



Officer Report

Application Number:	HGY/2023/2948
Application Type:	Full planning permission
Address:	Highcroft, North Hill, Hornsey, London, N6 4RD
Proposal:	Erection of an additional fourth floor on top of existing roof level to form 6 additional units; Provision of external amenity spaces and cycle storage; Associated demolition of existing building components and telecommunication structures at existing roof level.
Case Officer:	Nathan Keyte
Valid Date:	01/11/2023
Applicant:	Mr Simon Hewitt
Agent:	Mr William Docherty

RECOMMENDATION

Approve with Conditions

1. Proposal

The applicant is proposing the following works: Erection of an additional fourth floor on top of existing roof level to form 6 additional units; Provision of external amenity spaces and cycle storage; Associated demolition of existing building components and telecommunication structures at existing roof level. The six additional flats will be as follows:

- 3 x 1 bed, 1 person flat
- 1 x 2 bed, 3 person flat
- 1 x 2 bed, 4 person flat
- 1 x 3 bed, 4 person flat

The application includes the provision of external amenity spaces for all new flats and the provision of a new communal amenity space at the same level for all flats in the building, as well as new cycle storage facilities at ground floor level.

Regarding the telecommunication equipment currently on the roof, the Cover Letter submitted with the application states that the leases terminated at the end of December 2023 by which time the companies are required to remove the equipment.

2. Site Description

The site is a multi-storey flat roofed apartment building and its grounds located on, and fronts, the junction of North Hill (south-west) and Church Road (south/southeast). It lies on the opposite side of the junction from View Road. To the north-west, diagonally across the road on the other side of North Hill, lies No.109, a Grade II listed building. The site is located within the Highgate Conservation Area but the building is not a listed building.

No.50 North Hill (part of the Grade II listed group of Nos 5-54) and its gardens bounds the north of its site. Its rear building line is set further back behind the main rear building line of Highcroft. The

access lane leading to it bounds the rear/northeast of the site, on the far side of which lies No.6 church Road and rear gardens.

3. Consultation

The following groups/ consultees were consulted on the application:

- LBH Transportation Group – no comment
- LBH Conservation Officer – no comment
- Highgate CAAC – no comment
- The Highgate Society – no comment
- The Highgate Neighbourhood Forum – no comment

4. Local Consultation

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

Objections: 1

Support: 8

Neutral: 1

Objections Material to Planning

- Impacts on neighbour amenity during construction.
- The additional level will take away from the buildings history.

[Officer comment: There is always some degree of noise and disturbance that arises from the construction works in association with minor domestic extensions. The proposed works are not of a scale that would require the submission of further information regarding the construction works. Construction works have to be carried out in accordance with other legislation separate to planning that cover noise and disturbance, including the Environmental Health Act 1990].

Points raised in representation material to Planning

- Objects to a Traffic Marshall / Delivery Cabin outlined within the Construction Logistics Plan, due to impacts on amenity during construction.
- Requests that no work to take place on Saturdays, or before 9:30am.

[Officer comment: the Agent has provided the following response to these points -

With regards to the Traffic Marshall Cabin referred to, this will be set forward of any windows to the side of number 6 Church Road. There will be no generator and the cabin will be powered directly from Highcroft.

The proposed Saturday site working hours (if/when required) of 08:00- 12:00 are consistent with the previous consent. An informative (Hours of Construction Work) was included on the previous permission noting that between 08:00-13:00 on Saturdays was permissible.]

5. Planning History

The most relevant application includes:

HGY/2020/1745 - Erection of additional fourth floor on top of existing roof level to form 6 additional units; Provision of external amenity spaces and cycle storage; Associated demolition of existing building components and telecommunication structures at existing roof level. – Approved 21/9/2020.

6. Planning Assessment

This is an application to in effect renew an extant planning permission to extend the time limit for implementation. In determining such applications, it is outlined that they must be determined in accordance with the development plan unless material considerations indicate otherwise and, as such Local Planning Authorities are required to focus on development plan policies that may have changed since the initial consent.

The key issue here, is whether there have been any changes in planning policy or other relevant material considerations that would indicate that the proposal should no longer be treated favourably.

