



Officer Report

Application Number:	HGY/2023/2415
Application Type:	Full planning permission
Address:	48 Yeatman Road, Hornsey, London, N6 4DT
Proposal:	Erection of a hip to gable roof extension with a rear dormer window, installation of 2no. front rooflights, erection of a ground floor rear extension, and demolition of existing garage and erection of a ground floor side extension. (AMENDED DESCRIPTION)
Case Officer:	Mark Chan
Valid Date:	19/09/2023
Applicant:	Homes2Invest Ltd
Agent:	Mr Omar Sherif

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 Objections from the Highgate Conservation Area Advisory Committee (HCAAC) and the Highgate Society have been received and are summarised as follow:

- The proposal would double the existing GIA of the host building;
- The internal layout of the extended building could be improved;
- Harm to conservation area without public benefit;
- Fails to respect the streetscene;
- Impact the symmetry of the terrace; and
- Overbearing structure that would overshadow 117 – 119 North Hill.

1.2 8 objections were received in response to notification and publicity of the application and are summarised as follows:

- Negative impact to 103 – 121 North Hill;
- Damage and loss of trees;
- Overshadow and overlook 46 Yeatman Road and other neighbouring properties;
- Harm to the local Gaskell Estate;
- Noise and dust pollution during construction;
- Limited street parking;
- Out of character with the Conservation Area;
- Proposal would comprise the stability of the terrace; and
- Extension too massive.

2. REASONS FOR GRANTING PERMISSION

2.1 The application site is a two-storey end-terrace house on the southern side of Yeatman Road which is a cul-de-sac. The site is slightly larger than the neighbours' and development in the locality is residential in character. The site is in the Highgate Conservation Area but does not fall within the curtilage of a listed building. It is also within the Highgate Neighbourhood Plan Area.

2.2 The planning history of the site has been taken into account when coming to this decision.

- PRE/2023/0119 – The construction of a hip to gable dormer extension, with the installation of 2no. rooflights in the front roof pitch and 1no. rooflight in the roof of the flat dormer; the construction of a rear ground floor extension, and the demolition of the existing garage and the erection of a single storey side extension. Pre-application Advice issued 07/07/2023.

- HGY/2021/1660 – The construction of a hip to gable roof extension with a dormer extension in the rear roof slope, with the installation of 2no. rooflights in the front roof slope and 1no. rooflight in the roof of the flat dormer; the construction of a rear ground floor extension, and the demolition of the existing garage and the construction of a ground floor side extension. Withdrawn 27/07/2021.

- HGY/2020/0628 – The formation of a hip to gable roof extension, formation of rear dormer window with rooflight, insertion of 2no. rooflights in the front roof pitch; the erection of a rear ground floor extension, the demolition of the existing garage and erection of a new dwelling in the side garden (Class use C3). Refused permission 01/05/2020. Appeal Ref: APP/Y5420/W/20/3259445 – Appeal dismissed 01/02/2021.

Reasons for dismissing the scheme:

- The existing street trees and those within the gardens of properties within North Hill, contribute to the pleasant and verdant setting of the appeal site, which contributes to its role as a transition between the two separate developments.
- This consistent established pattern of development makes a positive contribution to the character, appearance and significance of the CA as a whole.
- 48 Yeatman Road was designed with a subservient roof form, with a lower ridge height to the remainder of the terrace and a hipped roof form. This is in keeping with its position at the end of the terrace.
- The increase massing of development in close proximity to the rear gardens of North Hill would erode the visual separation which currently exists and bring the built development closer to the existing trees resulting in a cramped form of development, which in combination would be harmful to the significance of the Conservation Area.
- The submitted tree report has identified that trees located outside of the appeal site have the potential to impact the developments foundations and that there is significant risk to the trees roots from severance.

- The side elevation of the proposed dwelling would be visible to those residents which would result in the loss of this overall spaciousness.
- The development proposed would fail to preserve or enhance the character or appearance of the Highgate CA,
- Due to the proximity of the development and its overall scale, the proposal would have an overbearing impact when viewed from within Nos. 117-119 North Hill and the amenity space immediately to the rear. This would result in an unsatisfactory relationship and would be harmful to the living conditions of Nos. 117-119 North Hill.

- HGY/2019/0005 – Demolition of the existing garage and the erection of a 4 bed new dwelling in the side garden; erection of a rear ground floor extension and the construction of a hip to gable dormer extension, installation of 2 no. rooflights in the front roof pitch and 1no. rooflight in the roof of the flat dormer. Refused permission 28/01/2019.

