



Officer Report

Application Number:	HGY/2023/2251
Application Type:	Householder planning permission
Address:	24 Stanhope Road, Hornsey, London, N6 5NG
Proposal:	Enlargement of front and rear dormers including the formation of a rear L shaped dormer with roof terrace and pergola. Removal of chimney stacks. Replacement and enlargement of single storey rear projection with timber cladding and a new green roof. Alterations to the rear elevation of the main building including the installation of a new timber brise soleil. Erection of a new pergola with decking adjoining the rear of new extension with the outbuilding/garage. Alterations to the rear outbuilding/garage facing Claremont Road including a new glazed canopy and garden door. Removal of clay tile plinths from front garden wall and façade. New front garden gates installed to the North and the south of the front wall.
Case Officer:	Mercy Oruwari
Valid Date:	18/08/2023
Applicant:	Mr Bhalachander Ramesh
Agent:	Mr Jeremy Foster

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, subject to conditions

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

2.1 This is an application for the following works:

- Enlargement of the front and rear dormers including the formation of a rear L shaped dormer with roof terrace and pergola;
- Removal of the chimney stacks;
- Single storey rear projection would be enlarged and replaced with timber cladding and a new green roof;
- Alterations to the rear elevation of the main building would be carried out including the installation of a new timber brise soleil;
- New pergola would be erected, adjoining the rear of the new extension with the outbuilding/garage along with decking;
- Alterations to the rear outbuilding/garage that faces Claremont Road which would include a new glazed canopy and garden door;
- Removal of the clay tile plinths from the front garden wall and façade;
- New front garden gates installed to the North and the south of the front wall along with some landscaping.

Site and Surroundings

2.2 The application site consists of an original single-storey bungalow modified by way of a rear and front dormer extensions, as well as rear wing and swimming pool addition projecting into the garden next to the boundary with No 26. The site is located within Crouch End Conservation Area, next to the boundary with Highgate Conservation Area.

2.3 The immediate area is varied in terms of building designs, height, form and facing materials. In specific it is pointed out that the adjoining site to the immediate north contains a new house, consented in 2014, and consisting of two asymmetrical gables facing Stanhope Road. The site adjoining to the south consists of a part 2/ part 3 storey flatted block which fronts onto both Stanhope and Claremont Road's.

2.4 The back of the site contains a garage building accessed from Claremont Road; a road characterised by Victorian and Edwardian houses.

Relevant Planning and Enforcement History

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

- HGY/2010/2241 - Conversion of integral garage to habitable space - Permission not required
- HGY/2005/0904 - Demolition of existing garage and erection of part 2/part 3 storey, 2 bedroom house with associated bin storage. – Refused (Appeal dismissed).
- HGY/1999/0826 - Erection of covered swimming pool in rear garden and associated single storey building - Approved.

3. CONSULTATION RESPONSE

3.1 The following were consulted regarding the application:

- LBH Conservation
- LBH Arboricultural Team

3.2 The following responses were received:

Internal:

- 1) Conservation – No comments
 - 2) Arboricultural – No objections, subject to the below:
- There is no tree protection plan showing protective fencing erected to protect, the existing vegetation and trees' root protection areas. These areas need to be shown and out of bounds from footfall, machinery, and storage. A single line of Heras fencing should be sufficient to cover this. A condition will be set requiring this to be carried out.

4. LOCAL REPRESENTATIONS

4.1 The following were consulted:

- Neighbouring properties
- Highgate CAAC
- Crouch End Neighbourhood Forum

4.2 The application has been publicised by way of press advert, site notice and letters/emails. The number of representations received from neighbours, local groups etc in response to notification and publicity of the of the application were as follows:

No of individual responses: 2

Objecting: 1

Supporting: 1

4.3 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:

- Concerns that the increased height on the boundary of No 26 of the rear projection from 2.3 metres to 3 metres would make the neighbouring garden feel enclosed.
- Concerns in respect of impact on light to neighbouring properties dining room.

