



Officer Report

Application Number:	HGY/2023/3039
Application Type:	Householder planning permission
Address:	91 Russell Avenue, Wood Green, London, N22 6QA
Proposal:	Erection of single storey rear extension following demolition of existing. Proposed external alterations including replacement of windows & doors, reinstatement of front boundary pedestrian gate & fence and alterations to exterior finish.
Case Officer:	Laina Levassor
Valid Date:	10/11/2023
Applicant:	Mr Peter Hein Hansen
Agent:	Mrs Elena Rowland

RECOMMENDATION

Approve with Conditions

PLANNING HISTORY

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

SITE DESCRIPTION

The application site is a two storey terraced dwellinghouse located on the northern side of Russell Avenue. The site falls within the Noel Park Conservation Area.

CONSULTATION RESPONSES

No representations were received in response to the notification and publicity of this application.

ANALYSIS & ASSESSMENT

The application site falls within the Noel Park Conservation Area. The conservation area is covered by an Article 4 Direction which restricts permitted development rights for properties within it. The conservation area appraisal contains appropriate design guidance for development. The Council will require that such proposals enhance the area's special character, appearance and setting and are compatible with and/or complement the significance of the area.

Noel Park Conservation Area was built along model town principles during the late C19. The estate was built by the Artizans Company which focused on low-rise picturesque estates with integrated amenities located near railway lines. The estate contained 5 types of houses of varying sizes to accommodate different budgets but built to be of high quality, decorating the standard unit types with various types of detailing. Consistency across the estate gives the area a distinctive character.

The buildings in the southern section of the Noel Park Estate differ distinctly in elevation from the rest, and plans for houses on Lymington Avenue and Mark Road were drawn by the Company's Surveyor, G J Earle. Houses on Mark Road and Russell Avenue are recognisably turn of the century in their use of Arts and Crafts devices such as regular gables to the facade, the use of brick and white render, curved window hoods to the ground floor and white painted woodwork.

Whilst some of the ground floor brickwork has been painted, No. 91 is relatively unaltered retaining its original form and features. The building positively contributes to the significance of the Conservation Area.

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

Single Storey Rear Extension

The proposed development comprises the demolition of the existing lean-to, replaced by a full-width, single-storey rear extension which replaces the existing small projection. The proposed London Stock brick-built extension measures 3m in depth, 3.3m in height and 2.2m at the eaves. The scale of the proposed extension is a scale which could be achieved under permitted development and is, therefore, generally considered a neighbourly form of development. The extension is subordinate in scale and sympathetic to the host building and the surrounding properties within the CA. A combination of matching materials, carefully considered features such as heritage rooflights and modernised crittall doors, complement the original architectural style, scale, proportions, materials and details of the host building.

Replacement of Front Elevation Timber Windows & Door

Conservation Comments: *No. 91 retains its original timber sash windows and front door which are distinctive and are important features of the Conservation Area. The Conservation Area Management Plan (p55) says it should retain the existing timber sash windows where possible, and that 'thermal performance of windows can be significantly improved through the use of draught excluders made especially for sash windows and/or discreet secondary glazing.' It is acknowledged that there are several poor quality replacement windows and doors in the area, however these are highlighted as detrimental to the character of the conservation area in its appraisal, and there has been work to replace previous poor-quality windows with ones which better reflect the original detailing as part of a Council run programme. The loss of the original*

windows and front door would cause harm to the significance of the conservation area. If replacement windows are considered acceptable the details of the proposed windows and door need to be supplied to ensure they match the unusual detailing on the windows, including to scale detail sections of mullions, transoms, lintels, cills, reveals and glazing bars.

The CA Appraisal advises that as far as possible, original doors should be retained. Where doors need to be replaced the original design should be replicated in wood, replicating the dimensions and proportions of the original door design and following the recommended colour palette. Proposed is the replacement of the existing front door - the replacement is to be timber like for like, painted green to match the original as recommended in the appraisal.

The CA Appraisal also advises that replacement windows should be wooden sashes which carefully match the original design. These should replicate all dimensions including the thickness and profile of frames and sash horns, and the configuration, thickness and profile of glazing bars. Windows can be double-glazed, provided it is still possible to replicate the original frame profile. The replacement windows are proposed as double glazed white painted timber sash with replica of the same spacing and dimensions of the glazing bars as featured in the existing windows.

Replacement of Front Perimeter Gate & Fence

Conservation Comments: *The reinstatement of the railings to the boundary wall is welcomed. These should be designed to reflect the original, which were simple bars.*

Original boundary treatments within the conservation area included simple cast iron railings however, many of these, including No.91 no longer feature them. The appraisal welcomes cast iron railings that replicate the design and dimensions of the originals. The proposed reinstatement of the railings are considered to restore an original design feature of the building, therefore considered to enhance and improve the wider conservation area and are therefore considered acceptable.

Alterations to Front & Rear Facade (Paintwork & Render)

Conservation Comments: *The removal of the render on the rear elevation is welcomed, provided that this will not have a detrimental impact on the condition of the underlying brickwork. Repainting the render to the front elevation, from cream to white is unlikely to have an impact on the conservation area.*

At front elevation, it is proposed to return the pebbledash facade to its original colour - white. The CA appraisal states it is acceptable to repaint in a suitable colour that appears unobtrusive in the context of the street. This would usually be a carefully chosen matt brick red or neutral shade. This is therefore considered acceptable. At rear elevation, first floor bricks are to be cleaned of the current white paint, sanded and repointed to be brought back to their original appearance. The painting or covering of original brickwork is not considered acceptable and it is encouraged by the council to remove paint or coverings, provided this can be achieved without damaging the fabric of the building. Re-pointing should be with a 1:2:9 cement/lime/ sand mortar carefully matching the existing mix in texture and colour. Cement based hard mortar is not recommended as it is less permeable than a lime mortar mix and can lead to deterioration of brickwork. A flush or bucket handled mortar joint profile is most appropriate. A weather-struck joint profile should not be used. Prior to the execution of works, a method statement should be provided for review for the removal of the existing render and the making good of the original brickwork.

REASONS FOR GRANTING PERMISSION

The proposed extension is to be constructed in materials which would match the original materials used in construction of the dwelling. The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected. The height, depth and placement of the extension would not result in a material loss of sunlight or daylight or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

The proposed development is in general accordance with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and policies 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. The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation 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.

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 external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

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.

- 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.

- 4 Notwithstanding the plans hereby approved, the new windows shall match the existing in terms of colour, design, number or panes, proportions and articulation of panes/glazing bars.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity and the appearance of the locality consistent with Policy D4 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

- 5 The external face of the frame to all window elements shall be set in reveals to match

those of the existing windows on the principal elevation of the building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity and the appearance of the locality consistent with Policy D4 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

- 6 Before the execution of works, details of method statements and material specifications for the removal of render and any subsequent repair and making good works, should be provided to ensure there is no detrimental impact on the condition of the underlying brickwork.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity and the appearance of the locality consistent with Policy D4 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2013 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.