

Officer Report

Application Number:	HGY/2023/2796
Application Type:	Householder planning permission
Address:	57 Cholmeley Crescent, Hornsey, London, N6 5EX
Proposal:	Demolition of existing conservatory and erection of new rear ground floor extension and rear first floor extension, with internal reconfiguration and updated patio.
Case Officer:	Eunice Huang
Valid Date:	16/11/2023
Applicant:	3 Mr Thomas Spellman
Agent:	Mrs Sophie Doe

RECOMMENDATION

Approve with Conditions

1. CONSULTATION RESPONSE

1.1 The following response was received following consultation on the application:

1) LBH Conservation: No objection. 57 Cholmeley Crescent is located within the Highgate Conservation Area and is considered to positively contribute to the significance of the Conservation Area. Given the context of the existing extension and the one at No. 29, the proposal would not be an incongruously large addition and in this context would not cause any additional harm to the significance of the Conservation Area. The proposed landscaping works are to the rear and would not have an impact on the significance of the Highgate conservation area. Subject to a condition for the specification of the proposed external materials including for the pitched roof, the proposed development would have a neutral impact on the significance of the Highgate Conservation Area.

2. LOCAL REPRESENTATIONS

2.1 The application has been publicised by way of letters, site notice and press advert. No representations were received.

3. REASONS FOR GRANTING PERMISSION

3.1 The proposal is for demolition of existing conservatory and erection of new rear ground floor extension and rear first floor extension, with internal reconfiguration and updated patio.

3.2 The application site is occupied by a two storey, semi-detached dwellinghouse. This property sits on the northern side of Cholmeley Crescent, in a line of semi-detached dwellings. The setting is residential in character, being made up of mainly semi-detached properties and some detached dwellings. The site is within the Highgate Conservation Area (CA) and the Appraisal covering this area does not specifically refer to this property. However, officers still consider that this property makes a positive contribution to the character of the CA.

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

- HGY/2023/0108: Demolition of existing rear extension and first floor rear hipped roof projection. Erection of part single, part two storey rear extension, replacement of windows and landscaping works. Approve with Conditions 07/03/2023.
- HGY/2013/2132: Non-material amendment following a grant of planning permission HGY/2012/2374 for alteration of white timber windows and doors to white PVC, no windows to rear elevation and one additional door to side elevation, and slight design change of roof of proposed development. Approved with conditions.
- HGY/2012/2374: Erection of rear ground floor extension including alteration to the garden. Approved with conditions.
- HGY/2005/0267: Erection of extension at rear first floor level and reduction in height of roof to studio. Approved with conditions.

Design, Appearance & Heritage

3.4 The main property consists of two hipped roof masses, one to the front and one to the rear. The property has been extended further to the rear at both ground floor and first floor level. This application proposes removal of the hipped roof first floor extension and demolition of the conservatory. Neither of these existing elements are of any historic or architectural value, and as such there is no objection to these demolition works.

3.5 Following demolition, it is proposed to erect a ground floor and first floor rear extension. The first floor addition would extend across the full width of the rear elevation. However, the setting down of the extension from the main ridge and the modest depth would ensure that this addition would not appear overly bulky. The proposed first floor extension does not extend beyond the rear façade of the existing first floor extension. This first floor addition would remain subservient to the host property. The flat roof design of the first floor extension would not interrupt the main roof of the host property, nor visually conflict with the existing form of the building. Therefore, this design is considered appropriate.

3.6 The new rear ground floor rear extension maintains the same projection depth of the existing conservatory, which is proposed to be demolished. The extension would however have a width increase by 500mm, which would not result in a significant increase in bulk or mass, when compared with the existing single storey extension. Having regard to the existing form and layout of the property, it is not considered that the proposed ground floor extension would be of such excessive proportions to appear unduly large for the host property or the site. The ground floor nature of the extension means it would remain subservient to the existing property. The minor increase in bulk and mass is sited away from the side boundaries, away from neighbouring properties. The extension is composed of a sloping roof that pitches down towards the western side boundary, resulting in a

contemporary appearance for the addition. The ridge height of this extension matches the existing conservatory height; although the ridge is sited more centrally within the site. There is no objection to this design to the rear of the property, where the extension would not be visible in the street scene. Furthermore, this design would ensure a visual distinction between the older and modern parts of the dwelling.

3.7 The design and access statement notes the proposed extensions would be composed of brickwork and render to match the existing dwelling. New glazing to the rear would be modern. However, there is no indication of the proposed roofing material, particularly for the pitched roof of the ground floor extension. As per the Conservation Officer's recommendation, a condition will be imposed requiring details of materials.

3.8 Overall, in design terms, the full scope of works would be of acceptable design, with the character and appearance of the host property, the surrounding area and the CA not adversely impacted. The historic significance and special interest of the CA would be preserved.

Neighbour Amenity

3.9 The first floor extension would be constructed up to the boundary with 59 Cholmeley Crescent (attached property to the east). The modest depth of the first floor rear extension would ensure that this addition would also not result in material amenity concerns. In respect to the single storey addition, the new footprint extends 500mm towards No. 59, but it would have a separation distance of 4.35m from this neighbour. Due to these factors, it is not considered that the proposed extensions would cause undue overbearing impacts, loss of light, overshadowing or restriction of outlook.

3.10 55 Cholmeley Crescent is the property to the west. The extensions would maintain the existing alignment of the western dwelling façade, which is close to the boundary with this neighbour. While this proximity is noted, the ground floor extension would not project further to the rear than the existing conservatory. In addition, the ground floor extension would present greater bulk to the western side, when compared with the existing single storey built form. The first floor extension would also be of limited depth. Noting these observations, and given that No.55 is at a higher land level than the host property, it is not considered that this neighbour would be materially impacted by overbearing affects, loss of light, overshadowing or harm to outlook. None of the new windows would allow inappropriate overlooking towards No.55.

3.11 The works would be a sufficient distance from the other neighbours to the rear (21 & 23 Southwood Lawn Road), so to ensure that these properties would not be impacted by the development.

3.12 Overall, the amenity, living conditions and privacy of all the neighbouring properties would be protected.

Conclusion

3.13 The proposed development is in general accordance with Policies DM1, DM9 & DM12 of the Development Management, Development Plan Document 2017, Policies SP11 & SP12 of Haringey's Local Plan Strategic Policies 2017 and Policies DH1, DH2 and DH3 of

the Highgate Neighbourhood Plan. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

3.14 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

4. RECOMMENDATION

GRANT PLANNING 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 Further details of the external surfaces of the development, including the pitched roof, shall be submitted to and approved in writing by the Local Planning Authority before any above ground development is commenced. Details shall include a full schedule of the exact product references for all materials.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1 and DM9 of the Development Management Development Plan Document 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.