

Officer Report

Application Number:	HGY/2023/2705
Application Type:	Householder planning permission
Address:	15A Cholmeley Park, Hornsey, London, N6 5ET
Proposal:	Demolition of existing rear extension, erection of single-storey rear extension, enlargement of existing side extension, replacement of rear dormer roof extension to main roof, replacement of windows in front elevation to match existing in appearance, replacement of front door, changes to fenestration in side and rear elevations.
Case Officer:	Roland Sheldon
Valid Date:	10/10/2023
Applicant:	3 Mrs. Yuliana Mahler
Agent:	Mr. Henri Bredenkamp

RECOMMENDATION

Approve with Conditions

1.Site and Surroundings

The subject site contains a two-storey detached dwellinghouse located on the eastern side of Cholmeley Park, N6. The surrounding uses are residential. The site does not contain a listed building but is located within the Highgate Conservation Area.

2.The Proposal

The proposal seeks the demolition of existing rear extension, erection of a single-storey rear extension, enlargement of an existing side extension, replacement of rear dormer roof extension to main roof, replacement of windows in front elevation to match existing in appearance, replacement of front door, and changes to fenestration in side and rear elevations.

3.Relevant Planning and Enforcement history

The planning history in relation to the site is as follows.

OLD/1987/0239: 15 A 8/5/87 Erection of conservatory – Approved 08/07/1987

OLD/1986/0169: 15 A 7/5/86 Conversion of roof space to form 2 bedrooms and 1 ensuite bathroom. Erection of room over existing garage to form kitchen – Approved 03/07/1986

4.Consultation response

The following were consulted on the planning application:

Internal

- LBH Conservation (comments on revised scheme): Ideally there would not be a dormer in the proposed second floor extension, and it would be entirely contained in the extend roof but the scheme as now proposed is better resolved than the originally submitted. The rear extension design with the terrace and two roof types remains a little cluttered and more prominent than it might otherwise be and is likely to be partially visible from the street where the building line staggers to the north. However it is unlikely to be a overly noticeable addition from the street and on this basis it would not cause harm to the significance of the conservation area.

External

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- Highgate CAAC
- Highgate Neighbourhood Forum
- Highgate Conservation Area Advisory Committee:

LOCAL REPRESENTATIONS

None received from local residents.

The following local groups/societies made representations:

- Highgate Conservation Area Advisory Committee: Objection on the following grounds:
 - *Map regression not provided*
 - *No consideration of Highgate Conservation Area Character Appraisal*
 - *Cited examples of dormers, etc. inappropriate*
 - *Impact of road layout and gradient*
 - *Openness reduced*
 - *Character of existing property undermined*

5.MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and heritage and
2. Impact on neighbouring amenity.

Design & Heritage

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,

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and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, 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 DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

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.

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. 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.

The houses along Cholmeley Park were originally built as part of the development of the road during the 1890-1920s and buildings generally consist of variations on either fall Queen Anne style, more prevalent in the 1880s and '90s, or Arts-and-Crafts/Domestic Revival styles which were widely deployed by suburban house builders by the Edwardian period.

15a is a later infill house built in the latter half of the C20. it is a relatively unassuming addition which sits quietly in the streetscene and is considered to have a neutral impact on the conservation area.

The proposed extensions would see an increase in depth and slight increase in ridge height of the two-storey side extension, with the creation of a dual-pitch design replacing the existing rear flat roof terrace design, alongside a small hip with dormer feature. A staggered depth single storey rear extension is proposed, with a roof terrace proposed above, alongside a replacement rear dormer of increased width and scale. The roof terrace would have rear safety railings with a side glazed privacy screen.

A rear dormer is proposed to be centralised within the rear roof plane. Red clay tiles are proposed for the existing and extended rear and side roof plane, with a weathered corten steel exterior used for the rear dormer.

Alterations to the fenestration are also proposed. The front ground floor windows to the side of the front entrance would be replaced with double glazed units with matching glazing bars to match the appearance of the existing. A timber framed casement window would be installed to replace the front garage door, with the surrounds treated with a white rendered

finish to match the existing element of the building. A number of new casement windows are installed in the side elevation of the property, whilst new casement windows are proposed to be installed within the rear elevation.

