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Sent via planning portal only:

Dear Sir/Madam

HOUSEHOLDER PLANNING APPLICATION – TOWN AND COUNTRY PLANNING ACT 1990

27 BEDFORD ROAD, LONDON, N15 4HA

ERECTION OF PART SINGLE AND PART TWO STOREY REAR/SIDE EXTENSION FOLLOWING THE DEMOLITION OF THE EXISTING CONSERVATORY AND EXTENSIONS, INSTALLATION OF A ROOF LIGHT, REINSTATEMENT OF FRONT BOUNDARY WALL AND ASSOCIATED WORKS

Please accept this covering letter as an accompaniment to this householder planning application for the proposed extensions and alterations to No. 27 Bedford Road, London, N15 4HA ('the site'). Please find enclosed a complete application form with full set of existing and proposed plans, site location plan, design and access statement and CIL questions form.

The Site

The site lies on the east side of Bedford Road and comprises of a Victorian semi-detached, two storey residential property. The site is not statutory listed but is located in Clyde Circus Conservation Area. The surrounding area comprises of similar, semi-detached dwellings. Many of which have been extended and altered to the rear, front and at roof level.

The Proposal

This planning application seeks permission for the erection of a part single and part two storey rear extension following the demolition of the existing rear/side extension, installation of a rooflight and associated works.

Relevant Planning History

Application site:

On the 7th of November 2023, pre-application advice was sought (reference PRE/2023/0147) in respect to demolishing the rear extensions, erection of a part single part two storey rear/ side extension, installation of roof lights and erection of a garage to the side of the property. The advice concluded that the garage is not supported, the first -floor extension and replacement windows is acceptable in principle and the ground floor extension could be supported subject to design amendments.

In response, the proposal has been amended to omit the garage from the proposal.

Similar nearby sites:

14 & 16 Bedford Road

On the 22nd of June 2020, planning permission was granted (reference HGY/2020/1106) for the erection of a ground floor side and rear extension to both properties. Alterations to the roof to include front roof lights and rear dormer windows to facilitate a loft conversion. Reconfiguration of internal layouts to create 1no. additional flat.

25 Bedford Road

On the 21st of July 2021, planning permission was granted (reference HGY/2021/1658) for a part two part single storey side/ rear extension and single storey side extension (following demolition of existing structures); rear dormer roof extension, installation of front and side roof lights and replacing existing windows with double glazing.

31 Bedford Road

On the 16th of March 2015, planning permission was granted (reference HGY/2015/0351) for the erection of new side extensions to match the footprint of the original, new dormers, loft conversion and front roof lights.

The aforementioned planning applications provide recent precedent for rear, side and roof extensions to existing semi-detached properties on Bedford Road. The permissions at no 14 & 16 Bedford and no. 25 Bedford Road both include full width rear extensions that create visual separation between the ground and first floor of the rear outrigger. Both were deemed to be of *“acceptable design and appearance and would not detract from the character of the street.”*

Planning Policy

National Planning Policy

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental, and social. Section 12 (achieving well designed places) and 16 (conserving and enhancing the historic environment) are considered relevant to the consideration of this application.

Local Planning Policy

The adopted Development Plan for the London Borough of Haringey comprises the London Plan (2021) (LP), Strategic Policies (2013) (SP), and the Development Management DPD (2017) (DM). The following policies are considered relevant to the consideration and determination of this application.

The London Plan (2021)

- Policy D4 – Delivering Good Design
- Policy D6 – Housing Quality and Standards
- Policy D14 - Noise
- Policy HC1 – Heritage Conservation and Growth

Haringey Strategic Policies (2013)

- Policy SP2 – Housing
- Policy SP11 – Design
- Policy SP12 - Conservation

Haringey Development Management DPD (2017)

- Policy DM1 – Delivering High Quality Design
- Policy DM9 – Management of the Historic Environment
- Policy DM12 – Housing Design Quality

Planning Assessment

Principle of development:

Law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The site comprises a building in active residential use. There are no development plan or national planning policies that restrict the extension or alteration of residential properties in principle, subject to the consideration of all other material planning considerations.

Design and visual impacts:

Section 12 of the NPPF refers to well-designed places. Paragraph 130 (c) states that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DMP both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

The existing rear extensions are not of any significant architectural or historic merit. Therefore, the principle of the demolition of these extensions is considered to be acceptable. The proposed two storey component extends the existing side extension further to the rear but remains set back from the rear façade of the outrigger. The single storey element infills the area between the rear outrigger and the shared boundaries with the neighbours. The extensions have flat roofs with eaves that sit below that of the main house. The result is a rear/ side extension that is clearly subservient to the host building.

