FUTURE
PLANNING AND DEVELOPMENT

1 Rose Place, The Broadway, N8

PLANNING STATEMENT

Erection of roof extension to existing single-dwelling-house with inset terrace.

December 2023

INTRODUCTION

1. This Planning Statement has been prepared by Future Planning and Development Limited on behalf of our client Mr Mark Fitzpatrick (the 'applicant') with respect to the site at 1 Rose Place, The Broadway N8 9SU.

2. The site is located within the jurisdiction of the London Borough of Haringey.

3. This Householder Planning Application seeks permission to construct a roof extension over the existing dwelling.

4. The proposal would enlarge the existing roof by approx. 2m allowing for an internal attic floor and formation of an additional bedroom. This floor would be served by a small south-facing terrace.

5. This Application has been revised following an Inspector's dismissed appeal R/N APP/Y5420/D/23/3315094 for a similar scheme. The revised design addresses the Inspector's comments with regard to the north-facing wall visible from Weston Park, and the subsequent impact that this had on the character and appearance of the townscape and that of the CA.

6. This statement should be read in conjunction with the following drawings prepared by The Architects and supporting documents listed below: -

- *Full Planning Application Form*
- *Certificates of Ownership - Certificate A*
- *CIL Form*
- *RSP_00 Site Location Plan 1:1250 @A3*
- *Existing plans:*
    - *RSP_01 Existing Block Plan*
    - *RSP_010 Existing Plans*
    - *RSP_011 Existing Sections and Elevations*

- *RSP_012 Existing Section B*

- *Proposed plans:*
  - *RSP_02 Proposed Block Plan*
  - *RSP_020 Proposed Plans*
  - *RSP_021 Proposed Sections and Elevations*
  - *RSP_022 Proposed Section B*
- *Design and Access Statement*
- *Daylight & Sunlight Assessment (FPD)*

7. The supporting information has been prepared in accordance with the local authority's validation requirements.

SITE CONTEXT

8. The application site comprises a modern two-storey residential building located to the rear of the terraces fronting The Broadway and at the rear of the Hubert House, where it fronts Weston Park.

9. Rose Place sits between nos. 32 and 34 The Broadway and then wraps around the back of the terraces on The Broadway.

10. The building is not readily visible from the surrounding area apart from views within Rose Place. From Weston Park, the upper section of the northern rear parapet wall is visible, although this does not contain elements to suggest the use or character of the building.

11. The site is located within the Crouch End Conservation Area

Existing view from Weston Park

View towards 1 Rose Place and rear of properties on The Broadway

12. Existing view from Weston Park View towards 1 Rose Place and rear of properties on The Broadway

BACKGROUND AND PLANNING HISTORY

13. The Haringey planning register records the following planning applications for the site.

Ref	*Description*	*Decision*	*Date*
HGY/2019/2992	Erection of roof extension to existing single-dwelling-house (Class use C3)	Withdrawn	09/1/2020
HGY/2022/1760	Erection of roof extension to existing single-dwelling-house with rear inset terrace	Refused; Appeal Dismissed	18.11.2022 20.06.2023

14. The most recent application was refused on 18 November 2022 and subsequently dismissed at appeal on 20 June 2023

15. The single reason for refusal from the LPA was given as follows: -

16. **Reason 1:** *The proposed development would constitute unacceptable backland development, out of keeping with the nature and character of the surrounding area, not compatible with the character and appearance to this part of the conservation area and detrimental to the amenity of adjoining occupiers, contrary to Policies DM1, DM9 and DM12 of the Haringey Local Plan 2017, Policies SP11 and SP12 of the Haringey Local Plan 2017, and Policies D6 and HC1 of the London Plan 2021.*

17. The reason alleged two types of harm from the proposed development. These are:

    1. The appearance of the extension when viewed through the gap from Weston Park.
    2. Overbearing and sense of enclosure to rear-facing flats in The Broadway and rear facing windows to the lower flats in Hubert House.

18. The appeal Inspector's assessment provided the following conclusion on these main issues: -

    "The living conditions of the occupiers of nearby properties would not be materially reduced by the proposal. However, it would cause significant harm to the character and appearance of the local area." (Paragraph 14)

19. Regarding the harm to the appearance of the Local Area, at Paragraph 8, the Inspector considered that the proposed changes to the wall visible from Weston Park would result in it becoming taller and appearing more substantive and, as a result, gain prominence in the street scene.