The rear extension would be constructed in a red brick to match the rear exterior of the original dwelling.

The dwelling is set-back from the Cholmeley Park street, with most of the ground floor frontage obscured by the front boundary hedging and gate. The side and rear elevations of the property are largely obscured from the public realm by virtue the properties to the south on Causton Road and the neighbouring no. 17 Cholmeley Park.

Whilst sizeable, the scale, design, massing and materials of the extensions and alterations to the property would be adequately sympathetic to its form to ensure that they would preserve the scale, form and character of the host building and the wider Highgate Conservation Area. Taking the above into consideration, the proposal is acceptable with regards to design, character and heritage considerations.

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. Policy DH3 of the HNP also states that proposals should not harm the amenity of adjacent properties.

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 amenity of neighbouring resident.

The positioning, bulk, scale and massing of the proposed extensions would not result in any unacceptable loss of light, outlook or create a visually overbearing impact on neighbouring residential occupants. All the proposed side fenestration would be obscure glazed and non-opening, whilst an opaque glazed screen panel would be affixed to the side wall of the proposed first floor terrace, ensuring that there would not be an unacceptable increase in loss of privacy encountered by neighbouring residents on Causton Road. A condition shall be imposed that requires the side fenestration to be installed and maintained as obscure non-opening, and for the screen panel to be installed prior to first use and maintained for lifespan of the development.

Subject to compliance with these conditions, the proposal would be acceptable with regards to amenity impact considerations.

Trees and landscaping

Policy G7 of the London Plan (2021) sets out that development proposals should ensure that, wherever possible, existing trees of value are retained. Policy SP13 of the Haringey Local Plan (2017) outlines that all development shall protect and improve sites of biodiversity and nature conservation, including private gardens through its:

o Contribution to wildlife and ecological habitats and, where possible, include green and brown roofs, rainwater harvesting, green walls, bird and bat nesting/roosting opportunities;
▪ *Protection, management and maintenance of existing trees and the planting of new trees where appropriate.*

Policy DM1 of the Development Management Plan DPD (2017) sets out that development proposals demonstrate how the landscaping and planting are integrated into the development as a whole.

The submitted application form confirms that no trees shall be removed or altered as part of the development. However, a sizeable proportion of the rear garden area, including areas of bed planting is proposed to be developed. In order to compensate for their loss and to ensure a satisfactory standard of development, a soft landscaping scheme condition that includes an additional tree shall be imposed on the development. Subject to compliance with this condition, the proposal would be acceptable with regards to trees and landscaping considerations.

6.Conclusion

The proposed extensions and alterations, as amended, are considered acceptable in design terms, in terms of the appearance of the dwelling and in relation to the adjacent dwellings and the character and appearance to this part of the conservation area, leaving it preserved. The extensions and alterations would also not affect the amenities of adjoining 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. The details of the decision are set out in the RECOMMENDATION

7.CIL APPLICABLE

The additional floorspace is less than 100 square metres and as such is not liable for CIL.

8.RECOMMENDATION

GRANT PERMISSION subject to conditions

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 The external materials to be used for the proposed development shall match/be sympathetic to and harmonise in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policies SP11, SP12 of the Haringey Local Plan 2017 and Policies DM1 and DM9 of The Development Management DPD 2017.

- 4 Prior to first use of the development hereby approved, the obscure glazed privacy screen for the first floor roof terrace as shown on plan nos. 15aCP-PL-P-103 rev. C and 15aCP-PL-P-105 Rev. C shall be installed. In addition to this, the side glazing and side dormer shall as shown in the approved plans shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The windows and glazed privacy screen shall be permanently retained and maintained thereafter for the lifespan of the development.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 5 Prior to the first occupation of the development hereby approved, a soft landscaping scheme for the rear garden area shall be submitted to and approved in writing by the Local Planning Authority, and these works shall thereafter be carried out as approved within the first planting season following completion of the development. The soft landscaping scheme shall include at least one tree and details of any replacement hedge planting along the boundary shared with neighbouring properties on Causton Road.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy DM1 of the Development Management DPD 2017 and Policy SP11 of the Local Plan 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.

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.