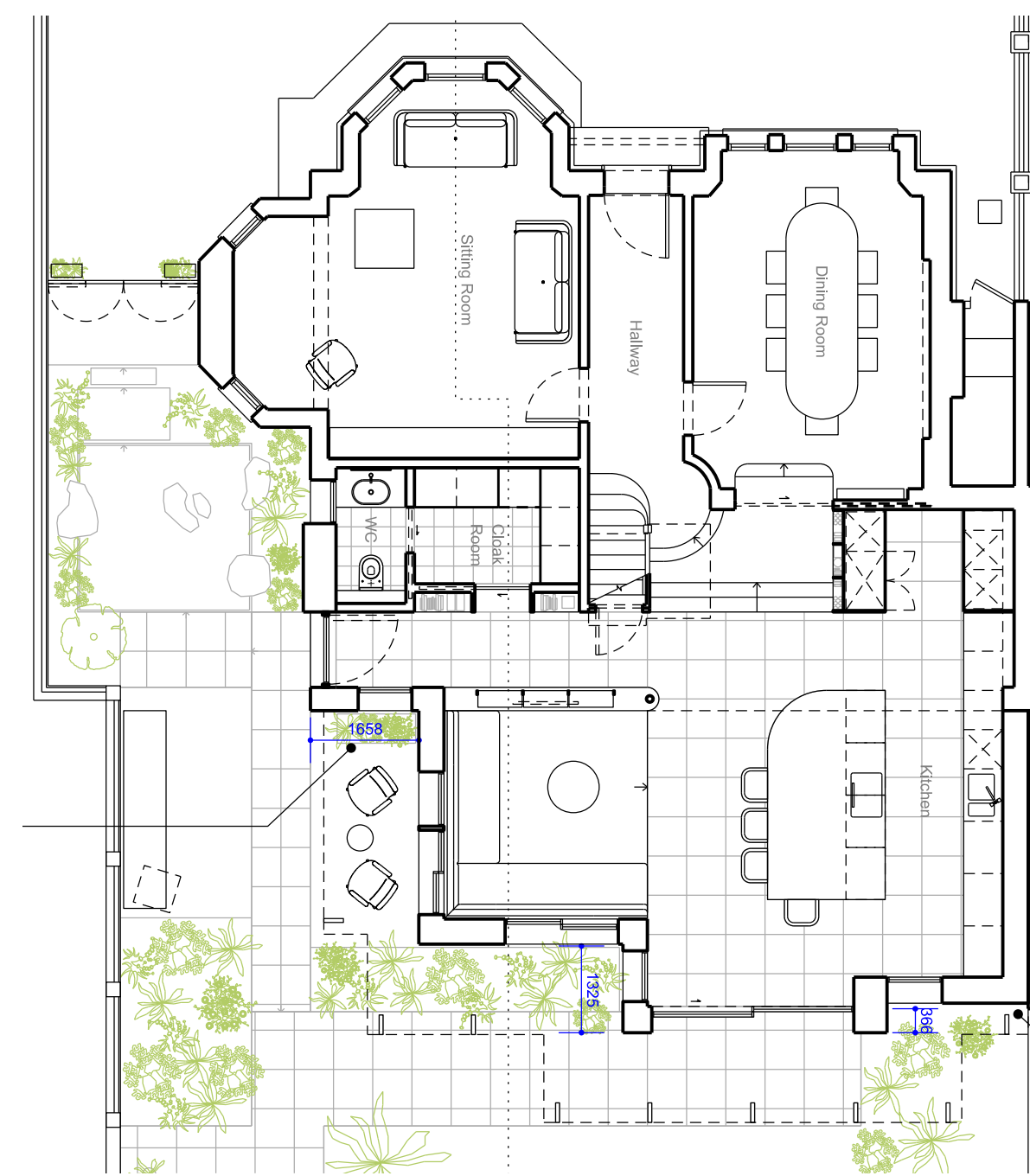


↑ Ammended rear elevation

3.0 Non-Material Amendment



↑ Approved ground floor plan HGY/2021/0145



↑ Amended ground floor plan

3.0 Non-Material Amendment



↑ Sketch of improved rear extension within the surrounding context.

3.0 Non-Material Amendment



↑ Interior image showing careful use of materials and layout of spaces.



↑ Interior image showing careful use of materials and layout of spaces to improve connection to the garden.

# 4.0 Sustainability Measures

## Sustainability Measures

Modifications have already taken place in the upper floor and roof of the house.

