



Officer Report

Application Number:	HGY/2023/2716
Application Type:	Householder planning permission
Address:	27 Lynton Road, Hornsey, London, N8 8SR
Proposal:	Loft conversion to include rear facing dormer with juliette balcony; 2 x conservation style rooflights to front roof; new double doors to front elevation; and other associated changes.
Case Officer:	Nathan Keyte
Valid Date:	10/10/2023
Applicant:	Mr & Mrs B Ockrent
Agent:	Mr STUART COOK

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for a proposed loft conversion to include a full width rear facing dormer with juliette balcony, and the installation of 2 x conservation style rooflights to front roof slope.

Furthermore, changes are proposed to the front façade, to convert existing double doors to operate as the front door to the building, while (following amendments to the originally submitted application) retaining the appearance of the existing front door. Internal changes accessory to the external changes are proposed to form a new entrance hall.

There was a previously granted permission (HGY/2021/2716) for a rear dormer and roof extension. The proposed development differs from the approved development by being full width, and with the introduction of a Juliet balcony.

Site and Surroundings

The application site is a mid-terrace two-storey house. The site is located within the Crouch End conservation area and does not fall within the curtilage of a listed building.

The nearby residential buildings have rear dormers, although many of these are noted to be setback from the sides of the buildings. Front facades possessing both front doors and garage/ converted garage doors are a common feature in no.s 27-45 (uneven) with the exception of no.29 Lynton Road.

Relevant Planning and Enforcement history

The recent planning history in relation to the site is as follows:

Application Reference	Proposal	Site Address	Decision	Decision Notice Sent Date
<u>HGY/2021/2761</u>	Rear dormer roof extension	27 Lynton Road London N8 8SR	Approve with Conditions	04/11/2021
<u>HGY/2018/0832</u>	Extension and alterations to existing side/rear extension and the installation of a new low metal fence with entrance gate and bin store gate to the front elevation boundary.	27 Lynton Road London N8 8SR	Approve with Conditions	02/5/2018
<u>HGY/2002/0745</u>	The erection of ground and first floor rear extensions and the creation of two rooflights to the rear roofslope.	27 Lynton Road London N8 8SR London	Approve with Conditions	23/7/2002

Consultation response

Friends of Priory Park – No comment

Crouch End Neighbourhood Forum – No comment

Haringey Conservation Officer: Summarised below

- The scale of the proposed dormer would make it a dominant feature and it would appear as an additional storey rather than a dormer window. There would be no roof slope visible, the remaining eaves are minimal and tokenistic. Whilst it is acknowledged that there are others in the area which are large, in line with conservation best practice it is recommended that the dormer should be set in from the sides, eaves and ridge so that it is read as a dormer rather than an additional storey so that this can avoid causing harm to the significance of the conservation area.
- Regarding the alterations to the front elevation, the existing doors should be retained, and/or replaced on an exactly like for like basis if their condition is poor. There is not necessarily an objection to the changing of the entrance point, provided that the front elevation remains the same as existing. It is noted that there do not appear to be any changes to the front hard landscaping/boundary treatments shown in the plans.

[Officer comment: the application has since been amended to show the front doors replaced on a like-for-like basis, being timber without windows cut into the doors. Regarding the dormer, this matter is discussed further below.]

2. LOCAL REPRESENTATIONS

The application has been publicised by way of letters to neighbours. No representations were received.

3. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Heritage, Design and Appearance
2. Impact on neighbouring amenity

Heritage, Design and Appearance

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.

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.

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.

Rear loft extension and front rooflights

The proposed rear dormer will be 3.7m in depth and 1.7m in height. It will have a depth of 3.7m from the existing roof ridgeline, although there is a minor step-in at the south east corner. The internal height of the first floor land will be reduced to facilitate the loft conversion. The roof of the subject site is also set back from the end of the adjoining party wall with no. 25. With eaves at a lower level, exceeding 500mm.

Full width rear dormers are noted at no.s 39-45 (uneven) Lynton Road. However, the dormers at no. 19, 23, 29, 31 and 33 Lynton Road all have side setbacks, although with little if any setback from the eave line.

The Conservation Officer's points are noted regarding the size of the rear dormer. The proposed dormer will have a step in of approximately 0.7m in depth and 0.9m in width. This step back in addition to the roof being set back from adjoining boundary wall of no.25 provides some degree of mitigation of the appearance of dominance of the dormer. Considering these points, the character and design of development in the surrounding area with varying designs of dormers, and noting the positioning of the staircase within the host building, the proposed dormer will not be of an appearance that will result in harm to the Conservation Area.

Two conservation-style rooflights will be added to the front roofslope of the building. Front roof lights are seen in various buildings within the vicinity of the site. Furthermore, the site is not located within an Article 4 area restricting the installation of windows, and therefore would otherwise be permitted development. Considering these points, the proposed conservation-style rooflights are considered to be acceptable.

Front door

The front elevation will retain its current appearance, with the double doors proposed to be the new front door to the building retaining their existing appearance. A condition is proposed to secure this aspect of the design.

Therefore, the character and appearance of the conservation area is not viewed to be harmed here, as such left preserved. In reaching this decision considerable importance and weight has been given to preserving the character and appearance of the conservation area, in line with the statutory test.

Impact on neighbouring amenity

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.

The roof extension is not considered to affect the amenity of neighbouring in terms of conditions of daylight, sunlight or to lead to any significant additional overlooking. As such, in terms of amenity, the proposal is considered in line with the above policies.

Conclusion

The proposal is considered acceptable in terms of design and amenity terms.

All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

4. CIL APPLICABLE

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.

5. 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 Following this decision, Condition 2 on the decision notice for planning application xxx dated xxx for this site, shall be amended to read as follows:

The development hereby permitted shall be carried out in accordance with the following approved pla

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building except where otherwise indicated on the approved drawings and plans. In particular, the front door and windows above this shall be finished to exactly match the design, colour and materials of the existing.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 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.

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.

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.