On representations supporting the application was also put forward:

- The proposed works would be a benefit the property as it is one of the only property's that have not been renovated in the last 20 years.
- The enhancements would be sympathetic to the surrounding area.

5. MATERIAL PLANNING CONSIDERATIONS

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

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

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

5.2 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.

5.3 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.

5.4 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.

5.5 The subject section of this end of Stanhope Road is largely defined by large, detached properties with a range of architectural styles and designs. Other properties, such as No 26, have recently been updated. The works presented aim to renovate, modernise, and enhance the property in a sympathetic way to blend in with the surrounding area. The proposed works are outlined below.

Dormers/Chimney Stack

5.6 The existing dwelling consists of a steeply pitched red clay tiled roof above a white rendered ground storey. The steeply pitched roof contains the full upper level of the property with both the front and the rear consisting of wide dark stained timber framed dormer windows. The widest dormer to the front sits linear above the main front access. At the rear there is an equally wide dormer that incorporates the double doors used to access the first-floor terrace. Although the dormer windows are substantially wide, they only provide a small area of glazing in comparison to the ground floor windows. In addition, the ceilings are low in height in the roof space.

5.7 The proposal seeks to raise the height of both the front and rear dormers. This would include the replacement of the windows with PPC/anodised, high quality thermally efficient, composite double-glazed units. This would result in both the ceiling height being increased as well as significantly increasing the scale of glazing on this level. The rear first floor roof terrace doors would be replaced accordingly in the same material to fit in with the new fenestration.

5.8 The development works on the roof would also include the removal of the chimney stacks. This would not be out of character as there is a variety of roof types on this part of the road with no uniformed style.

5.9 Overall, the changes to the dormer windows including the overall style, the removal of the chimney stacks, would all be inconspicuous alterations when given the location and the varied character of the immediate surroundings. The fact that the application property sits in between two taller buildings, with the frontage to the house set back, and in part is screened, altogether the resulting change in these features in general would not be harmful to this part of the street or the character and appearance of the conservation area. Such changes, subject to the use of high

quality materials, would serve to better assimilate the building into its surroundings.

Front Elevation, Garden and Gates

- 5.10 The proposed front ground floor elevation would feature minor changes to the façade. The main front entrance is flanked by large bay windows on either side. The bay windows and the front door all sit below the wide linear dormer above. The main door is surrounded by glazing both on top and on the sides. To the left of the main entrance (when viewed from the street) there's a direct front entrance to the gym with a high-level window; this sits below the smaller front dormer. To the right of the entrance is a side door located behind a gate.
- 5.11 In line with the upper floor dormer windows, the ground floor windows would be replaced in the same material. The front door would also be replaced with a new stained/painted timber door, along with the removal of the surrounding glazing. The clay tile plinths located below the bay windows would be removed. The works overall would be mainly minor in order to approve the appearance of the front area.
- 5.12 The property is enclosed with a low-level wall with a metal fence. On either side of the wall are 2x two sets of gates. Behind the wall is a small garden, with luscious vegetation and a mature tree. These act as a screen to obscure most of the front elevation from view from the street.
- 5.13 The southern gates would be replaced with a new single sliding gate. This would become the main entrance for vehicles. The vegetation in the front garden would be retained. The partial enclosing of the secondary southern opening would be incorporated into the new landscaping including replacing the double gates with a single pedestrian gate.
- 5.14 The changes to the front ground floor level would not be highly visible due to the luscious vegetation of the front garden. The works are minor changes that would not be out of character within the surrounding area. The replacement windows would have the same opening although the units would be uniform with the new instalments on the upper level. The frontages on this road are varied therefore the change to the gated areas would not be out of character. Overall, the works would be acceptable and would be in keeping with this part of the conservation area.