20. "*In views from Weston Park, an even greater expanse of solid wall would be evident projecting above an existing glazed structure and a boundary wall in the*

foreground. The awkward contrast in the colour of brick with the existing buildings on either side of the site would become even more pronounced."

21. Paragraph 9 states: "*Having carefully viewed the site from Weston Park, I have little doubt that the wall, as proposed to be extended, would further detract from the character and appearance of the townscape and that of the CA. Its harmful impact could not be satisfactorily mitigated by introducing 2 narrow stone and render bands, as shown in the revised plans. Although the banding would add some visual interest to the wall, they would also draw attention to its discordant presence in the street scene and within the local area. As such, the proposal would fail to preserve the character and appearance of the CA."*

22. The Inspector's assessment of the appearance of the proposals only concerns the impact resulting from the increased height of the wall adjacent to Weston Park. In its current form, this wall was considered to be a detracting element within the townscape/conservation area. In the Inspector's view, the proposed increase in the height of this wall would worsen the impact of this feature on the conservation area.

23. The Inspector made no comments on other elements of the proposal with respect to the potential harm to the conservation area.

24. Regarding the bulk of the scheme, the Inspector considered the scheme to be acceptable in this respect.

PLANNING POLICY CONTEXT

25. Local planning authorities must determine planning applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise.

National Planning Guidance

26. At national policy level, the Department of Communities and Local Government issued the latest version of the National Planning Policy Framework (NPPF) in September 2023. This sets out the Government's planning policies for England, which adopt 'a presumption in favour of sustainable development'; this should be seen as a golden thread running through both plan-making and decision taking. In respect of the latter, this means approving development proposals that accord with the development plan without delay. It stresses that Planning Authorities should approach decision making in a positive way to foster the delivery of sustainable development, and that they should look for solutions rather than problems.

27. Section 5 of the Framework deals with '*Delivering a sufficient supply of homes*', with emphasis upon significantly increasing the supply of housing as a national priority.

28. Paragraph 69 emphasises the important contribution that small and medium sites, such as the appeal site, can make to meeting the housing requirement of an area, and highlights that they are often built-out relatively quickly. The NPPF states that in order to promote the development of a good mix of sites local planning authorities should "*support the development of windfall sites through their policies and decisions - giving great weight to the benefits of using suitable sites within existing settlements for homes.*"

29. *Regarding design matters, the NPPF identifies that "good design" is a key aspect of sustainable development, creating better places in which to live and work and that it helps to make development acceptable to communities (Paragraph 124).*

Local Development Plan

30. Council's Development Plan is comprised of: -
    - London Plan 2021
        - D6
        - HC1

- Haringey Local Plan 2017
  - SP11
  - SP12
- Haringey Development Management DPD Adopted July 2017
  - Policy DM 24 – Housing Mix
  - Policy DM 27 – Amenity Space
  - Policy DM 42 – Parking Standards
  - Policy DM 44 – Servicing
  - Policy DM 45 – Waste Management

- Supplementary Planning Document:
  - The Crouch End Conservation Area Character Appraisal (CACA)

31. The Conservation Area Character Appraisal (CACA) identifies Hubert House (no. 46 The Broadway) as a building which makes a positive contribution to the character and appearance of the conservation area. Paragraph 4.31 of the appraisal states:

32. *No. 46, the imposing three storey red brick former bank building to the south of the junction with Weston Park, has a taller elevation and a steep clay tiled roof with tall red brick chimney stacks and terracotta pots and a gabled dormer on the side elevation. The Broadway elevation has an elaborately detailed shaped gable end constructed in contrasting bands of red brick and stone topped with a moulded cornice, semi-circular cap and ball finials. The central stone band is inscribed 'ESTABLISHED 1862'. The ground floor retains its original stone built bank-front with fascia and moulded cornice, window openings subdivided by a stone transom and mullions and a wide corner entrance doorway with a round headed fanlight and scrolled consoles. The upper floors have a stone stringcourse and paired windows with stone dressings. The chimney stack on the Broadway elevation is expressed as a forward projecting feature on the right side of the frontage. The building makes a positive contribution to this part of the conservation area.*

PROPOSALS

33. The application seeks planning appeal seeks householder planning permission for

    "Erection of roof extension to existing single-dwelling-house with inset terrace."

