



Officer Report

Application Number:	HGY/2023/2581
Application Type:	Full planning permission
Address:	Flat A and Flat B, 7 Addington Road, London N4 4RP
Proposal:	Rear extension to replace existing extension, new garden room. New double glazed timber conservation style windows and doors. Removing a existing rear door into the existing extension roof with double glazed timber conservation style window to match other existing windows.
Case Officer:	Oskar Gregersen
Valid Date:	26/09/2023
Applicant:	Ms Sarah Lavery
Agent:	Lucia Pflucker

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the replacement of an existing rear ground floor extension, as well as the replacement of existing single-glazed timber frame windows with matching double glazed timber examples, and replacement of timber doors with like for like timber examples. Lastly, permission is sought for the replacement of an existing shed with a larger timber-clad outbuilding for use as a home office.

Site and Surroundings

The application site is a two-storey building of late-Victorian origin. The building forms part of a small terrace of properties which all have similar detailing in the windows, doors, brickwork and general appearance. The site has been divided into two dwellings in the 1990's (HGY/1990/0846).

The site is located within the Stroud Green Conservation Area, however it is not locally listed.

Relevant Planning and Enforcement history

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

OLD/1983/0003 | Conversion in one 2 bedroom flat and one 3 bedroom maisonette
Approve w/ Conditions

HGY/1990/0360 | Section 53 Determination regarding the erection of a single storey rear extension
Unknown

2. CONSULTATION RESPONSE

The responses below were received following consultation on the application:

Internal:

- LBH Conservation Officer:

Conservation colleagues were consulted on the application, citing the architectural importance of the details of the application site and surrounding area. Colleagues highlighted that N.7 has been altered more than some of the other examples within the surrounding area, and as such there is no principal objection to the proposed works.

3. LOCAL REPRESENTATIONS

The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 11 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

4. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

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

Design and appearance

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.

Permission is sought for a variety of changes to the host site, notably the replacement of an existing rear extension of poor quality, and the replacement of an existing garden outbuilding. Additionally, it is proposed to replace windows and doors with like-for-like examples finished in matching materials.

The proposed rear extension would be the same depth as the existing, however would add a full width element facilitating a larger kitchen/dining space. The proposed rear extension would have a mono-pitched roof sloping from 3.34m at the boundary with No. 5 Addington Road, down to 2.5m

on the boundary with No. 9 Addington Road. The proposed extension would be finished in London stock brick with a zinc roof.

Officers view that the proposed rear extension would appear sub-ordinate to the host dwelling, and would be sensitive to the character of the host building and surrounding area.

The proposed outbuilding would have a maximum height of 2.5m, would be 5.79m wide and 2.8m deep with a footprint of 16.5sqm, compared to the footprint of the existing outbuilding of 7sqm. Materially the proposed replacement outbuilding would be clad in timber. Officers deem that the nature of the replacement outbuilding, being set away from the boundary on all sides, with a maximum height of 2.5m would not appear dominant of the site.

Although larger the proposed outbuilding would not present a dominant feature, as the site benefits from a large garden. A condition will be added to ensure that the use of the outbuilding remains incidental to the host dwelling.

The other changes proposed to the site consist predominantly of replacement windows and doors, the designs of which are required to match the existing.

In summary, Officers view that the proposed changes appear sub-ordinate to the host dwelling, and are not harmful to the character of the surrounding area, being in general accordance with DPD Policies DM1, DM9, and DM12, and can be approved.

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 key considerations for this proposal with respect to the impact on the conservation area would be proposed window detail and material choice. The submitted drawings highlight that the replacement windows would retain the existing materiality, as well as fenestration pattern and opening method.

Overall, the works are considered acceptable here and will not affect the character and appearance of the conservation area, leaving it 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 proposed additions to the rear would see the creation of a wall 1.89m deep, and 3.34m tall facing No.5 Addington Road, with a wall 2.5m tall for a depth of 3.65m at the boundary with No. 9 Addington Road. These heights and depths are deemed to be acceptable in amenity terms.

The scale of the proposed replacement outbuilding is deemed to be acceptable by virtue of the large gardens in the area, 2.5m maximum height, and its set back from the boundary of a minimum of 330mm on all sides.

In summary the proposal is deemed to be acceptable in terms of amenity and would be in general accordance with London Plan Policies D6 as well as DPD Policy DM1.

Conclusion

The proposal is considered acceptable as it would introduce features sensitive and sub-ordinate to the host dwelling without adverse impact on the surrounding buildings or conservation area as a whole.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted/refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

5. 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.

6. RECOMMENDATION

GRANT PERMISSION subject to conditions

For the following reason(s)

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.

- 4 The replacement window and doors hereby approved shall match those of the existing building in terms of colour, cills, reveals, jambs, lintels and glazing bars and shall be maintained as such thereafter.

Reason: In order to maintain the attractive, original design of windows in the Stroud Green Conservation Area in accordance with Policies SP11 and SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 and DM12 of The Development Management DPD (2017).

- 5 The garden room hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the residential dwelling 7A Addington Road and shall not be used as an independent dwelling or for commercial purposes, without the prior approval in writing of the local planning authority.

Reason: In the interests of the amenities of the area and to comply Local Plan 2017 Policy SP2 which set out appropriate standards and requirements for all new dwellings

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: 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.

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.