The lower ground floor is currently a weak point in the thermal performance of the overall house. We will make the following upgrades:

- High performance double glazing throughout the extension
- Wood-fibre insulation to roof and walls
- Sedum roof to rear extension
- Underfloor heating and insulated slab
- Overhanging roof to south facing glazed areas to minimise overheating in summer

| MEASURE                                                  | CONSIDERED<br>Y/N | INCLUDED?<br>SPECIFICATION                                       |
|----------------------------------------------------------|-------------------|------------------------------------------------------------------|
| Loft insulation                                          | Yes               | Already upgraded                                                 |
| Pipes/boiler tank insulation                             | Yes               | Will be incorporated to lower ground floor                       |
| Draught proofing                                         | Yes               | Will be incorporated - new windows with high thermal performance |
| LED lighting                                             | Yes               | Lighting upgraded throughout with LED fittings                   |
| Cavity wall insulation                                   | Yes               | Will be incorporated to rear extension                           |
| Room in roof insulation                                  | Yes               | Will be incorporated                                             |
| Internal wall insulation                                 | Yes               | Will be incorporated                                             |
| Floor insulation                                         | Yes               | Will be incorporated                                             |
| Solar PV (electric)                                      | No                | Insufficient space                                               |
| Upgrading windows/new windows (single to double glazing) | Yes               | Already upgraded                                                 |
| Ground source heat pump                                  | No                | Not enough space                                                 |
| Air source heat pump                                     | Yes               | To be considered at later date                                   |
| External wall insulation                                 | No                | Would alter appearance of historic property                      |



## Emil Eve: Practice Profile

**Emil Eve Architects** is an award-winning East-London based studio. We create imaginative and inspiring buildings and spaces for people who love architecture - from design-focused home owners to creatively-driven developers and commercial clients.

Innovative, ambitious and pragmatic, we enjoy problem-solving and specialise in challenging briefs. A commitment to sustainability informs all of our work.



↑ Geldeston Road



↑ Waghorn Street

*"From our very first meeting with Emil Eve, we knew they were the right architects for us. Ross and Emma spent a considerable amount of time understanding how we use our space and challenging us to consider how our needs may evolve in the future. They understood that we were not just asking them to design a house; we were asking them to help us create our home"*

*Sharon Lee, Waghorn Street*

Emil Eve: Selected Projects



↑ Waghorn Street



↑ Blurton Road



↑ Farley Farmhouse



↑ St John Street



↑ Blurton Road

## Emil Eve: Awards and Press



### Awards

**Shortlisted:** RIBA East Awards 2023  
**Shortlisted:** AJ Retrofit Awards 2023  
**Winner:** Surface Design Awards 2023  
**Winner:** RIBA London Awards 2022  
**Winner:** Wood Awards 2021  
**Shortlisted:** AJ Small Projects Awards 2021  
**Winner:** AJ Specification Awards 2020  
**Shortlisted:** Hackney Design Awards 2020  
**Winner:** St Martins Church International Design Competition 2019  
**Winner:** Hotel & Spa Awards 2019  
**Shortlisted:** Hotel Designs Brit List 2019  
**Winner:** AJ Small Projects Communities Award, 2010

### Press

Our projects have been featured in publications nationally and internationally, online and in print, including the following:

Wallpaper Magazine  
Elle Decoration  
The Guardian  
The Modern House  
Architects Journal  
Grand Designs Magazine  
Building Design  
AJ Small Projects Communities Award, 2010  
Dezeen  
The Evening Standard  
Remodelista  
Frame Magazine

# Who We Are



## Ross Perkin - Director

MA(hons) MArch ARB SPAB RIBA + RIBA Cons

Ross is director and co-founder of Emil Eve Architects, starting the practice in 2009 alongside Emma. Ross is an ARB qualified Architect with extensive experience in creative regeneration and contemporary architecture. As a SPAB scholar, Ross spent 12 months traveling around the UK, learning about the use of traditional building materials and the repair and re-use of historic buildings.

Ross has extensive experience overseeing complex construction projects and has recently completed work on The Weston visitor centre at the Yorkshire Sculpture Park. Before this he worked on a number of projects with RIBA Gold Medal winner David Chipperfield including acting as one of the Project Architects on the refurbishment of The Royal Academy of Arts.

Ross is a RIBA Conservation Architect and a member of the Hackney Society Planning Group.



## Emma Perkin - Director

MA(hons) MArch ARB FHEA

Emma is director and co-founder of Emil Eve Architects, starting the practice in 2009 alongside Ross. With a background in architecture, interior, lighting and exhibition design Emma brings a diverse range of experience to the practice.

Emma qualified as an ARB qualified Architect 2012 and has overseen an extensive range of projects from inception to completion. Prior to founding Emil Eve, Emma worked for studios in London and Paris including leading the Interior Design Team on the multi-award winning National Museum of Estonia with DGT Architects and the refurbishment of Barrington Court, a Grade II Listed National Trust property with Levitate Architects.

Emma combines practice with teaching and is a design tutor at the University of Westminster where she has gained recognition as a Fellow of the Higher Education Authority.

### Emil Eve Architects

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