



Officer Report

Application Number:	HGY/2023/2680
Application Type:	Householder planning permission
Address:	9 View Crescent, Hornsey, London, N8 8RW
Proposal:	Conversion of 2 garages to additional living space ancillary to main house.
Case Officer:	Josh Parker
Valid Date:	06/10/2023
Applicant:	Ms. Ekaterina Ametistova
Agent:	Rasheed Dauda

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The application site is No 9 View Crescent is located off the end of Trivoli Road. The subject site is in a small, gated community with blocks of 2-storey London stock brick residential dwellings with large mansards. The site is located within Crouch End conservation area.

PROPOSED DEVELOPMENT

The applicant is proposing the following works: Conversion of 2 garages to additional living space ancillary to main house.

SITE HISTORY AND ENFORCEMENT

All existing planning applications have been considered for this application.

The planning history of the site has been considered when coming to this decision. Neighbouring properties have received permission for extensions, alterations, and residential conversions.

CONSULTATION

LBH conservation - While the building forms part of the setting of the Crouch End Conservation Area it does not contribute or detract from its significance and the proposed works would not later this.

LOCAL REPRESENTATIONS

The application has been publicised by the way of site and press notice. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objections:0

Support:0

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance of Crouch End conservation area;
2. Impact on neighbouring occupants.

Design and Appearance Comments:

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. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

The applicant wishes to rationalise the internal layouts to create additional living space converting the 2 single garage spaces into storage and a guest room with bathroom amenities. The existing garage doors are to be removed, to make way for fenestration/two windows and door for access. The guest room would be to the far east with a party wall. The new habitable room would have 2 moderate dual aspect windows from the north and south and therefore would have sufficient daylight to accommodate healthy living conditions.

Works to the front elevation are generally contentious however, the site has a unique situation being in a secluded part, wedged between tennis courts and a petrol station away from the traditional Crouch End roads. As such the works to the façade of the building would not detract from the conservation area or the immediate area with the building being tucked away and screened from Trivoli Road.

The host building itself is unique and appears to be the earliest edition on the road. t Works to the front elevation would add cladding and fenestration to match the existing to create the additional living space. Moreover, this would be minor in nature and would not have an unacceptable impact on the locality nor, conservation area. The current building envelope would be retained and therefore the works are subordinate and subservient to the host building and would not appear incongruous or uncharacteristic.

The changes here are considered acceptable in design terms with the character and appearance of the conservation area left unharmed, preserved.

Amenity Comments

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.

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.

As mentioned earlier the works keep within the existing building envelope and therefore there are no concerns regarding the effects on sense of enclosure and daylighting.

All new windows/doors are moderate and would have similar relationships with the court area as the existing ground floor area of the host building. The bedroom windows are the only privacy consideration, for this proposal. Although there is not a great deal of separation from the window to the car parking area it is accepted that the front window can pragmatically addressed by the occupier through the means of blinds or something equivalent while still having the rear window for natural light. The front bedroom window does not directly look into any neighbouring addresses and therefore is acceptable from a privacy lens.

All works proposed meet all amenity tests when considering effects on light, bulk, sense of enclosure and privacy for the observations discussed above.

Conclusion

The proposed works considered acceptable in design and heritage terms. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above.

CIL

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

Conditions:

- 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 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.

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.

