



Officer Report

Application Number:	HGY/2023/1499
Application Type:	Householder planning permission
Address:	24 Curzon Road, Hornsey, London, N10 2RA
Proposal:	External wall insulation to rear facades, upgrade and alterations to roofs, new windows/doors, installation of photovoltaics on roofs and air source heat pump.
Case Officer:	Ben Coffie
Valid Date:	08/06/2023
Applicant:	3 TYPE Studio
Agent:	Ogi Ristic

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

Planning permission is sought for external changes to the existing property incorporating the following:

- Thermal upgrade of the entire property with internal wall insulation at the front, and external wall insulation at the rear which would introduce a new render finish and Zinc cladding to the lower ground floor extension. The thermal upgrade of the existing flat roofs and the installation of triple glazed units on the ground floor of the rear outrigger.
- Minor enlargement and adjustment to openings to rear and side elevation.
- Installation of heat pump on the lower rear extension roof and PVs on the upper flat roof, main pitched roof and dormer roof.

The proposal has undergone the below changes during the course of the application:

- The external insulation with render has been removed on the rear elevation of the outrigger on the upper floors.
- The existing roof of the property would be replaced with slate.

Site and Surroundings

The application site is a two storey Edwardian terrace dwelling located on eastern side of Curzon Avenue. The site is located in the Muswell Hill Conservation Area.

2. LOCAL REPRESENTATIONS

One representation was received from the occupier of the neighbouring site mainly concerned about what the proposed renovations would look like where they adjoins to their property and along the side alley walls of the house would look like, as an illustration was not provided.

Officers comments - Whilst the applicant could not provide an additional illustration showing where renovation would adjoin the neighbouring dwelling, a drawing (098.230) which shows the finishing materials and adjoining edges of the proposal to the neighbouring dwelling. It is noted that this material would be similar to that shown in side illustration therefore would not produce a conflicting appearance.

3. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Impact of the proposed development on the character and appearance of the area;
2. Impact on the amenity of adjoining occupiers.

Design and impact on the character and appearance of the area

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.

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 proposal would not introduce many changes to the front elevation apart from the PV panel which would be installed on the front roof slope, however it would blend in with the appearance of the roof, therefore no detrimental impacts against the character and appearance of the street would arise as a result of the works.

The development does not include any increase in scale and form to the existing dwelling. The works which involve changes to the fabric of the property are notable from the rear as they would be external.

The rear of the dwellings within the terrace are characterised with three storey outriggers with brick finish, shared parapet walls and vertical brick details above their windows. The development will maintain the existing appearance of the rear upper floor elevation of the outrigger which is seen as the prominent parts of the property. Therefore, the works would not have a negative impact on the detailing of the external brick finish and window surrounds nor would it result in the loss of symmetrical appearance of the rear as the existing parapet would also be maintained. The property would be improved aesthetically whilst preserving the original parts which significantly portray the character and appearance of the dwelling.

The minor enlargement and adjustment to openings to rear and side elevation and installation of triple glazed units on the ground floor of the rear outrigger are considered acceptable and would not appear at odds with the existing pattern of windows the dwelling possesses.

The use of slate tiles as a replacement material for roof is considered acceptable given its high quality. Four PV panels each are proposed on the upper flat roof and the main pitched roof and dormer roof, these panels would not be highly visible from the rear garden, and they would appear incongruous or out of character in their proposed locations. The proposed ASHP unit is proposed to be located above the existing flat roof of the lower ground floor extension. Equally its proposed location would not create any detrimental impacts against the character and appearance of the host dwelling and the Conservation Area.

Consequently, the improvement of the external fabric of the rear elevation whilst retaining significant aspects of the rear façade are considered acceptable. The proposed changes to the property would not harm the character and appearance of the conservation area, leaving it preserved. Overall, the proposal is consistent with the relevant policies outlined above.

Impact on the amenity of adjoining occupiers

London Plan 2021 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.

Development Management DPD 2017 Policy DM1 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 external works are deemed minor in nature and unlikely to cause any overbearing impacts on neighbouring amenity. No information on the predicted noise emissions from the ASHP unit in relation to the window of nearest neighbouring property is provided. Taking into account that such a structure can be erected within the grounds of a single family dwelling under 'permitted development rights', the siting and form of the structure is considered acceptable and not something the LPA can object to. A condition is being imposed relation requiring such a unit to comply with the 42 dB noise limit recommended by MCS Planning Standards. This standard stipulate that noise levels must remain at or below 42 decibels (dB) from a metre away from any habitable room for an air source heat pump on its own.

As a low carbon, low emission source of heating ASHP units are supported as a measure to reduce energy consumption/ reduce CO2 emissions, as such addressing climate change and working towards Haringey's objective to be zero carbon by 2041 as set out in the Haringey's Climate Change Action Plan (HCCAP).

The proposed development would not have any adverse impact on amenity currently enjoyed by occupiers of neighbouring properties.

Conclusion

The proposal as amended is considered acceptable in terms of design and heritage considerations, serving to improve the thermal performance of this house and in turn address climate change issues.

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.

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 development hereby approved shall be finished in accordance with material detailed in drawing no.098.210A and 098.300A unless otherwise agreed in writing by 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.

- 4 The installation of the air source heat pump unit hereby approved must meet all of the requirements of the MCS Planning Standard and the noise level from the operation of the air source heat pump must not exceed 42dB LAeq (5 min) at 1 metre from the window of

a habitable room on the façade of any neighbouring residential property. If, in the opinion of the Local Planning Authority the proposed air source heat pump result in any noise nuisance to the occupant of any neighbouring dwelling the Applicant shall install noise mitigation measures in agreement with the Planning Authority.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 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: 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.