



Officer Report

Application Number:	HGY/2023/2248
Application Type:	Householder Planning Application
Address:	37 Stormont Road, Hornsey, London, N6 4NR
Proposal:	Extension and internal alterations to existing detached house, comprising of a loft conversion, extension at rear ground floor, erection of new single storey garden structure, outdoor swimming pool and associated landscaping including the replacement of 5 existing trees, provision of new dormers to front and rear roof slopes and a new porch.
Case Officer:	Cameron Sturges
Valid Date:	18/08/2023
Applicant:	Mr Marc Samuels
Agent:	Mr Peter Case

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, subject to conditions

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

2.1 This is an application for the proposed refurbishment and extension at ground and first floor of an existing house. The proposals show a reduction in the size and scope of works from the earlier planning application ref: HGY/2023/0445, which was withdrawn on 22nd May 2023. The revised proposal omits the erection of first floor level and replaces the 2x ground floor extensions with 1x full width extension. The loft conversion now incorporates 1x small front and 3x moderately sized rear dormers.

2.2 Also, the erection of a single storey rear outbuilding, formation of outdoor swimming pool and associated landscaping to the rear garden including the replacement of 5 existing trees is incorporated within the revised proposal.

Site and Surroundings

2.3 The application site relates to a two-storey detached property which benefits from a large rear garden. The main house is off- centre on the plot with a wide and prominent garage that sits adjacent to No 35. The site is located at the North-Eastern end of Stormont Road within the Bishops Sub Area of the Highgate conservation area.

2.4 The property is a later addition to the street built in the 1960s. It is less characterful than many of the dwellings along Stormont Road, boasting fewer details of special artistic or architectural interest such as the finer Arts and Crafts style coherent of other properties in the area. As such, it makes a neutral contribution to the Highgate conservation area. It does, however, provide for largely legible gaps between buildings despite the single-storey side extension/garage, and this is a positive characteristic of the streetscene and conservation area.

Relevant Planning and Enforcement History

2.5 The relevant planning and enforcement history of the site is outlined below:

- PRE/2023/0105 – Proposal for the revision of the withdrawn (22nd May 2023) planning application ref: HGY/2023/0445.
- HGY/2023/0445 - Erection of first floor and 2x ground floor extensions. Loft conversion incorporating 2x small front and 1x full width rear dormers. Alterations to internal layout. Erection of single storey rear outbuilding, formation of outdoor swimming pool and associated landscaping to the rear garden including replacement of 5 existing trees. Withdrawn
- HGY/2004/1851 - Erection of single storey rear/side extension including new conservatory extension. Granted
- HGY/2002/0704 - Demolition of existing conservatory and erection of part single/part two storey side extension, erection of inset dormer window to rear roof slope incorporating inset terrace. Granted
- HGY/2002/0140 - Erection of ground floor and first floor side/ rear extension. Refused
- HGY/2001/0444 - Erection of 2 storey side and single storey front extensions. Refused

3. CONSULTATION RESPONSE

3.1 The following were consulted regarding the application:

- LBH Conservation
- LBH Arboricultural Team

3.2 The following responses were received:

Internal:

- 1) LBH Conservation Officer – No comments. Although no comments were submitted the revised proposal was based on amendments requested by the Conservation and Heritage

team on the proposal presented at the Pre-application meeting in relation to PRE/2023/0105.

2) LBH Arboricultural Officer - From an arboricultural point of view there were no objections.

- The Officer concurs with the submitted report by Marcus Foster Arboricultural Design and Consultancy dated February 2023. It was carried out in accordance to British Standard 5837: 2012 Trees in Relation to Design, Demolition and Construction- Recommendations. This would include the tree category classification. There are no objections, subject to the below:
 - i. The whole report being conditioned including Appendix B drawing T003 TPP, and AMS.
 - ii. Root incursion into the Root Protection Areas (RPA) trees T15 (16%) and T17 (15%) are minimal and screw piles are intended to be used. Minimising damage within the RPA.
 - iii. It will be required that the Master Landscape Plan with the intended plants and trees are to be planted.

