

Officer Report

Application Number:	HGY/2023/3125
Application Type:	Householder planning permission
Address:	17 Muswell Avenue, Hornsey, London, N10 2EB
Proposal:	Replace existing ground floor and first floor extensions to the rear of the house (amended).
Case Officer:	Josh Parker
Valid Date:	21/11/2023
Applicant:	3 Sofia Guerra-O'Hanlon
Agent:	Miss Eunice Lo

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

17 Muswell Avenue lies within Muswell Hill Conservation Area is a notable and well-preserved example of an Edwardian suburb of considerable consistency and quality. The distinctive three and four storey red brick Edwardian parades of shops and apartments, and their hard streetscape that form the heart of the area, provide a vibrant focus that contrasts with the mature planted front gardens and substantial trees within the quieter residential streets that surround it.

Muswell Avenue was laid out in 1884 but only a few houses had been built by 1894. No 145 forms the part of the street which consists of two-storey semi-detached houses mainly in red brick and similar to those in the adjoining streets. The curve in the road alignment, together with the consistent scale and detailing of the houses, adds considerable interest to the street scene. This is an attractive group that largely retains its late-Victorian architectural integrity, including No. 17, which is considered to contribute to the significance of the Conservation Area. To the rear the buildings have been more altered, with rear extensions and some small scale loft conversions and is less sensitive to change.

PROPOSED DEVELOPMENT

The applicant is proposing the following works to the dwelling:
Replace existing ground floor and first floor extensions to the rear of the house.

SITE HISTORY AND ENFORCEMENT

All existing planning applications have been considered for this application.

The planning history of the site has been taken into account when coming to this decision. Neighbouring properties have received permission for extensions, alterations, and residential conversions.

CONSULTATION

LBH conservation: There are no alterations proposed to the front elevation. The proposed rear extension is not significantly larger than the previous one on building, and there are larger within the vicinity, though these are only single storey. The form is unusual, but provided it is of high quality, would not diminish the overall architectural quality of the building, or its contribution to the significance of the Conservation Area. The colour/texture of the proposed external brickwork and window/door materials are not specified on the plans, but can be ensured through condition.

Subject to a condition for the specification of the proposed external materials, the proposed development would have a neutral impact on the significance of the Muswell Hill Conservation Area.

LOCAL REPRESENTATIONS

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

Objections:0

Support:0

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance of Muswell Hill conservation area,
2. Impact on neighbouring amenity

Design and Appearance Comments:

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, 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. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

The applicant wishes to create bespoke 2 storey extension to the rear of the property. This would involve demolishing the existing extensions and replacing them with an architecturally inspired design using sustainable bricks to create sections of vertical concave columns inspired by late roman pottery. Although the design is unorthodox It is important to note that planning decisions cannot attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. A contemporary design solution here offers a contrast to the adjoining development and contributes visual interest opposed to the existing or traditional designs.

Moreover, the proposed proportions have taken in careful consideration of the exiting massing and surrounding single storey rear extensions and therefore the proposed works would appear subordinate and subservient to the host building. As mentioned above by the conservation officer,

the works are all to the rear and would not harm the street scene and the use of materials can be sought through a condition.

The application would enhance the living quarters by means of allowing more natural light and adding floorspace. With this also means the dwelling would be more energy efficient by retaining heat effectively through modern materials and building techniques. The materials have been selected carefully to achieve the bespoke architectural desired design and further detail will be obtained via condition as mentioned in the above section. The additions are subordinate and mindful of the surrounding massing/proportions therefore would not harm the conservation area and acceptable from a design lens.

Amenity Comments

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. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

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 rear extension is of a height and depth that would be respectful to the adjoining in terms of sense of enclosure and daylighting, the first-floor element is replacing an existing first floor extension where the proposed addition would project moderately beyond the existing envelope. The current situation involves a first-floor conservatory shrouded in mature vegetation which would have a similar impact on the neighbours at No. 19(A, B & C) as the proposed extension. Furthermore, the first floor extends out marginally on an angle to respect the 45 degree angle in plan from No. 19s first floor window. In section the roof is flattened but sits well below the 25 degree rule from the neighbours window too. Under these rules in the BRE Guide, the proposal is unlikely to materially effect the daylight and or sense of enclosure on the northern neighbours.

The ground floor components have 2 differing heights, with the extension on the northern boundary stretching out further and thus the height being of a lesser height at 2.87m. This extension when compared to the existing protrudes 1m beyond the exiting to be a total of approximately 4.3m from the rear of the original footprint for a width of 2.71m. The southern boundary stretches out 1.67m from the original building at a height 3.51m and meets up with the northern section. Although this appears to be of a considerable height, the section which is on the boundary is minor in nature and would not materially harm the southern neighbour in respect to daylight and sense of enclosure.

All new windows facing the rear and would be sited facing inward to the rear garden and or would be sited below the existing high fencing and therefore would not introduce any privacy concerns.

All works proposed meet all amenity tests when considering effects on light, bulk, sense of enclosure and privacy for the observations discussed above.

Conclusion

The proposal is considered moderate and acceptable. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

CIL

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

Conditions:

- 3 Prior to the commencement of buildings works above ground, detailed drawings, including sections, to a scale of 1:20 to confirm the detailed design and materials of the detailed elevational treatment; Windows and doors; Details and locations of down pipes, rainwater pipes or foul pipes and all external vents;
f) Facing Brickwork: sample panels of proposed brickwork to be used showing the colour, texture, pointing, bond, mortar, and brickwork detailing shall be provided;
h) Any other external materials to be used,

Shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted and together with a full schedule of the exact product references for all materials.

The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017.

- 4 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.

- 5 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.

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.