



Officer Report

Application Number:	HGY/2023/2619
Application Type:	Householder planning permission
Address:	8 Rosebery Road, Hornsey, London, N10 2LH
Proposal:	Loft conversion including hip-to-gable roof extension, rear dormer extension, and front facing roof lights
Case Officer:	Eunice Huang
Valid Date:	29/09/2023
Applicant:	Mr & Mrs Scott & Caroline McFarlane
Agent:	Detailed Planning Ltd

1. SUMMARY OF RECOMMENDATION

REFUSE PERMISSION

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

2.1 This application is for a loft conversion including hip-to-gable roof extension, rear dormer extension, and front facing roof lights. The loft conversion would accommodate a bedroom, shower room with landing. The proposed side gable would be composed of brickwork to match the existing side façade, with a side window.

Site and Surroundings

2.2 The application site is a two storey mid-terrace dwelling located within a distinct group at No. 4-12, on the western side of Rosebery Road. This group has the appearance of semi-detached dwellings, with hipped roof ends. The site is located within Muswell Hill Conservation Area. In general, Rosebery Road is the exemplar of the Muswell Hill Edwardian residential street scene, with well-proportioned and detailed individual houses that collectively contribute to a most attractive townscape.

Relevant Planning and Enforcement history

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

3. CONSULTATION RESPONSE

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

- 1) LBH Conservation: Objection to the development.

No. 8 Rosebery Road forms part of a group which is considered to positively contribute to the significance of the Muswell Hill Conservation Area. Nos. 2-12, including No. 8, are a distinct group at the northern most end of the road in that they have the same fretwork and timber decoration and features as the others in the road but are semi-detached with hipped roofs and prominent chimney stacks.

Having consideration for the appeal statement discussed in the planning & heritage statement, hipped roofs are not a common feature of the buildings within the wider Rosebery Road, however they are, and distinctly so, in group of which No. 6 belongs. The proposed roof extension would alter the roof form which would be readily visible with two unaltered roof slopes in the group on either side. This would reduce the consistency of the groups' built form and significantly reduce the prominence of the chimney stack by incorporating it into the roof, making it a minor feature.

The erosion of the consistency within this distinct group and the important prominent chimneys and the key distinct features would be considered to cause some less than substantial harm to the significance of the conservation area through diminishing the essential characteristics of the distinctive, high quality Edwardian streetscape.

There is no objection to a loft conversion in principle if this is restricted to the existing roof slopes, similar to those on No. 10.

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of letters, advert and site notice. 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: 1

4.2 The following issues were raised in the representations, which are addressed in the next section of the report:

- Extension of roof line will be overbearing and reduce sunlight/daylight to neighbour.
- Impact upon conservation area – Out of character with appearance of houses on Rosebery Road, especially among the group at Nos. 2-12, which have the appearance of matching semi-detached houses.

5. MATERIAL PLANNING CONSIDERATIONS

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

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

Design and impact on the character and appearance of the conservation area;

5.2 London Plan (2021) policies emphasise the importance of high-quality and seek to optimise site capacity through a design-led approach. Policy D3 'Delivering good design' states that development proposals should enhance local context by delivering buildings

and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to street hierarchy, building types, forms and proportions.

5.3 Local Plan Policy SP11 (2017) and Development Management Development Plan Document (DPD) Policy DM1 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 'Delivering High Quality Design' requires development proposals to meet a range of criteria having regard to the following: building heights; form, scale and massing prevailing around the site; urban grain; sense of enclosure and where appropriate following existing building lines; rhythm of neighbouring or local regular plot and building widths; active, lively frontages to public realm; and distinctive local architectural styles, detailing and materials.

5.4 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.

5.5 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.

5.6 The proposed development would alter the appearance of the dwelling from the street and the Muswell Hill Conservation Area. The primary issue in respect to appearance relates to the proposed hip-to-gable roof extension. The dwelling belongs to a row of terraces that have the appearance of semi-detached pairs, with hipped roofs and prominent chimney stacks, at No. 4-12 Rosebery Road. The proposed roof extension would alter the roof form which would be readily apparent from the street. The resultant roof form would appear discordant and incongruous with two unaltered roof slopes in the group on either side. This would diminish the appearance of the groups' built form by breaking its consistency along the row. It would also significantly reduce the prominence of the existing chimney stack, which is a distinct feature, by subsuming it into the roof.

5.7 The application cites a nearby development at No. 1 Rosebery Road, as a precedent for hip-to-gable roof extensions. This development was approved under appeal (Ref: HGY/2020/2703) on 10 August 2021. No. 1 Rosebery Road is an end terrace on a corner site located on the eastern side of Rosebery Road, at the junction with Rosebery Mews. No. 1 Rosebery Road is part of a separate group of terraces, which present a continuous row of pitched roofs, attached by party parapet walls, behind the front gables. The group at No. 4-12 differs in that hipped roofs are a consistent and symmetrical feature in its semi-detached presentation. Furthermore, No. 8 is located in the middle of the group, unlike the

end terrace at No. 1. The alteration of the roof form would thus be readily visible and have an adverse impact upon the distinct group at No. 4-12.

5.8 The proposed rear dormer addition relies upon the proposed hip-to-gable roof extension. The dormer has a width of 5.65m which fails to be subordinate to the existing roof form and rear façade. The size of the dormer dominates the host building and renders the original roof form illegible. The proposed dormer is substantially greater in bulk than existing dormer development in the same group, at No. 12.

5.9 The erosion of the consistency within the distinct dwelling group and the important prominent chimney would be considered to cause harm to the significance of the conservation area, by detracting from the distinctive, high quality Edwardian streetscape. On this basis, the proposal deviates from London Plan (2021), Local Plan Policy SP11 (2017) and Development Management DPD (2017), and is not supported.

Neighbour Amenity

5.10 The proposed roof extension and dormer additions, while detracting from the appearance of the host building, would not appear unduly overbearing when viewed from neighbouring properties. This is because there is a degree of separation from the roof and the rear gardens and rear windows of the neighbouring properties. For this reason, nor would there be any significant increase in overshadowing or loss of outlook to neighbouring properties. A submission has been received from a neighbour located on the opposite (eastern) side of Rosebery Road, with concerns about daylight/sunlight impact. However, the building separation between the two properties in comparison to the scale of the extension means that there would not be a material daylight/sunlight impact upon properties on the eastern side of Rosebery Road. 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.

6 CONCLUSION

6.1 The proposal would not preserve or enhance the conservation area. The proposal would harm the appearance of the conservation area. It would not cause material harm to neighbouring residential amenity.

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

7 RECOMMENDATION

REFUSE PERMISSION

For the following reason(s):

1. The design and form of the hip-to-gable roof extension and rear dormer addition would result in bulky, visually prominent additions which would dominate and subsume the

character of the original property and fail to positively respond or relate to its form, scale, design and architectural characters, to the detriment of the character and appearance of Muswell Hill Conservation Area, contrary to Policies D3 and HC1 of the London Plan 2021, Policies SP11 and SP12 of the Haringey Local Plan 2017 and Policies DM1, DM9 and DM12 of the Haringey Development Management Development Plan 2017.