4. LOCAL REPRESENTATIONS

4.1 The following were consulted:

- Neighbouring properties
- The Highgate Society
- Highgate CAAC

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

No of individual responses: 7

Objecting: 4

Supporting: 2

Neither: 1

4.3 The following issues were raised in representations by the Highgate CAAC, the Highgate Neighbourhood Forum and neighbours that are material to the determination of the application and are addressed in the next section of this report:

Design, Character and Conservation Impacts

- The Highgate CAAC do not agree with an Art & Crafts approach, but also do not agree with attempts to look like a 21st Century house.
- The existing house has some merits and value. Any alterations would impact the conservation area.
- The repositioning of the front door would cause confusion of where the main entrance is located.
- The changes to the ground floor such as the utility room window is illogical.
- The vertical fins on the windows have no relevant purpose.

- The style of windows on the side elevation has no architectural merit. The side elevation should have been carefully considered.

Amenity Impacts

- The pool on the boundary of No 37A would result in noise, disturbance, invasion of privacy and odour nuisance from chlorine fumes.
- The following items should not be situated on the back of the outbuilding adjacent No 23 Denewood Road. This would include the pool plant, plant room ventilation, any a/c units, vents, and gutters.
- Acoustic report for the pool plant should be provided.
- Screening of a sufficient height should be provided on the boundary of No 23 Denewood Road through planting.

Environmental/Biodiversity Impacts

- The outbuilding and the use of concrete would cover a vast amount of the green area.
- Neighbour notes Highgate CAAC comments regarding detracting from the value of biodiversity/ecological value.
- Previous approvals for similar proposals were at a time when climate change and carbon capture was not such an issue.

Drawings

- Clearer drawings of the rear extensions with demarcations required. (Officer Comment: The drawings are considered acceptable)
- Drawings should be provided outlining the location of the pool plant, plant room ventilation, any a/c units, vents, gutters, as well as the planting on the rear boundary as agreed.
- Concerns were raised regarding the measurement of the garden structure to the boundary with No 23 Denewood Road.

Other

- The internal layout has not been properly considered and results in unusable spaces. (Officer Comment: Internal works do not require planning consent).

Representations supporting the application were also put forward:

- The proposed works would be a suitable enhancement to this dated property and an excellent addition to the street.
- The Highgate Neighbourhood Forum (HNF) state the new application has considered the environment, trees, and habitat. However, the Tree team should ensure that the management of trees and planting is appropriate.

5. MATERIAL PLANNING CONSIDERATIONS

5.1 The main planning considerations raised by the proposed development are:

1. Design and impact on the character and appearance of the conservation area.

2. Impact on neighbouring amenity.
3. Trees and landscaping.
4. Energy and sustainability.

Design and impact on the character and appearance 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 (HNP) (July 2017) is a material planning consideration when considering an application for this site. The Policies that have been considered for this application are Policy DH2 which requires proposals to preserve or enhance the character and appearance of Highgate's conservation areas. Policy DH3 requires rear extensions to be subordinate to and complement the original dwelling. Policy DH4 concerns side extensions which should respect the character of the streetscape and not block or significantly infill the gaps between buildings, while being subordinate in scale to the original dwelling and complementing its character. Policy DH5 requires proposals for roof extensions, dormers and roof lights to respect the existing roof form in terms of design, scale, materials and detail.

5.6 This application follows on from the withdrawal of a previous application, ref: HGY/2023/0445. The nature of the application in general are the same, although the first-floor extension has been omitted from the scheme. This part of the proposal was viewed

not to be in accordance with Policy DH4 of the Highgate Neighbourhood Plan (HNP) (2017). Some other alterations have been made following the suggestions and advice given in Pre-application advice provided. Below is an outline of the proposal for this application.

