



Officer Report

Application Number:	HGY/2023/1894
Application Type:	Householder planning permission
Address:	32 Leaside Avenue, Hornsey, London, N10 3BU
Proposal:	Change to angle of roof to hipped end and erection of rear dormer window with insertion of velux windows to front, rear and side.
Case Officer:	Eunice Huang
Valid Date:	10/08/2023
Applicant:	Mr & Ms Gabriele & Benedetta Cipriani & Turchi
Agent:	Mr Jez Gay

RECOMMENDATION

Approve with Conditions

1. CONSULTATION RESPONSE

The following responses were received following consultation on the application:

1) LBH Conservation: (6 October 2023)

There are concerns about change in the pitch of the hipped roof and its impact on the consistency of the group. There is some variety in roof pitches along the wider street, however the Neo-Georgian Mid-C20 group are remarkably consistent, except for No. 36. No. 36 has previously had approved and constructed a development similar to the one proposed under this application, however this has been superseded by the NPPF and local plan and is, importantly, situated at the end of the group, adjacent to the Edwardian buildings (and No.38 which was built to reflect this period).

The roof pitches are designed to be low and consistent pitched slopes, and the main concern is that the difference in roof pitches would be more readily visible on this building as it sits in the middle of the set of 6, with two unaltered buildings on either side. There are not any elevations which show the building in context with the buildings either side, so it is difficult to assess how noticeable the change would be and whether or not it would make the site incongruous in its surroundings.

There are also concerns about proposed changes to windows and façade rendering. However, these elements of the proposal have since been removed in the revised plans.

17 November 2023 - The agent submitted a street scene elevation to support the application. A site inspection was also conducted by the Planning Officer to examine the existing street scene. Conservation has advised that the remaining issue with the application is the change in roof pitch. Altering the pitch is likely to be noticeable, particularly with the same as existing pitch immediately opposite and the photos provided show that the distance between them is quite small but from more oblique angles it would not be visible. This will cause some minor harm by eroding the consistency of the group. However, in consideration of the modified roof pitch at No. 36, approved

under HGY/2010/0281, which is located within the same group, this would be considered acceptable.

2. LOCAL REPRESENTATIONS

The application has been publicised by way of letters, advert and site notice. No representations were received.

3. REASONS FOR GRANTING PERMISSION

This is an application for the change to angle of roof to hipped end and erection of rear dormer window with insertion of velux windows to front, rear and side.

The application site is a two-storey dwelling within a semi-detached pair that forms a group among No. 26-36. The site is located on the eastern side of Leaside Avenue. The site is located in Muswell Hill conservation area, in a residential area.

The houses here are substantial, traditionally built, two storey buildings, semi-detached and terrace properties, and, whilst these are of a range of designs, there are common features such as bay windows, overhanging eaves and common materials which give the area a unified character. The buildings are all of a similar age and there are a number of extensive groups of buildings that were clearly of the same design when originally built. The shapes, forms, ridge line, and materials to the roofs to these properties vary greatly.

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

- HGY/2023/1247 - Certificate of Lawfulness for proposed loft conversion and rear dormer. Refused 4/7/2023
- HGY/2023/1246 - Replacement ground floor rear extension and associated internal and external landscaping works to the rear garden. Conversion of garage to home office. Replacement windows to the front and side in matching material and design but with double glazing and draft proofing. Approved with Conditions 4/7/2023.
- HGY/2001/1498 - The erection of a single storey rear conservatory. Approved with Conditions 04/12/2001.

The main planning considerations raised by the proposed development are:

- Design and impact on the character and appearance of the conservation area;
- Impact on neighbouring amenity

Policy SP11 of the Local Plan (2017) and Policy DM1 'Delivering High Quality Design' of the Haringey Development Management DPD (2017) (DPD) seek to secure the highest standard of design which respects local context and character to contribute to the creation and enhancement of Haringey's sense of place and identity. DPD Policy DM1 specifies that development proposals should relate positively to their locality, including having regard to building heights; and form, scale and massing prevailing around the site.

DPD Policy DM1 also 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.

Policy SP12 of the Local Plan 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 'Management of the Historic Environment' 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.

DPD Policy DM12 'Housing Design and Quality' states that residential extensions, 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 and detailing of the original buildings.

The proposal entails a change to the roof pitch of the existing hipped roof, which would be visible from the street scene. The modified roof form replicates that of No. 36, which is located within the same dwelling group and would sit within a street characterised by varying roof forms.

The varied roofscape to the street and example of a similar such roof extension serve to ensure such an alteration will not be openly noticeable in the context of the semi-detached pair. In the context of oblique angles from a passerby walking along this road it would not be clearly discernible. As such, the proposed impact on the character and appearance of the conservation area is considered to be limited, as such leaving it preserved. In reaching this decision considerable importance and weight has been given to preserving the character and appearance of the conservation area, in line with the statutory test. A condition will be imposed to require the external materials of the roof will match existing, to ensure a consistent appearance.

The proposed roof pitch, alongside a proposed rear dormer will facilitate a loft conversion, accommodating a new bedroom, bathroom and storage. The dormer is satisfactory set down from the roof ridge and set in from the sides and eaves of the roof. The dormer is subordinate to the existing building and would not dominate the rear façade or adjoining properties.

The proposed development would not appear overbearing when viewed from neighbouring properties and would not result in any significant increase in overshadowing or loss of outlook to neighbouring properties. In relation to privacy impact, there is an existing degree of overlooking and cross-viewing available from existing windows of the subject site and neighbouring properties, including neighbouring dormer windows. The proposal therefore would not have a material adverse overlooking impact in this context.

The proposed development is in general accordance with Policies DM1, DM9 and DM12 of the Development Management DPD 2017, and Policy SP11 and SP12 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.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

4. RECOMMENDATION

GRANT PLANNING 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 Notwithstanding the detail referred to within the application the front rooflight proposed shall be a conservation type rooflight and sit flush with the roof line and shall be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the integrity of the building and the visual amenities of the conservation area consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

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.

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.