



Officer Report

Application Number:	HGY/2023/2363
Application Type:	Full planning permission
Address:	Flat A, 34 Avenue Road, Hornsey, London, N6 5DW
Proposal:	Alterations and replacements to windows/doors at lower ground floor level on front and rear facades with double glazed timber windows/ doors; re-landscaping front garden including new stairs; alterations to door and fenestration on side façade; widening of front light well; basement works; and accessory works (amended description).
Case Officer:	Nathan Keyte
Valid Date:	04/09/2023
Applicant:	Mr Matthew Siddick
Agent:	Mr Josh Piddock

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

The proposal is for alterations and replacements to windows/doors at lower ground floor level on front and rear facades with double glazed timber windows/ doors; re-landscaping front garden including new stairs; alterations to door and fenestration on side façade; widening of front light well; basement works; and accessory works.

The north eastern light well will be increased by approximately 0.85m in depth (total depth of 1.5m) with safety railings erected, in a design to match those at no. 32 Avenue Road. It will also be increased in depth by approximately 0.85m. Excavation will also occur at the rear lower ground level, to increase the height of Bedroom 3

Existing stone front steps will be replaced like-for-like. Tiling in the front garden will be navy and crimson cement encaustic tiles to match those currently at the bottom of the side steps of the property. The front boundary brick piers will be demolished and widened.

Updated information has amended the proposed design of the front garden, to reduce the depth of the proposed steps leading to the rear of the property, to provide additional landscaping and to split the layout of bin stores. Changes to the front bay windows at upper ground and first floor level have since been removed, with these elected to remain unchanged (though the lower ground floor windows will be changed). The bin stores will be painted enclosures with green roof and painted timber doors to the front.

Site and Surroundings

The application site is a semi-detached two storey building with loft and basement in use as two flats. The property is located within the Crouch End conservation area, although the building is not a listed building.

A visit was conducted to the site on 14.09.2023.

Relevant Planning and Enforcement History

N/A

3. CONSULTATION

Hornsey CAAC – No comment.

Haringey Conservation Officer (summarised):

- There is no objection to the relocation of the main lower ground floor door to the position shown.
- There is no in principle objection to the extended lightwell and associated alterations to the lower ground floor windows, but the railings are quite prominent. If it is required, it would be preferable to alter the fall protection method, so it is a lower and more discreet addition.
- Overall, there are two aspects of the proposals which would be considered to cause less than substantial harm to the significance of the conservation area through:
 - o the loss of original and high quality features (the front elevation windows in particular);
 - o the prominent addition of large amounts of railings and front outbuildings (the bin store) on the front elevation which diminish the appreciation of the historic buildings, and
- There is also insufficient information on the proposed replacement windows if their loss is subsequently justified and ideally the railings/parapet to the enlarged lightwell should be lowered.

4. LOCAL REPRESENTATIONS

No representations were received from neighbours, local groups, etc in response to notification and publicity of the application.

5. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and character and Conservation
2. Impact on neighbouring amenity
3. Basement development.

Design and character and Conservation

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.

Changes to front of building/ garden

The development proposed will introduce a number of changes visible to the streetscape. These include railings to the extended lightwell, additional paving as well as excavation to improve access to the side and rear of the building, as well as changes to the front windows, steps, doors and boundary fence.

Two matters have been noted by Haringey's Conservation Officer as causing less than substantial harm. These are the loss of original and high quality features (in particular the front elevation windows) as well as the prominent amount of railings and front outbuildings (bin store) which diminish the appreciation of the historic buildings.

With regard to the changes to the front windows, this aspect has since been removed from the proposed works.

With regard to the remaining changes to the front garden/ boundary treatment:

- Existing hedge planting and trees along the front boundary will largely be retained, thereby providing a landscaped buffer to the front garden when viewed from the road. While tiles are introduced to the front garden, the colours are chosen to align with those existing on the site, and where approximately half of the front garden will remain landscaped. The increase in width of the front pillars will be minor, and where pillars will be finished in colour/ material to match the adjoining front entrance pillars at no. 36 Avenue Road. Variation in the design and landscaping of front gardens within the north of Avenue Road is noted, with varying levels of paved or gravelled areas, and front boundary gates/ pillars.
- In response to the Conservation Officer's comments, the bin stores have been separated to reduce their dominance, and will be screened in part by proposed vegetation proposed. The proposed excavation and steps leading to the rear of the building have also been reduced in depth, increasing the setback from the road.
- The expansion of the front lightwell will be modest, at 0.85m in depth (total depth of 1.5m) with railings to match those at no. 32 Avenue Road. Considering the design and setback of the lightwell from the road and the safety requirement for railings, this is considered to be acceptable.

