



Officer Report

Application Number:	HGY/2023/2250
Application Type:	Householder planning permission
Address:	68 Etheldene Avenue, Hornsey, London, N10 3QB
Proposal:	Erection of rear dormer and front facing conservation style rooflights to facilitate loft conversion.
Case Officer:	Eunice Huang
Valid Date:	15/09/2023
Applicant:	Lucia Corsini
Agent:	Mr Ross Slater

RECOMMENDATION

Approve with Conditions

1. CONSULTATION RESPONSE

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

1) LBH Conservation: There is no principal objection to the dormer here, particularly given the existing alterations to the rear roofscapes. However, as submitted the proposed dormer is a dominant feature and causes some minor less than substantial harm to the significance of the conservation area. It is recommended that the dormer should be set in from sides and the ridge more, ideally made to be less deep, and the windows designed to better match the existing window proportions, so it is more consistent overall. Ideally the rooflight should be removed or reduced in number to reduce their prominence on the front elevation.

Revised plans were received on 27 November 2023 in response to the above comments. Revisions included reduction in the width and depth of the dormer, adjustments to the rear windows and front roof lights to respond to the dimensions and positions of the existing windows below.

2. LOCAL REPRESENTATIONS

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

3. REASONS FOR GRANTING PERMISSION

3.1 This is an application for the erection of rear dormer and front facing conservation style rooflights to facilitate loft conversion.

3.2 The application site is a two storey mid-terrace dwelling. The site is located on the southern side of Etheldene Avenue. The site is located in Rookfield Conservation Area, in a residential area.

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

3.4 The proposed rear dormer facilitates a loft conversion, accommodating a new bedroom and ensuite. The dormer has a width of 4.895m, set in 600mm from each side boundary. The dormer is satisfactory set down from the roof ridge by 500mm. The depth of the dormer measures 3.125m. The dormer is subordinate to the existing building and would not dominate the rear façade or adjoining properties. The proposed bulk and scale of the rear dormer would be comparable to neighbouring dormers along Etheldene Avenue. The rear window design and proportions respond to the existing windows along on the lower levels of the dwelling, resulting in a coherent appearance on the rear façade.

3.5 Three rooflights are proposed on the front roof plane. Front rooflights are a consistent feature on the Etheldene street scene, with nearby terraces featuring up to three rooflights. The proposed size and alignment of the three rooflights are sympathetic to the existing features of the front façade. The rooflights align with the first floor windows below. In this regard, the proposed conservation style rooflights are considered acceptable.

3.6 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. The subject site and neighbouring properties benefit from a north-south orientation, where rear gardens and windows are oriented south. As such, proposed shadows from the dormer addition would fall towards the street. 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.

3.7 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.

3.8 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 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.

- 2 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.

- 3 The external surface materials shall match exactly the materials, dimensions, colour, profiles and finish of existing original work except where otherwise shown in the approved drawings.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and to preserve the character and appearance of the Conservation Area, consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policies DM1 and DM9 of The Development Management DPD 2017.

- 4 All new external works and finishes and works of making good shall match existing original work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved or as required by any condition(s) attached to this consent.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and to preserve the character and appearance of the Conservation Area, consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policies DM1 and DM9 of The Development Management DPD 2017.

- 5 The proposed rooflights hereby approved shall be 'Conservation style', flush with the roof plane in which they are installed and shall be maintained as such for the lifespan of the development.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and to preserve the character and appearance of the Conservation Area, consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policies DM1 and DM9 of The Development Management DPD 2017.

Informatives:

The construction works of the development hereby granted shall not be carried out before 0800 hours or after 1800 hours Monday to Friday or before 0800 hours or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to

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: 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.