34. The proposal would enlarge the existing roof by approx. 2m and introduce a dormer facing towards Rose Place and an inset terrace. The roof extension will be constructed in matching materials.

35. The proposed accommodation would comprise an additional attic floor to provide an ensuite bedroom, to facilitate a three-bedroom house. The new floor would be served by a small south-facing terrace. The internal accommodation is consistent with previous scheme proposals.

36. Importantly, the changes proposed to the upper western flank adjacent to Weston Park on the previous application have been omitted from this scheme.

37. A Daylight & Sunlight Assessment (by FPD) is submitted with the application to consider the impact of the proposal upon the neighbouring residential windows at Hubert House Mezzanine Studio, properties north of Weston Park, no. 5 Weston Park, and nos. 42-44 The Broadway.

38. The Daylight & Sunlight report considers local, regional and national planning policy relating to daylight and sunlight and measures the potential impact on daylight and sunlight through BRE criteria.

39. The daylight assessments use the VSC (vertical sky component) tests set out within the BRE guidance 'Site layout planning for daylight and sunlight: A guide to good practice' (2011).

PLANNING ASSESSMENT

Design

40. The scheme proposes to remodel and extend the existing roof of the house by a further half storey. The proposed roof would comprise slate tiles to match the appearance of the existing roof material. A south-facing terrace is proposed at loft level along with steel railings.

41. The NPPF places great importance on the design of the built environment. Good design is stated as being a key aspect of sustainable development and is indivisible from good planning.

42. Policy DM1 A states "All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria". The criteria include:

    (a) Relate positively to neighbouring structures, new or old, to create a harmonious whole; and
    (b) Make a positive contribution to a place, improving the character and quality of an area;

43. DM1 B 'design standards' states that "Development proposals should relate positively to their locality" and it requires developments to have regard to the following criteria which are relevant to the proposed development:

    (b) Form, scale & massing prevailing around the site;
    (c) Urban grain, and the framework of routes and spaces connecting locally and more widely;
    (d) Maintaining a sense of enclosure and, where appropriate, following existing building lines;
    (e) Rhythm of any neighbouring or local regular plot and building widths;
    (g) Distinctive local architectural styles, detailing and materials.

44. Policy DM9 'Management of the historic environment' states "*Development that conserves and enhances the significance of a heritage asset and its setting will be supported*."

45. Part DM9 (E) states that "*Proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.*"

46. The proposed design remains close to the previous scheme in terms of its form massing and appearance, although minor changes have been made to respond to the Inspector's sole concern relating to the visual impact resulting from the increased height of the parapet wall adjacent to Weston Park.

47. The existing parapet wall is visible from Weston Park Road (see Design and Access Statement) and is formed of plain red brick. Whilst the wall is considered to be a relatively anonymous feature in views from this street, the Inspector described the wall as "*an unattractive feature primarily given the unbroken expanse of brick and its dark red colour, which noticeably contrasts with the lighter red brick buildings on either side. As such, the wall contributes little positively to the streetscape.*"

48. The appeal scheme proposed a minor increase in the height of the parapet wall from 1.4 metres to 2.6 metres, which the Inspector considered would result in the wall gaining prominence from the street.

49. This revised scheme does not propose any increase in the height of this wall – it will remain exactly as existing. Beyond the wall, a slate roof (similar to the terraced housing to the East) would be visible sloping away from the street. Images in the Design and Access Statement illustrate how the proposal would appear from Weston Park.

50. As there are no changes to the wall, it is considered that the impact of the proposal on the Weston Park streetscene is neutral.

51. The proposed materials for the scheme reflect the materials used in the building at present - extended brick for the structure to form the new storey and slate roof to match the existing roof. A zinc-clad dormer is proposed on the south side of the roof visible only from Rose Place. This dormer would also provide an inset balcony.

52. The front (southern) roof pitch would be shallower than the appeal scheme; In the previous scheme, the angle of the roof slope was steeper which resulted in additional massing facing Rose Place. The proposed roof profile would retain the existing roof massing/envelope.

