



Officer Report

Application Number: HGY/2023/2545
Application Type: Householder planning permission
Address: 32 Glasslyn Road, Hornsey, London, N8 8RH
Proposal: Replacement of existing single glazed timber sash windows with double glazed timber sash windows and installation of 1no. external AC units (AMENDED PLANS).
Case Officer: Cameron Sturges
Valid Date: 22/09/2023
Applicant: Mr Guillaume Rouault
Agent: Ms Melissa White

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, Subject to conditions.

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Site and Surroundings

2.1 The application site is a three-storey end-of-terrace dwelling house located on the southern side of Glasslyn Road. The land exhibits a slope down from the south-western side boundary to the north-eastern side boundary; as well as an incline from the front boundary to the rear boundary in a south-easterly direction. The site is located approximately 65m south of Crouch End Playing Fields and approximately 280m north-west of Crouch End commercial centre. The site is located in Crouch End Conservation Area (CA). It is not a listed building.

Description of Development

2.2 The proposal seeks to replace the existing single glazed timber sash windows with double glazed timber sash windows and the installation of 1no. air conditioner unit to the rear flank elevation.

Relevant Planning and Enforcement History

2.3 HGY/2023/1628 – Demolition of existing rear lean-to and erection of side infill and rear extension – APPROVED 15/08/2023

3. CONSULTATION RESPONSE

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

1) LBH Conservation officer:

- There is no information submitted regarding the existing windows, their condition, nor any details for the replacement windows. The existing windows are original and these need to be retained. As there is no information regarding the significance, condition of the existing windows,

nor any details for the proposed replacement windows there is insufficient information to assess the impact of the proposed works in line with the requirements of paragraph 194 of the NPPF and Local Plan Policy DM9. Additionally, the site, its adjacent paired house at No. 64 and the wider street scene retains its original windows to a high degree and the loss of the original windows. Particularly in this context would be considered to cause less than substantial harm to the significance of the Crouch End Conservation Area by eroding the high-quality materials, detailing and consistency of the streetscene and this needs to be considered in line with paragraph 202 of the NPPF.

- There is an in-principle objection to the installation of 3 AC units, at high level on the building as these would be alien, incongruous and prominent additions which would be considered to also cause less than substantial harm to the significance of the conservation area by degrading the architectural quality of the building, and the group as a whole. The unit on the front elevation is particularly poor and would be visible from a significant distance to the east.
- For the reasons set out above would represent a downgrading of the architectural quality of the house, and the street as a whole and the proposed development would be considered to cause less than substantial harm to the significance of the Crouch End Conservation Area. As the Crouch End Conservation Area is a designated heritage asset great weight should be given to the asset's conservation, and any harm caused to the significance of a designated heritage asset requires clear and convincing justification and should be weighed against public (not private) benefits. Accordingly, as the proposals are considered to cause less than harm to the significance of the Conservation Area, Conservation would not support this application.

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 & site notice displayed in the vicinity of the site and letters sent to neighbouring properties. 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: 2
Objecting: 2
Supporting: 0

4.2 The following issues were raised in representations, which are addressed in further detail in this report:

- Noise disturbance; and
- Not in keeping with period properties.

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 proposal is to replace 5no. of the first-floor and 4no. ground floor single glazed timber sash windows at the front elevation with timber sash double glazed windows. 2no. external air conditioning units are proposed on the first-floor rear elevation. The original submitted plans showed 3no. external air conditioning units, 1no. was proposed for the front elevation and 1no. was proposed for the rear wall. Both units have since been removed as it would detract from the character and appearance of the CA and the Glasslyn Road streetscene. Officers are now satisfied that the updated plans are satisfactory as the siting and location of the air conditioning unit at the 1st floor rear flank wall of the property will not be visible from the street. As such, the proposed installation of the air conditioning unit and replacement timber sash windows at the front of the property is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area and CA will be protected.

5.6 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

5.7 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.

5.8 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.

5.9 The minor scale and discreet siting of the AC unit in its location of the rear flank wall means that it will result in no material loss of sunlight or daylight or have an overbearing appearance to the

neighbouring property. The AC unit would only be visible when viewed from the rear gardens or first floor window of No.30. The original plans submitted showed 1no. AC unit next to the first floor window of no.34, which has now been relocated to the flank wall. Considering the updated plans, there will be no material loss of privacy to neighbouring properties considering both AC units are sited a sufficient distance away from habitable rooms/windows.

5.10 The maximum noise levels of the equipment would be unlikely to cause noise and disturbance to the nearest neighbouring window. It will be conditioned that the proposed air conditioning unit when operating the cumulative noise level LAeq TR arising from the unit, measured or predicated at 1m from the facade of the nearest noise sensitive premises, shall be a rating level of at least 5dB(A) below the background noise level LAF90 Tbg. The measurement and/or predication of the noise should be carried out in accordance with the methodology contained within BS 4142:2014.

5.11 The proposed replacement windows at the front elevation will not impact neighbouring amenity. As such, 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

5.12 The proposal is considered acceptable in terms of its impact upon the character and appearance of the host property 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.

5.13 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

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.

- 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 design and installation of the air conditioning unit shall be such that when operating the cumulative noise level LAeq TR arising from the unit, measured or predicated at 1m from the facade of the nearest noise sensitive premises, shall be a rating level of at least 5dB(A) below the background noise level LAF90 Tbg. The measurement and/or predication of the noise should be carried out in accordance with the methodology contained within BS 4142:2014.

Reason: To protect neighbouring resident's amenity.

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.