Dormer Designs and Other Roof Works

5.7 Policy DH5 of the HNP states that Roof extensions, dormers and roof lights should respect the existing roof form in terms of design, scale, materials, and detail. Policy DH5 also states that dormers should 'be restricted to the rear except where they are part of the established local character, and a new extension or dormer would not have an adverse impact on the amenity of the area or the significance of heritage assets'.

5.8 The dormers to the rear elevation have been revised following Pre-application advice. The proposed dormers previously presented were viewed to be dominant and unbalancing features, eroding the original roof form. They had very little relationship with the pattern of fenestration to the rear elevation, given the size of the glazing and the alignment of the dormers. The proposed dormer windows for this application have been reduced in size. There would now be 3x moderately sized openings with units that are more balanced, in better alignment, and in proportion in relation to windows beneath the dormers.

5.9 Whilst accepting dormers on front roof slopes are a feature to this road, it was advised that the large dormers to the front elevation as initially presented (in application HGY/2023/0445) were not acceptable. It is accepted that the reduction from two dormers to one in the revised plans, along with the one dormer being slightly smaller in scale, is considered more appropriate. The new dormer window would sit behind grey powder coated aluminium fins. This space/window would contain and serve a wc/utility at the front of the property in the converted loft space.

5.10 The feature of using the fins over the glazing is seen as a modern, architectural addition that provides an interesting design for the front dormer. Apart from being a decorative feature, it is considered that it would not harm the character of the building or the surrounding area.

5.11 The final alteration works to the roof involves moving the chimney from the more central location and replacing it with a new chimney located to the far-right side of the roof. The replacement and relocation of the chimney stack would not disrupt the character of the property or this part of the street and would therefore be acceptable.

Front Elevation Alterations and Extension/s

5.12 The proposed front elevation would feature changes to the first/ground floor windows, alterations to the entrance including the creation of a porch, and a small infill extension.

5.13 All the front elevation windows would be replaced along with the installation of 3x new windows. The material for the frames of both the new and replacement windows would be slim aluminium finished in a grey powder coating. All windows would be projecting to replicate a contemporary take on the traditional oriel window. The 3x upper floor and the left side ground floor window would retain the existing opening. The right-

side ground floor window which serves the kitchen would be replaced with a smaller window serving the enlarged entrance area. An additional 2x new sets of windows, similar to the opening sizes of the left side window, would also be installed. One would serve the kitchen, whilst the second would serve the new utility room, which would be located in the existing garage space.

5.14 The existing open porch would be replaced with a smaller enclosed porch. The direct front entrance would be moved to the side of the new enclosed porch. The space would be divided into a small boot room and lobby. A floor to ceiling window would also be installed, and like the front dormer window would sit behind grey powder coated aluminium fins. Although the door would not be directly on the front elevation of the property, being a porch, it is still clear the main entrance to the property is located. The property is detached and set back from the street. It does not have a distinct connection to any neighbouring property. The creation of the porch and the side door are therefore acceptable.

5.15 Most of the space of the existing garage would be converted into the ground floor utility room. Part of it would also contain a section of the relocated kitchen, which would form part of the full depth kitchen/diner space. The garage door would be removed and replaced with brickwork matching the rest of the front elevation. As mentioned previously one of the two new windows would be installed to provide light into the new utility room. The open space between the existing garage and the boundary of No 35 would be partially infilled and enclosed with a new hardwood timber door giving direct access to the house.

Rear and Side Elevation Alterations and Extension/s

5.16 The proposed works to the rear would include the replacement of the first-floor windows along with a single storey extensions spanning the full width of the ground floor. The ground floor extensions form three sections with various depths. The existing dining and living room on the right side of the building would be enlarged with a 3.8 metre extension. The former TV room would be extended by approximately 3.3 metres and would contain the rear of the full depth kitchen/diner. The guest room would be extended by approximately 1.5 metres and would replicate the existing monopitch roof and would retain the existing opening.

5.17 The dining room would have 2x floor to ceiling glazed sliding doors. The living room and kitchen/diner would both have 3x sliding glazed doors. All the ground floor glazing plus the existing opening of the guest room, and the windows on the side elevation (north) would be fitted with new slim framed ppc metal windows. The first-floor windows would be replaced using the same openings, although the sill heights would be raised. The dormer windows would be aligned and arranged to sit on the centrelines of the first-floor windows.