Rear Elevation, Garden and Garage

- 5.15 The works to the rear elevation would consist of several alterations and updates. On the first-floor a single storey extension projecting onto the roof terrace, would increase the size of the master bedroom. Along with the new glazed double doors,

new windows would be installed on either side of the extension. The extension would be set away from the boundary of No 26 creating an open gap between the structure and the side windows of No 26. A new pergola would also be installed projecting out from the new first floor extension. The bricked enclosure to the terrace would be replaced with a glass balustrade completely opening this area of the building up.

5.16 On the ground floor level, the most significant change would be the demolition of the existing rear projection, presently housing the pool. This would include the containers at the rear of the structure adjacent to trees. The replacement extension would contain a new kitchen, conservatory, a study, and a guest bedroom suite. The new extension would be the same depth as the existing, with the width would be tapered. The kitchen/conservatory (nearest areas to the main house) would be wider with the bedroom at the furthest end of the building being notably narrower. The height of the boundary wall would be raised by 0.78m to accommodate the new use of the extension.

5.17 The new extension would be treated with a green roof replacing the former felt roofing material. On the side of the new structure timber cladding would be installed. New windows would be installed throughout the extension. This would be in line with the replacement of all the glazing throughout the lower ground floor level. By installing larger windows and taller doors the views and connection to the garden would be improved. A timber brise soleil would be installed to the rear of the main building.

5.18 As part of the works to the rear, a new timber pergola would be built which would sit over a new decking area. The pergola and the decking would project from the back of the new extension and would connect to the garage at the end of the garden. The decking and the pergola would strategically be built around the tree in order to cause no disruption to the trunk or the roots.

5.19 The last alteration at the rear would involve the forecourt of the garage. This area is directly accessed from Claremont Road to the rear of the site. The forecourt would be partially enclosed with a translucent glazed canopy. In addition, a new side door would be created to provide access from the garage forecourt directly into the garden.

5.20 The rear of the property would be partially visible from Claremont Road, but for part of the year there would be a level of screening by way of the vegetation/trees on the boundary. The replacement rear projection would be built almost to a similar size and spec to the existing pool house. The amount of timber cladding installed to the side of the new ground floor extension would be substantial, however, not only would it provide a level of privacy, but it would also result in adding an

interesting modern element to the building. Apart from being a decorative feature, it would also blend into the character of the surrounding area. Lastly, the extension on the roof terrace would be incorporated into the works to the linear dormer, and like most dormers this development would not be conspicuous or out of character.

- 5.21 As with the front, consideration is given to the varied character of the immediate surrounding area. The works to the rear, while introducing new elements, are acceptable in design terms and are subordinate features, having minimal impact on the character and appearance to this part of the conservation area, as such leaving it preserved.

Impact on neighbouring amenity

- 5.22 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.

- 5.23 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.

- 5.24 It is noted that the occupiers of No 26 raised specific concerns about the rear extension in terms of impact on their amenity. In respect of the application site and No 26, Officers acknowledge that the structure is relatively deep and sits directly on the shared boundary.

- 5.25 As per the approved ground floor plans for HGY/2014/3320, it is noted that there are glazed large patio doors on the rear elevation of No 26 closest to the rear boundary. Additionally, there is a large floor to ceiling window on the side also serving this same room. There is a gap between the patio doors and the boundary wall creating an element of separation.

- 5.26 At an immediate right angle to these patio doors is heavy vegetation. Some of this vegetation sits above the existing extension, and some would be taller than the ground floor patio doors of the rear room at No 26. The presence of such screening currently restricts outlook and conditions of light, but also understandably serves to provide privacy to the occupiers of the properties in question. In addition to the vegetation there is an existing shelter/ structure in the garden of No 26. This is built

directly onto the shared boundary and sits relatively close to the main buildings of No 24 and 26.