In this case, permission HGY/2020/1745 was granted under Delegated Authority. The following points from previous Officer's report are noted:

- The principle of development, being additional units on a small site, was supported subject to high quality design.
- The design was considered to be simple in design terms and does not seek to 'compete' with the front' side elevations of the main building. The extent of glazing and colour of metal cladding (details of which are to be approved by condition before commencement of works) would assist in preserving the original character of the building.
- In terms of harm to the character and appearance of the conservation area: any harm here would be less than substantial but in this case is viewed to be at the lower level of 'less than substantial'. In terms of the balancing exercise under NPPF para.134 there is a public benefit with the delivery of additional housing here. The delivery of housing on the application site while small in terms of the number of units it is important to point out this is in an area of the borough with very limited availability of sites to provide additional housing. The site here is in a sustainable location with access to existing services and public transport. Recognising the significant housing challenges in the Borough and the sustainable economic well-being associated with providing additional housing the provision here of 6 units would constitute a public benefit.
- The proposal was considered acceptable with regard to impacts on neighbour amenity, including from the introduction of terraces and related noise disturbance. The proposal will be an additional storey, will take place within the existing building footprint, and will be set back from external boundaries by varying distances.
- Living conditions for future occupants.
- A car free scheme was considered to be appropriate. Any future occupiers would not be eligible for parking permits in the surrounding CPZ.
- Six secure cycle lockers providing 12 cycle spaces are proposed.
- Existing access arrangements are to be retained. Due to scale of proposed development, the increase in refuse storage from 9 bulk bins to 11 bulk bins for refuse and recycling will not impact current arrangements, and where additional deliveries will be negligible.

In this particular case, the scale and development is for an additional level that is the same as that previously granted permission. It is accepted that there have been changes to the NPPF and the London Plan in 2021, however these do not have any direct impact on the outcome of this application with perhaps the exception of requirements relating to energy and sustainability.

A condition in addition to those attached to the previous permission HGY/2020/1745 is proposed to ensure an Energy Statement is provided prior to development occurring, in order to ensure the policy requirements of the London Plan (2021) and other documents are satisfied.

As set out in the previous Officer's report the proposal continues to be appropriate for its context and would not result in any additional adverse impact on the character of the area, residential amenity.

In terms of impact on the character and appearance of the conservation area, as set out in the previous Officer's report any harm here would be less than substantial but in this case is viewed to be at the lower level of 'less than substantial'.

In terms of the balancing exercise, recognising the significant housing challenges in the Borough and the sustainable economic well-being associated with providing additional housing, it remains that the provision here of 6 units would constitute a public benefit. As such the character and appearance of the conservation area is viewed to be preserved with little harm caused outweighed by the identified public benefit.

As there are no other new material changes that require further consideration since this previous decision, the merits of the new scheme are not being assessed but are fully noted from the previous Officer's report.

This application is therefore recommended for approval subject to the imposition of the same conditions from the 2020 consent with the addition of the requirement to provide an Energy Statement.

6. CIL Applicable

The increase in internal floor area would exceed 100 sq.m. and therefore as in the case of the previous application, would be liable for the Mayoral and Haringey's CIL charge. Based on the information given on the plans, the Mayoral charge will be £27,015.30 (390 sqm x £69.27) and the Haringey CIL charge will be £164,755.50 (390 x £422.45). This will be collected by Haringey after/should the scheme is/be 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. An informative will be attached advising the applicant of this charge.

7. RECOMMENDATION – Grant 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 Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy D3 of the

4. No development shall take place, including until a Construction Management Plan to include details of:
- a) parking and management of vehicles of site personnel, operatives and visitors
 - b) loading and unloading of plant and materials
 - c) storage of plant and materials
 - d) programme of works.

have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

- 5 The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to protect the visual amenities of the neighbourhood.

6. The residential units hereby permitted shall not be occupied until such time as the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity has been amended so that the new residential units are defined as 'car free' and therefore no residents therein will be entitled to apply for an on-street residents parking permit.

Reason: In order to ensure that the proposed development does not prejudice the free flow of vehicular and pedestrian traffic or the conditions of general safety of the highway and consistent with Policy T6 of the London Plan 2021.

7. No development in connection with the permission hereby approved shall take place unless an Energy Statement has been submitted to and approved in writing by the Planning Authority, including full details of the proposed energy efficiency measures and renewable technologies to be incorporated into the development. The development shall not be occupied unless it has been carried out in accordance with the approved details in the Energy Statement. The carbon reduction measures shall be retained in place and be fully operational before first occupation of the dwelling unit.

Reason: To ensure that a proportion of the energy requirement of the development is produced by on-site renewable energy sources to comply with Policy SI2 of the London Plan 2021 and Policies SP0 and SP4 of the Haringey Local Plan 2017 and Policy DM21 of The Development Management DPD 2017.

Informatives:

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: 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: 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

The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3472) to arrange for the allocation of a suitable address.

INFORMATIVE : Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayor's CIL charge will be £27,015.30 (390 sqm x £69.27) and the Haringey CIL charge will be £164,755.50 (390 x £422.45). 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.