Rear Garden Outbuilding and Pool

5.18 The proposed outbuilding will be clad in timber with aluminium metal framed bi-fold doors, aluminium coping. The outbuilding would be divided into an office, gym, changing room with sauna and a swimming pool plant room. The garden structure would be approximately 18.6 metres wide, 5.7 metres deep and 3.2 metres high. The new building

would be built using micro screw piles. At the rear of the block new chestnut holly hedges and shade tolerant vegetation would be planted along the boundary of No 23 Denewood Road.

5.19 The development is viewed proportionate to the size of the garden and is sensitively designed. It would therefore appear subordinate in scale and would not appear overly dominant or prominent in appearance in relation to the host dwelling. Lastly, the location of the proposed outbuilding cannot be viewed from any public viewpoints in the Conservation Area.

5.20 The proposed swimming pool would be recessed into the ground and would therefore not be visually prominent when viewed from any surrounding properties or public vantage points. The pool would be surrounded by the new stone pavers which runs up the right side of the garden. The pool was originally located adjacent to the boundary of No 37A. It has subsequently been relocated and repositioned directly in front of the outbuilding.

5.21 In relation to the concerns about overdevelopment, an acceptable garden space would be retained, and the extensions are not viewed to be cramped or dominant in relation to such a plot. Equally in determining this application, the fall-back position of being able to carry out works, i.e. rear extensions, outbuilding, swimming pools and porch extensions needs to be borne in mind.

5.22 As discussed above in terms of the front and rear elevations and rear garden, the extensions/ works here are considered acceptable in design and spatial terms, being subservient to the original house and having minimal impact on the character and appearance of the conservation area, as such leaving it preserved.

5.23 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

5.24 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.

5.25 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.

- 5.26 Domers on the rear of the roof are a common feature in the area. The distance between properties due to the long gardens would prevent overlooking. This part of the development would be acceptable in terms of neighbouring amenity.
- 5.27 The works to extend the ground floor at the rear would be acceptable. The extension on the boundary would be just over what would be allowed on permitted development. In addition, the host property is detached with a notable gap on either side. No 37A also has a side extension. At an immediate right angle to the proposed extension there is heavy vegetation on the boundary of No 37A. Some of this vegetation would sit above the new extension. The presence of such screening currently restricts outlook and conditions of light, but also understandably serves to provide privacy to the occupiers of the properties in question. It is considered that the new extension would not pose any amenity impacts for neighbouring properties.
- 5.28 The proposed outbuilding is set an appropriate distance from neighbouring windows, and as such there is no material adverse impact on the adjoining properties. Due to the boundary treatment including both the existing and newly planted vegetation the screening is adequate to both minimise noise or visual impact for No 23 Denewood Road. The outbuilding would therefore not have any materially significant impact on the amenity of neighbouring occupiers.
- 5.29 Concerns were raised on the location of the pool with the potential of noise and odour (chlorine) disturbance for No 37A. The pool has been relocated to sit further away from the boundary of No 37A directly in front of the outbuilding at the rear. It has also been confirmed by the applicant that as a modern pool the use of chlorine as the primary bacteriological control is no longer used. Instead, a combination of highly efficient 15-micron filtration systems and high output UV technology is to be used utilised to kill off bacteria and viruses. This ensures a healthy environment without the use of harsh chemicals. The potential issue of noise would be no different than the use of any other domestic garden use. Any unacceptable level of noise could be dealt with by the Council's Noise Team.
- 5.30 Concerns were also raised regarding the location of the pool plant. The applicant has confirmed that there is no intention to locate any equipment to the rear of the outbuilding and incidentally there would be no external equipment in relation to the pool or any other type of external unit. A condition is imposed to highlight that works to install plant equipment would require planning consent.
- 5.31 As such, the proposed extensions and other works would not have any adverse impact against the amenity currently enjoyed by occupiers of the neighbouring properties and therefore is considered to be compliant with the policies outlined above.