Considering the points above and the design proposed (as amended), the existing character of the streetscape as well as proposed and existing vegetation to remain, the proposal is considered to address potential impacts upon the external appearance of the property, and in this particular case will not result in harm to the conservation area.

Notwithstanding this, a precommencement condition is considered necessary to ensure the design of the bin stores, replacement windows and other changes to front garden features will be as described by the proposal.

Changes to side and rear of building

Changes are proposed to the side and rear doors and windows of the building. In particular, this includes a new side door and replacement of the existing with an aluminium window, filling in of the patio and removal of door to Bedroom 3, and enlarge the opening to the kitchen with an aluminium pivot door. Existing single glazed timber sash windows on the upper ground floor will be replaced with double glazed timber sash windows like for like. Considering the location of the changes proposed, in combination with the scale and replacement of rear windows on a like-for-like basis, the changes are considered to be acceptable in this case.

As such the proposed development is considered on balance to be in accordance with Policies DM1 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.

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 proposed basement or front lightwell enlargement won't affect neighbouring amenity. Equally the proposed changes to windows/ doors to the front and rear of the building will not create additional overlook or impact upon privacy as compared to the existing situation.

While the introduction of a side window and door are noted, these will be to an entrance hall and stairwell, rather than to habitable rooms. Furthermore, at the time of the site visit it was noted that the adjoining windows/ doors at no. 36 Avenue Road were obscured/ designed so as to prevent overlooking.

As such, due to the above considerations the proposed development would not adversely impact against the amenity currently enjoyed by neighbouring properties.

Basement development

DPD policy DM18 ('Residential Basement Development and Light Wells') requires householder extensions for basement development to demonstrate that a proposal will not adversely affect the structural stability of the application building and neighbouring buildings; does not increase flood risk to the property and nearby properties; avoids harm to the established character of the surrounding area and not to adversely impact the amenity of adjoining properties or the local natural and historic environment. Policy DM24 outlines the requirement of new development to manage and reduce surface water runoff.

A Basement Impact Assessment (BIA) has not been submitted with this application. It is however accepted that the extent of works here are not significant. The subtext of this policy recognises that for basement development where appropriate, applicants will need to submit specific information to demonstrate that these issues can and have been addressed.

The property already has a basement area and lightwell which is a common feature to properties of this period. The works proposed here is to enlarge the front lightwell and undertake excavation to the rear lower ground floor. The works here are not considered to represent a significant structural stability hazard, on the grounds of using industry standard underpinning in advance of the excavation works. Such works would be similar to typical underpinning works/ foundations repair to a party wall.

Other legislation provides further safeguards to identify and control the nature and magnitude of the effect on neighbouring properties. Specifically, the structural integrity of the proposed basement works here would need to satisfy building regulations. In addition, the necessary party-wall agreements with adjoining owners would need to be in place prior to the commencement of works on site. In this instance a condition is being imposed to ensure that such works are overseen by a suitably qualified engineer.

Overall, the works will not adversely affect the structural stability of the application building or neighbouring buildings; will not increase flood risk to nearby properties and avoids harm to the established character of the area and neighbouring amenity, consistent with the requirements of policy DM18 and policy DM24.

Conclusion

The proposal is considered acceptable in terms of design and its impact upon the character and appearance of the host property and the surrounding area.

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.

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 the commencement of buildings works above grade, detailed drawings, including sections, to a scale of 1:20 to confirm the detailed design and materials of the:
- a) Details of railings to be used in the front garden and lightwells;
 - b) Details of materials and colour of brick of the front boundary pillars and front garden tiles;
 - c) Details of refuse enclosures; and
 - d) Any other external materials to be used in the front garden and front elevation.

Shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted and together with a full schedule of the exact product references for all materials.

The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017.

- 4 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith and retained for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area.

Informatives:

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: 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.