



Officer Report

Application Number:	HGY/2023/1743
Application Type:	Householder planning permission
Address:	First Floor Flat, 40 Dukes Avenue, Hornsey, London, N10 2PU
Proposal:	Loft conversion comprising rear dormer extension and creation of new 2nd floor roof terrace with balustrade.
Case Officer:	Cameron Sturges
Valid Date:	03/07/2023
Applicant:	Lenoff
Agent:	Mr Will McGuinness

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Site and Surroundings

2.1 The site is occupied by an Edwardian era two-storey mid-terrace property, which is in use as flats. This scheme relates to the first floor flat. The property is situated on the southern side of Dukes Avenue, in a line of terraced properties. The setting is residential in character, with Muswell Hill Primary School and Alexandra Park located directly south of the subject site. The rear terraces of Dukes Avenue comprise dormers and extensions featuring a mix of architectural styles and forms. The site is located within the Muswell Hill Conservation Area, however, does not fall within the curtilage of a listed building.

Description of Development

2.2 This is an application for the installation of a rear dormer, roof terrace and roof alterations.

Relevant Planning and Enforcement History

2.3 There is no recent planning or enforcement history related to the site.

3. CONSULTATION RESPONSE

3.1 The responses below were received following consultation on the application:

1) LBH Conservation officer:

- The proposed box dormer is very large, though the drawings provided shows that the decorative ridge tiles would be retained, it is set just underneath these tiles. This is a concern as

there is a rooflight proposed close to the ridge on the box dormer. These projects upwards, as shown in the 3D in the Design and access statement to make them watertight and the rooflight may project upwards of the ridge making it a visible addition to the front elevation. It is also wider than the ridge of the main roof and appears to include a chamfered corner to accommodate its extra width. It is considered that due to its height and width the box dormer is likely to be seen from the street as the rear hip is visible from the street to the west, where the road rises and curves round. To the rear, the dormer extends so that there are no eaves and would appear as an additional story rather than a dormer. Overall, the proposed dormer is large and bulky and is not subservient to the building.

- The main concern with the roof terrace is the proposed privacy screens and balustrade which as discussed above, there is little information on. The junction between the west privacy screen and the dormer window is particularly awkward and draws attention to these buildings elements making them more prominent.
- The proposed box dormer would not be subservient addition to the existing building. The scheme would result in an over dominant additions to the building which would be visible form the streetscene and would detract from its appearance would and cause less than substantial harm to the Muswell Hill Conservation Area. Accordingly, as the proposals are considered to cause less than harm to the significance of the Conservation Area, Conservation would not support this application.
- The scheme could be amended to overcome these concerns, so that the proposed works would avoid causing any harm to the significance of the identified heritage assets. The box dormer should be set in from the sides, ridge and eaves of the main roof slope, so it is less dominant, appears as a dormer, and so that neither the dormer itself, nor the proposed rooflight would be visible from the street. Additionally, the junction between the roof terrace and the dormer needs to be reconsidered as currently it is a poor standard of design. The materiality of these elements should also be included.

1.2 Officer comments: The above comments are considered and addressed within the assessment in section 5 of this report.

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of press advert, site notice and 21 letters. No responses were received upon publicity of the application.

5. MATERIAL PLANNING CONSIDERATIONS

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

1. Design, appearance and character of the conservation area
2. Impact on neighbour amenity

Design, appearance and character 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 rear terraces of Dukes Avenue consist of rear roof alterations and dormer additions of a range of architectural styles and sizes. Both neighbouring properties feature rear dormers of similar sizes and scale. The scheme here proposes a rear dormer set-down from the main ridge of the property and pulled in a suitable distance from the sides facing both neighbouring properties. The dormer is of the same height of the neighbouring rear dormer at No.38 and slightly smaller in its overall scale. Materials used for the proposed dormer include a dark tone single ply membrane and dark tone powder-coated metal framed glass panels for the windows.

5.6 The scheme also proposes a roof terrace above the existing outrigger, consisting of glass balustrade of a height of 1.1m on the southeastern boundaries and 1.7m facing the neighbouring property at No.38. The roof terrace is accessed via an opening into the roof via the study. The roof terrace is significantly pulled in from the rear wall of the outrigger and has also been slightly pulled in from the flank wall facing No.38. A roof light is proposed on the south/southwestern roof slope facing No.38. The roof slope here is also proposed to be raised slightly.

5.7 The proposed drawings have been updated to address initial issues with respect to the roof terrace and dormer design. Officers are now satisfied that the revised drawings are subordinate and proportionate to the host property and are consistent with the pattern of development in the area and uniformity of the rear terraces along Dukes Avenue. The proposals will not be visible from the street and therefore, the character and appearance of the CA will be preserved.

5.8 The proposed development is in general accordance with Policies DM1, DM9, 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 2021 and the NPPF.

Impact on neighbour amenity

5.9 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.

5.10 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.

5.11 The size, scale and location of the dormer within the rear roof slope would not exacerbate any excessive bulk or mass when viewed from neighbouring properties. There will be no impact on overshadowing or loss of daylight/sunlight as it is relatively centred within this section of the roof slope. The dormer proposes 3no. large windows which would look out towards rear gardens of neighbouring properties, however, mutual overlooking is expected in such urban locations. The dormer here is consistent in design with surrounding dormers and as such would not harm neighbouring amenity.

5.12 The roof terrace has been amended to be pulled in from No.38 and has proposed a 1.7m high privacy screen to restrict overlooking. The terrace is sited a suitable distance away from No.38 so direct looking into habitable windows would be difficult. The proposed roof terrace projects around half the length of the existing outrigger, which would further reduce opportunities for overlooking.

5.13 Given its siting and location within the roof slope, the proposed rooflight would not create any overlooking issues, nor would there be any overlooking from No.38.

5.14 The proposal is acceptable in amenity terms and 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 2021 and the NPPF.

Conclusion

5.15 The proposal is considered acceptable in terms of its impact upon the character and appearance of the host property, rear terraces of Dukes Avenue and surrounding conservation area. Furthermore, the scheme complies with Policies DM1, DM9, 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 2021 and the NPPF.

5.16 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

6.1 N/A

7. 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.

The development hereby permitted shall be carried out in complete accordance with the

- 2 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 Prior to commencement of the development hereby approved, a schedule of all the proposed external finishes and materials, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a schedule of the exact product references or other satisfactory details for: brickwork, tiling, cladding, stonework, render finishes, railings and brick walls. Thereafter, the works shall be implemented in accordance with the approved materials and details.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of the Stroud Green Conservation Area is preserved, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 & DM12 of The Development Management DPD (2017).

- 4 The proposed rooflight(s) hereby approved shall be 'Conservation style', flush with the roof plane in which they are installed, and shall be maintained as such for the lifespan of the development.

Reason: In order to ensure a satisfactory appearance for

Informatives:

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.