



Officer Report

Application Number:

HGY/2023/3023

Application Type:

Householder planning permission

Address:

71 Mount View Road, Hornsey, London, N4 4SR

Proposal:

Alterations to the configuration of the windows at the rear of the property including the introduction of two sliding ppc aluminium doors to the rear and side elevations of the outrigger and the kitchen window with a picture window to the rear elevation.

Replacement of all other existing windows with new conservation double glazed hardwood timber sash windows to match the existing. Creation of new ground floor side access door and window to outrigger in ppc aluminium finish. Partial raising of the boundary fence between No 71 and 69 to 2.1m.

Case Officer:

Mercy Oruwari

Valid Date:

09/11/2023

Applicant:

Owen

Agent:

Mr Hunter Devine

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The properties on this part of Mount View Road are double fronted two storey buildings. On one side they are characterised by double storey bay windows with roof level turrets. At the rear these properties have short double storey pitched roofed outriggers. The site is located within the Crouch End conservation area but does not fall within the curtilage of a listed building.

2. THE PROPOSAL

The proposed design includes alterations to the ground floor windows at the rear of the property to introduce more natural light to the dining room and kitchen.

A total of 2x sliding glass doors are proposed to the rear and side elevations of the ground floor dining area (dimensionally similar to the existing timber and glass doors providing access to the garden currently). The RAL colour of the doors will be RAL7032 (Pebble Grey). This colour is a sensitive choice for a conservation area and will not detract from the existing property.

The existing window to the kitchen will also be replaced with a picture window seat that will project 400mm from the face of the rear wall. The sill of this window will be lowered by 450mm to provide a seat internally.

To accommodate the proposals, the ground floor layout will be altered, with the utility room and ground floor toilet being relocated to the other side of the space in plan. A side access door and small high level window to the new ground floor WC are also proposed.

The existing fence between 71 Mount View Road and the neighbouring property at No 69 currently steps down as it approaches the rear elevation of the properties. This will be raised to 2.1m to provide more privacy for the residents of both properties. This will also mitigate any overlooking from either property.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2003/1499 - Installation of two dormers to the rear roof and one dormer to the front roof.
Approved with Conditions

4. CONSULTATION RESPONSES

Internal & External Consultees

There were no internal or external consultations sought for this planning application.

Local amenity groups

The following local groups/societies made representations: 0

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses: 0

5. PLANNING CONSIDERATIONS

Design & impact on the character and appearance of the conservation area

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

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 and 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 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, The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

New openings and alterations of windows/doors on the rear and side elevations:

The existing 4x panelled glazed doors located at the rear of the outrigger would be slightly relocated to the right side of the outrigger and replaced with new glazed doors. The width/height

would be approximately the same at 2.5/2m. The new doors would consist of 3x larger panels. The same style of glazed door panels would also be installed on the side of the outrigger facing the boundary of No 69. On the other side of the outrigger facing the boundary of No 73 a new side access door would be installed to service the new boot room and a high-level window would be installed to serve the newly relocated WC.

The new picture seat window off the kitchen would be replacing an existing rear facing window, therefore a new opening would not be created to accommodate the seating area. Although the sill will be lowered the window is at the rear of the property on the ground level and is therefore not visible to from any public viewing point. The new window would protrude from the wall, however, this would be marginal.

All the new installations and alterations at the rear/side would be acceptable. They would not be visible from any public vantage point; the property is not listed and the works do not include the alteration or enlargement of the outrigger.

Replacement of all windows with double glazed timber:

The proposal also includes the replacement of all the other existing single-glazed timber sash windows with double glazed conservation timber sash windows. The new hardwood windows would match the existing to preserve the appearance of the dwelling.

The timber replacement windows will follow the same pane arrangement and frame colour to respect the authentic look and quality of the original windows important to the character of the road. Specifically, the windows will have a sliding sash design to reflect the design of the current windows. It is accepted that the change to double glazing will mean the box frame will be a little deeper (in plan form) than the current, which would be identifiable when examining the windows at close quarters from inside the properties, however in views externally this change would be hardly if at all, detectable.

The replacement windows here will deliver benefits in terms of greater thermal efficiency and sound insulation which are considerations that also need to be taken into account; in specific mindful of Haringey's Climate Change Action Plan (HCCAP) and the objective to be net zero carbon by 2041.

In all significant respects the replacement windows would match the existing and will not have any material effect on the external appearance of the property, leaving the character and appearance of the conservation area preserved.

Alteration to rear/side fence:

The increase to the height of the fence on the boundary would be acceptable. Although the property is in a conservation area and therefore permission is required, 2 metres is the normal standard permitted height for a rear fence. The proposed fence would be just over this at 2.1m.

The proposed works are considered to be modest alterations to the host building and would not negatively impact the amenity of the site, or adjoining properties. Therefore, the local character and visual amenity of the Stroud Green conservation area would be protected.

The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and would preserve or enhance the character and appearance of the conservation area. The proposal would be acceptable in heritage terms.

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.

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 the amenity of neighbouring residents.

The re-located rear facing doors would pose no issues for neighbouring properties as the doors would still face/open up to the rear garden. Any potential overlooking issues from the newly installed side elevation doors would be mitigated by the increase in height to the fence. The increase in height is acceptable and would not be overbearing for No 69, but it would also maintain a level of privacy for both properties. The new openings (door/high-level window) on the other side of the outrigger would be facing the existing boundary fence of No 73 along with the existing vegetation. Overall, the proposed works would not adversely impact the amenity of any neighbouring properties.

6. CONCLUSION

The proposed development is in accordance with Policies DM1 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 accord with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. RECOMMENDATION

The application is recommended for approval subject to the following 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 Notwithstanding the plans hereby approved the replacement windows to the front elevation hereby approved shall match the opening style and pattern of glazing bars of

the existing windows and shall be painted white unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to safeguard the special architectural or historic interest of the building/ estate consistent with the London Plan 2016, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 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.