2.3 The current proposal involves changing the current hipped roof into a gable end, with the addition of a rear facing dormer window set within the roof margins to accommodate an additional bedroom at second floor level.

2.4 The 2021 appeal decision was mainly about the creation of a new two-storey dwelling adjacent to the existing 48 Yeatman Road and is completely different from the current proposal in nature. The appeal decision stated that the application site was designed with a subservient roof form, with a lower ridge height to the remainder of the terrace and a hipped roof form and referred to this being in keeping with its position at the end of the terrace.

2.5 Opposite the application site, there is a terrace house with a subordinate roof form. This property which is of similar architectural language but of different proportions, has a gable end roof form. Therefore, it is considered that having a gable roof form, subject to a ridge line subordinate in nature, could provide an acceptable and symmetrical approach to terminating the row of terrace houses here.

2.6 The width, depth and height of the proposed rear dormer window is modest in terms of design and massing given that it is under the ridge and notably set back from the edges of the roof. The fenestration of the dormer would match the rear elevation. Due to its rear location, the dormer would not be visible from public view and the neighbouring 46 Yeatman Road also has a rear dormer window of similar size and design and is considered acceptable in terms of design and heritage.

2.7 Overall, the proposed hip-to-gable roof and rear dormer window extension would not be clearly visible within the street as it sits at an end of a cul-de-sac and would not harm the local Gaskell Estate, the street scene and conservation area. As such in this instance, it is accepted that there are individual and site-specific circumstances to accept a gable roof form here. The proposal would be conditioned so that external materials would match the existing and be reflective of other properties within this estate.

2.8 In terms of the front rooflights, they would be in 'conservation style' and sit flush with the front roof slope. Whilst they would be visible from the street scene, it is not considered to harm character of the host building and street scene given their modest size and number. It is observed that several properties on the street have existing front rooflights.

2.9 The proposed single storey rear extension would be 3.5m deep and 2.75m high with a flat roof and two rooflights to accommodate a new dining area. The rear extension would open out onto the rear garden only and the material and the fenestration would match the existing. It is noted that several properties on this street have similar rear extensions and the proposal is in keeping with this pattern of development. As such, the single storey rear extension is considered acceptable in terms of design and appearance.

2.10 The width of the proposed single storey side extension is 3.95m and would set in from the side boundary by at least 1.77m. The extension would also set back from the front elevation by 1m and would have a pitched roof to be more in keeping the host building. Given its massing, design and set back from the side boundary, the side extension is subordinate to the host dwelling and terrace. In addition, due to its location at the rear of the cul-de-sac and single storey height, it is not considered the integrity and architectural composition of this terrace would be disrupted nor impact the historical and architectural significance of the listed buildings on North Hill.

2.11 It is not considered that the degree of overlooking and overshadowing created by the proposed roof extension and rear dormer is particularly significant given the current overlooking from the first floor windows and the mutual overshadowing by the existing rear dormer at 46 Yeatman Road. A condition would be included to prevent the flat roof of the ground floor element to be used as balcony. It is considered that overlooking would be within acceptable limits.

2.12 Given the depth of the rear garden at 117 and 119 North Hill, the number of trees around their boundary with the application site, and the single storey height of the proposed side extension, it is not considered that the proposal would lead to noticeable loss of privacy and daylight/sunlight to the occupiers of 117 and 119 North Hill. The impact on neighbouring amenity is considered acceptable.

2.13 The London space standards normally applies to new dwellings only. Officers are satisfied that the proposal would provide a satisfactory standard of accommodation for future occupants.

2.14 Planning policy requires that existing trees of value are retained, in line with London Plan Policy G7. An Arboricultural Impact Assessment including a tree survey, a tree protection plan, tree removal plan and method statements have been submitted and reviewed by the Council's Arboricultural Officer. No category A or B trees would be removed. The LPA has no objection in terms of trees provided that the Arboricultural Impact Assessment is conditioned and implemented.

2.15 The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, Policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017 and Policy DH3, DH4 and DH5 of

the Highgate Neighbourhood Plan. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

2.16 The proposal would also comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

2.17 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

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.

- 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 D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 4 The development hereby approved shall take place in complete accordance with the Arboricultural Impact Assessment and Method Statement as prepared by MMArboriculture dated 17/10/2022, specifically in relation to arboricultural method statement, tree protection plan, tree removal and landscaping; unless the prior written approval of the Local Planning Authority has been sought and obtained.

Reason: In order to ensure the safety and well being of the trees adjacent to the site during constructional works that are to remain after 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.

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.