



Officer Report

Application Number: HGY/2023/2679
Application Type: Householder planning permission
Address: 2 Cromer House, 2 The Park, Hornsey, London, N6 4JJ
Proposal: Alterations to existing garage and formation of new access stairs at rear.
Case Officer: Cameron Sturges
Valid Date: 06/10/2023
Applicant: Mr Christos Proukakis
Agent: Mr Dimitrios Dakos

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 site is occupied by a three storey, detached Victorian villa, which is currently in use as four separate flats. This property is situated on the northern side of The Park in a row of four similar Victorian villas, which sit between the Bishops Road and Bloomfield Road junctions. The setting is residential in character, with the areas to the north, west and east being made up of a mixture of Victorian and more modern buildings. The properties in these areas are predominantly of semi-detached or detached form. The land opposite the site is occupied by large mature trees, however beyond these there are substantial blocks of flats on the Hillcrest estate. The site is located within the Highgate Conservation Area (CA) but does not fall within the curtilage of a listed building.

2.2 The CA Appraisal covering this area identifies the four Victorian villas on the northern side of The Park (1 – 4 The Park), including the host property, as buildings that make a positive contribution to the character of the CA. The villas are described as 'handsome gault brickwork dwellings of 1877, with broad steps up to front doors housed in porches framed by columns'.

Description of Development

2.3 The proposal includes minor alterations to existing garage and formation of new access stairs at the rear.

Relevant Planning and Enforcement History

2.4 HGY/2023/2681 - Alterations to rear balcony and formation of new rear door – Under assessment.

2.5 HGY/2011/0229: Demolition of existing garage and erection of 2 storey 1 bedroom house with rooms at basement level. Withdrawn.

2.6 HGY/2004/2677: Erection of side extension at upper ground floor level above garage. Creation of steel spiral staircase with balustrade to rear of extension. Withdrawn

3. CONSULTATION RESPONSE

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

1) LBH Conservation officer:

- The existing garage is a later mid-C20 addition and is not of any architectural merit. Though the proposed alterations are slightly odd for a storage use, the in principle change from a garage to windows and cladding, and patio sliding doors to the rear would not cause harm to the significance of the conservation area. The materials and detailing for the garage door infill will be important to ensure that it is a quiet but good-quality alteration on the front elevation. Similarly, there are no materials for the steps/railings to the rear which could also be conditioned.
- Overall, subject to condition, the proposed works would have a neutral impact on the significance of the Highgate Conservation Area and would be supported by conservation. A condition for further details for the external surface materials including specification and for further details of the proposed windows and door details including joinery details for lintels, cills, reveals etc is recommended.

3.2 Officer comments: The above comments are considered and addressed within the assessment in section 5 of this report.

4. LOCAL REPRESENTATIONS

4.1 One representation was received from neighbours, local groups, etc. in response to notification and publicity of the application, as outlined below.

Highgate CAAC - Objects on the following grounds

- : • Clarity required on use of garage. The new glass sliding door at the rear combined with fenestration at the front suggest its intended use is a habitable room. This could facilitate splitting Flat 2 into two dwellings;
- Impact on parking. The loss of parking space may increase local parking stress; • Neighbours' privacy might be impacted by the proposed rear balcony and external access stair.

(Comment: The conversion of the internal space to residential accommodation does not require planning permission. The plans as submitted refer to its use as storage, a use common to most garages, given most are not of size to park a conventional car).

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.

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 'Highgate Neighbourhood Plan' states that development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate's conservation areas, and respect the setting of its listed buildings and other heritage assets. Development should preserve or enhance the open, semi-rural or village character where this is a feature of the area.

5.6 The proposal is to remove the existing garage door at the front of the property and infill with timber cladding and the addition of 2no. windows. On the rear elevation of the garage, a rear sliding door is proposed to replace the existing windows. Steps are also proposed at the rear of the garage. Overall, the alterations to the front elevation of the garage will help improve its appearance from the street. The replacement sliding door and addition of steps to the rear will not be seen from the street. Given that the proposals are minor in terms of scale, there will be no impact on the Conservation Area and as such the proposals are acceptable, as such left preserved.

5.7 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 201. The proposed development also accords with the relevant policies of the London Plan 2021, Highgate Neighbourhood Plan and the NPPF.

Conclusion

5.8 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, Highgate Neighbourhood Plan and the NPPF.

5.9 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

6.1 N/A

7. RECOMMENDATION

GRANT PERMISSION subject to conditions:

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 Prior to commencement of the development hereby approved, a schedule of all the proposed external finishes and materials, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a schedule of the exact product references or other satisfactory details for: brickwork, tiling, cladding, stonework, render finishes, railings and brick walls. Thereafter, the works shall be implemented in accordance with the approved materials and details.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of the Stroud Green Conservation Area is preserved, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 & DM12 of The Development Management DPD (2017).

- 4 Prior to commencement of the development hereby approved, detail drawings of proposed windows and doors at a scale of 1:10 or 1:5 including lintels and reveals and finishes shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of the Stroud Green Conservation Area is preserved, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 & DM12 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.