Trees and landscaping

- 5.32 London Plan Policy G7 requires existing trees of value to be retained, and any removal to be compensated by adequate replacement. This policy further sets out that planting of

new trees, especially those with large canopies, should be included within development proposals.

5.33 DM Policy (2017) DM1 'Delivering High Quality Design' states that the Council will expect development proposals to respond to trees on and close to the site. None of the trees present at the site are subject to a Tree Preservation Order (TPO), although there are TPO designations to the adjoining property at No.9.

5.34 It has been proposed that the soft landscaping at the front of the site is to be retained. Regarding the rear garden, as discussed at the pre-application meeting the landscaping should aim to keep the extent of hard landscaping to a minimum.

5.35 A Tree Survey and Arboricultural Method Statement from Marcus Foster Arboricultural Design & Consultancy has been provided to accompany the scheme. These details are considered acceptable. In the report it states that as part of the building process, only four trees at the rear of the site where the new outbuilding would be located will be removed (T13, T14, T16, and T18). New planting throughout the site at the rear has been proposed. To mitigate the loss of the trees being removed, and combined with use of permeable paving, serve to protect biodiversity. The planting would also serve to help with privacy and to protect neighbouring amenity.

5.36 A condition is being imposed to ensure the works are carried out in accordance with the Arboricultural report submitted.

5.37 Overall, the proposal accords with the requirements of the policies outlined above.

Conclusion

5.38 The proposed development is considered acceptable in design and heritage terms. There would be no adverse impact on the character and appearance of the surrounding area, the street scene, or the Conservation Area. The amenity, privacy and living conditions of neighbouring properties would be protected.

5.39 The intentions of the works to reconfigure and improve the internal accommodation as well as upgrade the building's envelope and fabric are noted, in specific in relation to its appearance and sustainability credentials. Such changes are encouraged in specific mindful of Haringey's Climate Change Action Plan (HCCAP) and the objective to be net zero carbon by 2041.

5.40 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

Based on the information given on the plans, the Mayoral CIL charge will be £12,587.25 (195sqm x £64.55) and the Haringey CIL charge will be £76,755.90 (195sqm x £393.62). This

will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

7. RECOMMENDATION

GRANT PLANNING 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	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 external materials to be used for the proposed development shall match those specified in the application submission, unless otherwise first agreed in writing with the Local Planning Authority. 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.
4	At no time should any air conditioning units, vents, gutters or plant room ventilation be situated on the rear wall of the proposed gym block. In addition no pool plant equipment is to be installed on any other external location unless otherwise first agreed in writing with the Local Planning Authority. Reason: For the avoidance of doubt and in the interests of proper planning.
5	The outbuilding hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the residential dwelling 37 Stormont Road. Reason: In the interests of the amenities of the area.
6	The development hereby approved shall take place in complete accordance with the Arboricultural Survey Impact Assessment and Method Statement Report as prepared by Marcus Foster Arboricultural Design & Consultancy dated February 2023, specifically in relation to arboricultural method statement, tree protection plan, tree removal and landscaping ; unless the prior written approval of the Local Planning Authority has been sought and obtained.

	Reason: In order to ensure the safety and well being of the trees adjacent to the site during constructional works that are to remain after works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.
7	The approved replacement tree planting, as shown in 5056/PA/15B and 5056/PA/30B, must be planted no later than one planting season after the completion of the development hereby approved. If the new trees, or any replacement for it, dies or is damaged or lost for any reason within five years of the initial planting, another tree of the same species and size must be planted in same location, unless the Local Authority agree in writing to any variation. Reason: To achieve good arboricultural practice and protect the visual amenity of the area.

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.
	INFORMATIVE: Outbuildings and Building Regulations Your attention is drawn to the need to comply with the relevant provisions of Building Regulations which can apply in relation to certain outbuildings in terms of size, use and proximity to a boundary.