

Application Number:	HGY/2023/2124
Application Type:	Full planning permission
Address:	Second Floor Flat, 45 Victoria Road, Hornsey, London, N4 3SJ
Proposal:	Formation of rear dormer to top floor flat
Case Officer:	Eunice Huang
Valid Date:	27/10/2023
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Applicant:	Mr Christian Cole
Agent:	Frederik Herweijer

RECOMMENDATION

Refuse

1. SUMMARY OF RECOMMENDATION

REFUSE PERMISSION

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

2.1 This application is for loft extension and rear dormer to top floor flat providing an en-suite master bedroom.

Site and Surroundings

2.2 The site contains a three storey mid terrace building on the north-eastern side of Victoria Road. The terrace is divided into three self-contained flats. The site is located within Stroud Green Conservation Area. It is not a listed building.

Relevant Planning and Enforcement history

2.3 The most recent planning history relating to the site as is as follows:

- HGY/2022/1497 – Certificate of lawfulness for a loft conversion, rear dormer and two front roof lights. Refused 02/08/2023.
- OLD/1985/1551 – Change of use from non-self-contained flats to self-contained flats with minor alterations – Approved 10/1/1985
- OLD/1970/1184 – Convert into 3 self-contained flats – Approved 21/4/1970

3. CONSULTATION RESPONSE

3.1 The following responses were received following consultation on the application:

1) LBH Conservation: Objects to the proposal. 45 Victoria Road is considered to positively contribute towards the Stroud Green Conservation Area. The retention and consistency of the architectural features and detailing of the terraced housing are important aspects of the Conservation Area's significance. The rear of the building is visible from Lorne Road.

From a conservation perspective, it is preferred that the roof remains unaltered as it is visible from the street and this section of pitched roofs remain intact. Dormers are not a general characteristic of this part of the conservation area. Notwithstanding the in principle concern, the scale and design of the dormer does not have an acceptable visual impact. The size of the dormer should be reduced to to increase the distance between the eaves, sides and ridge, which would help make it appear more subservient and so that it does not abut the existing chimney. Furthermore, the window design is very square and does not relate well to the building beneath it.

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of letters, site notice and advert.

4.2 Representations were received in response to the serving of notice as required by Certificate B, raising the following issues:

- Concern about structural impact and subsidence (Officer note: Legislation, such as Building Regulations and the Party Wall Act, provides safeguards for neighbouring properties.)
- Work will be disruptive (Officer note: This is not a material planning consideration).
- Other owner(s) do not agree to an extension (Officer note: This is not a material planning consideration).

5. MATERIAL PLANNING CONSIDERATIONS

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

- Design, Appearance & Heritage; and
- Neighbour Amenity.

Design and appearance

5.2 Local Plan Policy SP11 (2017) and Development Management Development Plan Document (DPD) Policy DM1 seek to secure the highest standard of design which respects local context and character to contribute to the creation and enhancement of Haringey's sense of place and identity. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to meet a range of criteria having regard to the following: building heights; form, scale and massing prevailing around the site; urban grain; sense of enclosure and where appropriate following existing building lines; rhythm of neighbouring or local

regular plot and building widths; active, lively frontages to public realm; and distinctive local architectural styles, detailing and materials.

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 proposed dormer has the dimensions of 4.75m width, by 3.3m depth, by 2.04m height. The dormer addition is set below the existing ridge by 0.38m, and set in 0.39m from the existing side parapets. The dormer however does abut the existing chimney on the northern side of the roof. The proposed dormer volume results in a boxy addition that dominates the roof plane and existing rear façade of the terrace. It is noted that there are no rear dormer additions along this side group of terraces along this section of Victoria Road. There is an exception of No. 41, which has a fourth storey addition that is set above an outrigger and partially set into the rear roof plane. The bulk and scale of dormer would therefore be incongruous with the appearance with neighbouring terraces, particularly as it would be readily visible from Lorne Road.

5.6 The applicant's Design and Access Statement states that there are similar rear roof extensions in the near neighbourhood, referencing images of precedents such as Nos. 11a and 19 Victoria Road. These two examples are located within Stroud Green Conservation area, within a separate terrace group to the south-east of the subject site. The planning history of Nos 11a and 19 Victoria Road show that these dormers were approved with smaller dimensions than the proposed development. For example, the approved dormer at No. 19 has a width of 3.6m, and the approved dormer at No. 11a has a width of 3.1m. The proposed bulk and scale of the development at No. 45 is substantially greater than these examples.

Neighbour amenity

5.7 The proposal would create a dormer window to the rear at roof level. With regards to the neighbouring properties, the proposal is not considered cause harm with regards to loss of daylight/sunlight, outlook, or increased sense of enclosure as the extension would be located within the main roof slope, which is set away from the rear garden and rear windows of nearby properties. This mitigates the extent of additional overshadowing above that which exists at present. In relation to privacy impact, there is an existing degree of overlooking and cross-viewing available from existing windows of the subject site and neighbouring

properties. The proposed loft-level rear glazing therefore would not have a material adverse overlooking impact in this context.

Other matters

5.8 The existing rear elevation drawings of the building do not match the submitted photographs of the rear façade, or the aerial imagery of the site available from Google Earth. The elevation drawings do not accurately represent the rear façade at the rear garden level, nor the rear window and door openings.

Conclusion

5.9 The proposed bulk and scale of the development is not acceptable and does not satisfy Policies DM1, DM9 and DM12 of the Development Management DPD 2017, and Policy SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017.

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

6. RECOMMENDATION

REFUSE PERMISSION for the following reason(s):

Refusal Reasons:

The proposed loft extension and rear dormer, by reason of its size and design, would result in an over-dominant, incongruous and discordant addition to this property, detracting from its appearance when viewed from neighbouring properties and the public domain, contrary to Policy SP11, and SP12 of the Haringey Local Plan 2017 and Policies DM1, DM9 and DM12 of the Haringey Development Management, Development Plan Document 2017.