53. The roof height would match the height of that proposed by the appeal scheme.

54. In terms of the conservation area setting, the development would fully preserve all of Hubert House's features which make the building a positive contributor to the character and appearance of the conversation area, as identified in the Conservation Area Character Appraisal (CACA).

55. Given the character of mews development often results in tight relationships between properties, the proposed scheme is in keeping with this type of development and is therefore considered to be appropriate to its immediate surroundings.

56. Overall, the extension is considered proportionate and subordinate to its surroundings and integrates well with the pattern of development in the area as required by policy DM1.

57. In terms of the setting of the Conservation Area, the proposed scheme is considered to fully preserve the appearance its character and appearance of the conservation area, as required by policy DM9.

Neighbouring Amenity

58. Of the neighbouring properties in the vicinity of the site, it is the occupiers of the upper flats at 42-44 The Broadway and some flats within Hubert House that are closest to the site and are most likely to be affected by the proposal.

59. Policy DM1 D 'Privacy and amenity' states that "Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that:

    (a) Provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land.

60. The second part previous reason for refusal indicated relates to the proposal's potential to appear overbearing to neighbouring occupiers and result in a sense of enclosure to rear upper floor residential properties in The Broadway and rear facing windows to the lower flats in Hubert House. In both cases, the council accepted that there "*will be no material loss of privacy to neighbouring properties.*".

61. At the appeal, a Daylight and Sunlight Report considered the potential impact of the proposals on the surrounding residential properties, including the closest studio flat which front Weston Park, and the rear facing windows of residential units above 36 - 44 The Broadway.

62. The Daylight and Sunlight report demonstrates the rear first floor windows serving flats above shops on The Broadway, all retain good levels of daylight, particularly considering the tight urban environment in which they are located. The proposed extension is in relatively close proximity to windows above 44 The Broadway, however this is a dual-aspect flat which already looks into a rear access road. The small increase in built volume was demonstrated as not harmful to internal levels

of daylight or outlook/sense of enclosure from this property, or that of other properties with rear windows facing the Appeal Site.

63. The Inspector was fully satisfied that the proposed building would not have a detrimental impact on the surrounding properties.

64. The revised design has undergone minor changes from the appeal scheme, although the changes to the scheme represent reductions rather than increases to mass and volume. As such the previous daylight sunlight envelope agreed by the Inspector remains relevant as does the Inspector's position at the appeal on this matter.

65. In accordance with DM1 D(a) the appellant has demonstrated that the proposed extension of the roof of the dwelling would not have any harm to the amenity to neighbouring properties with respect to daylight and sunlight impact.

66. Overall, it is clear that the proposals would have no harmful impact on the existing neighbours in terms of outlook or loss of privacy and are considered to fully accord with Development Plan policy.

<u>Planning Balance</u>

67. The NPPF states that great weight should be given to the conservation of heritage assets such as conservation areas. The Framework also notes that any harm from development should be weighed against the public benefits of the scheme.

68. In the case of the proposed development, the impact upon the character/appearance of the Conservation Area is considered neutral, and as such there is no requirement to demonstrate public benefits of the scheme to weigh in favour of the development.

SUMMARY

69. This Planning Statement has been prepared on behalf Mr Mark Fitzpatrick (the Applicant) in support of a revised householder planning application, following their dismissed appeal seeking permission for: "*Erection of roof extension to existing single-dwelling-house with inset terrace*".

70. This statement provides an assessment of the scheme against the only point of concern raised by the Planning Inspector and demonstrates that the proposed development fully accords with national planning policy and the local Development Plan.

71. The parapet wall which had been the Inspector's sole concern in the previous scheme not been altered as part of this proposal, consequently addressing the issue of its increased visual prominence within the street scene.

72. The revised scheme would fully preserve the character and appearance of the Crouch End Conservation Area considering views from both Weston Park and from within Rose Place itself.

73. The Daylight & Sunlight Report has assessed the potential impact of the scheme on the adjacent neighbouring windows and the previous appeal Inspector was satisfied that the scheme has no harmful impact upon neighbouring properties.

74. As demonstrated by this statement and the supporting documents, the scheme satisfies the relevant Development Plan policies, provides compliant living accommodation and would have no material impact on surrounding residential properties.

75. It is therefore considered that the application proposals pass the tests set out in Section 38 of the Planning and Compulsory Purchase Act 2005, and that planning permission should be granted accordingly.