Furthermore, the neighbouring building at no.25 has been recently extended in a similar manner. The proposal will reinstate symmetry to the pair of semi-detached dwellings enhancing the pairs appearance in the street scene. There are numerous examples rear/side and roof level extensions in the locality. Notably, no.10 & no.12, no.1 – no.9 and number 23 have been extended to the side/rear at two storey level and at roof level. No.20 has been extended to the side/ rear at two storey level (figure 1). Such alterations and extensions form part of the established and evolving character of the area. Furthermore, owing to the locations of the proposed extensions and the intervening-built form, the proposed extensions would not be readily visible from public vantage points. The proposed development is sympathetic to the appearance of the host building and is wholly in keeping with the character of the area.



Figure 1: Google Earth image (2023) showing some of the existing properties on Bedford Road which have part single/ part two storey and roof level side/rear extensions.

The proposed roof light in the side facing roof slope is to be conservation style and would not be readily visible from public vantage points. The rooflight would be an innocuous addition to the roofscape that would preserve the contribution the building makes to the special interest of the conservation area.

The proposal reinstates a front boundary treatment which is a characteristic feature of the properties on Bedford Road. The wall would be wholly in keeping with the character and appearance of the host building and that of the wider conservation area.

The proposed extensions are high quality, subordinate additions to the host property that are in keeping with the appearance and proportions of the host building and the wider character of the area. The proposed development confirms to the design aspirations of Local Plan Policies SP 11 and DM 1 and the National Planning Policy Framework.

Heritage impact:

Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires decision makers to pay special regard to the desirability of preserving the special interest of heritage assets including conservation areas and their settings.

The NPPF requires great weight so to be placed on design quality and the preservation of heritage assets and their setting.

London Plan Policy HC1 requires developments to conserve the significance of heritage assets by being sympathetic to the assets significance and appreciation within the surroundings. Local Plan Policy SP12 and DPD Policy DM9 notes that proposals should ensure the conservation of the historic significance of heritage assets and their settings. Policy DM9 advises that the historic form, function and character of conservation areas should be preserved.

The Clyde Circus Conservation Area is characterised a mix of mid- Victorian Villas and later Victorian and Edwardian Terraces with modest front gardens that directly address the street. The site is located in the Dorset Road, Summerhill Road and Bedford Road sub area. The appraisal describes Bedford Road as a residential street fronted by two storey Victorian houses built in yellow London stock brick with canted bays at ground floor level, recessed entrances, timber sash windows and slate roofs. The appraisal acknowledges that several of the properties have been subject to unsympathetic side extensions interspersed with visually unattractive garage, yet the majority of properties are still deemed to make a positive contribution to the character and appearance of Bedford Road.

The proposal does not include any alterations to the front of the property. The building would retain its materiality, canted bay, recessed entrance, sash windows and slate roof that are all features identified as making positive contribution to the character of the conservation area. Owing to the intervening built form, the proposed rear/ side extensions and alterations would not be visible from public vantage points in the conservation area. The proposal preserves the contribution the building makes to the character of Cyrus Clyde Conservation Area and accords

with section 72 of the Listed Building and Conservation Area Act, London Plan Policy HC1 and Local Plan Policies SP12 and DM9.

Residential amenity:

London Plan Policy D3 states that new development should deliver appropriate outlook, privacy and amenity. Policy D14 requires development to reduce, manage and mitigate noise impacts.

Policy DM1 of the local plan requires development to be of a high amenity standard in terms of privacy, sunlight/daylight and overlooking.

The proposed rear extensions are modest in depth. Both adjoining neighbours have rear projections that project a similar distance into the rear garden. The neighbour at no.29 has a WC and washroom window located at ground floor level in its flank elevation. At first floor level there is a front and rear facing bathroom window. A planning application has also been submitted at no. 29 (reference HGY/2023/2795), if granted and subsequently implemented, there would be no flank windows facing no.27. The neighbour at no. 25 has a secondary side facing bedroom window in the flank elevation. The proposed flat roof and staggered design minimises the massing of the extensions and any light impacts on neighbouring windows. The proposed upper floor windows would not give rise to materially different overlooking/ privacy impacts than the existing upper floor windows of the building. The proposed development will not have an adverse impact on neighbouring amenity and accords with London Plan Policy D3 and Local Plan Policy DM1.

Summary

As demonstrated within this letter and supporting documents, the proposed extensions and alterations are considered to have an acceptable impact on the character of the area, the host property and neighbouring amenity, whilst preserving the positive contribution that the building makes to the special interest of the Cyrus Clyde Conservation Area. The development fully accords with the development plan and national planning policy. Therefore, it is respectfully requested that planning permission is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions please do not hesitate to contact me.

Yours faithfully

Stuart Minty
Director
SM Planning