- 5.27 The height of the proposed extension would be increased by 0.78m on the boundary with No 26. In relation to conditions of outlook and light, such an extension as modified will not have an adverse impact. The increase in height over and above the current vegetation/boundary/existing structure in relation to garden of No 26 is not significant in planning terms.
- 5.28 In terms of understanding light, it is also important to bear in mind that daylight is dependent on how much clear sky is visible from a particular window/ specific reference. The visible surface of the extension will not lead to any significant amount of visible sky lost as seen from the neighbouring patio doors, with this space/ room in question receiving light from multiple windows.
- 5.29 The proposed extension would not breach the tests set out in BRE "Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice" (2nd Edition, Littlefair, 2011), known as "The BRE Guide".
- 5.30 The overall height and depth of the extension (considering it would be no deeper than the existing structure) would also not be visually overbearing, nor would it lead to an unacceptable overshadowing effect given the factors discussed above.
- 5.31 Overall, the living conditions of the adjacent neighbouring occupiers in terms of outlook and light will not be adversely affected.

Trees and landscaping

- 5.32 London Plan Policy G7 requires existing trees of value to be retained, and any removal to be compensated by adequate replacement. This policy further sets out that planting of new trees, especially those with large canopies, should be included within development proposals.
- 5.33 DM Policy (2017) DM1 'Delivering High Quality Design' states that the Council will expect development proposals to respond to trees on and close to the site. None of the trees present at the site are subject to a Tree Preservation Order (TPO), although there are TPO designations to the adjoining property at No.9.
- 5.34 A Tree Survey has been provided to accompany the scheme. These details are considered acceptable. As part of the building process, no trees at the front or the rear of the property would be relocated or removed. The soft landscaping at the front of the site is proposed to be retained and incorporated into the extension of

the garden plot. The tree referenced as T1 would be retained at the front. At the rear, the proposed works would not impact the trees referenced as T2-6 as the extension is set a distance away from them. For the trees referenced T7-8 these trees would be incorporated into the installation and construction of the decking and pergola. The decking and pergola would be built around them, ensuring there'll be no impact to the roots or the trunks.

5.35 A condition is being imposed to ensure that appropriate measures are taken during construction to protect trees. Specifically protective fencing will be required to be erected to protect the existing vegetation and trees', including their root protection areas.

5.36 Overall, the proposal accords with the requirements of DM Policy (2017) DM1 'Delivering High Quality Design' states that the Council will expect development proposals to respond to trees on and close to the site.

Conclusion

5.37 The proposed development is considered acceptable in design and heritage terms. There would no adverse impact upon the character and appearance of the surrounding area, the street scene, or the Conservation Area. The amenity, privacy and living conditions of neighbouring properties would be protected.

5.38 The intentions of the works to reconfigure and improve the internal accommodation as well as upgrade the building's envelope and fabric are noted, in specific in relation to its appearance and sustainability credentials. Such changes are encouraged in specific mindful of Haringey's Climate Change Action Plan (HCCAP) and the objective to be net zero carbon by 2041.

5.39 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.

6. CIL APPLICABLE

N/A

7. RECOMMENDATION

GRANT PLANNING PERMISSION subject to conditions:

RECOMMENDATION

Approve with Conditions

Draft Officer Report is attached to the Files tab

Conditions:

- | | |
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| 1 | <p>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.</p> |
| 2 | <p>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.</p> |
| 3 | <p>The external materials to be used for the proposed development shall match those specified in the application submission, unless otherwise first 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 D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.</p> |
| 4 | <p>Notwithstanding the approved plans details of the "vegetated" or "green" roof to the flat roof of the altered rear wing hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The details shall include its (their) type, vegetation, location and maintenance schedule. The development shall be implemented in accordance with the approved scheme prior to the first occupation of the extension hereby approved and the vegetated or green roof shall be retained thereafter.
Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site.</p> |
| 5 | <p>No development or works of site preparation shall take place until all trees that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period
Reason: In order to ensure the safety and well-being of the trees on the site during constructional works that are to remain after building works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.</p> |

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.