



Officer Report

Application Number:	HGY/2023/3224
Application Type:	Householder planning permission
Address:	31 Fortismere Avenue, Hornsey, London, N10 3BN
Proposal:	Loft conversion with the erection of a rear dormer extension, the insertion of two rooflights to the front slope and two rooflights to the side slopes of the front outrigger behind the existing two rooflights. (AMENDED DESCRIPTION)
Case Officer:	Daniel Boama
Valid Date:	04/12/2023
Applicant:	Mr Thomas Symonds
Agent:	Mr Steve Carter

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is two-storey mid-terrace residential dwellinghouse located on the western side on Fortismere Avenue. The site falls within the Muswell Hill Conservation Area.

2. THE PROPOSAL

The proposed is for a loft conversion with the erection of a rear dormer extension, the insertion of two rooflights to the front slope and two rooflights to the side slopes of the front outrigger behind the existing two rooflights.

This proposal is a revision of the previous refusal under reference number HGY/2023/1922, whereby the side dormer has been removed. The staircase into the loft space has been realigned, which has negated the need for a side dormer.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2023/1922 - Loft conversion including the erection of rear and side dormer extensions, the insertion of one rooflight to the front slope and two rooflights to the sides of the front gable pediment. (AMENDED DESCRIPTION). Refuse permission 17/10/2023

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:
LBH Conservation Officer: Raise no objection.

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses: 0

5. PLANNING CONSIDERATIONS

Design & appearance

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

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 and 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 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, including roof extensions, 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 proposed roof dormer window would be to the rear of the property. It would be 3.8m wide and be 1.8m deep. The overall height of the proposed roof addition would be 2.5m, lower than the roof ridge by 0.2m.

The roof extension would accommodate 1no. of bedroom with an ensuite within the subject building. The bulk, scale, and amount of glazing in the proposed roof extension /dormer window is considered modest and appropriate. The dormer is designed to sit comfortably within the margins of the roof slope in question.

The subject property is within the Muswell Hill Conservation Area. While it is accepted the frontage to the properties on this road contribute positively to the character and the appearance of the conservation area, the backs have a more neutral contribution. The introduction of a dormer here would not adversely affect the character and appearance of the conservation area, with rear dormers found to the backs of properties on this side of the road, as such meaning the character and appearance of the conservation area would be left unharmed/ left preserved, in compliance with Policy DM9. The proposal is therefore acceptable in design and heritage terms.

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.

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 the amenity of neighbouring residents.

The proposed alterations would introduce additional glazing at roof level, however there would be no significant increase in the extent of overlooking over and above the extant situation. Any additional overlooking or loss of privacy resulting from the proposed dormer window would be negligible.

The proposal here is considered acceptable in terms of amenity.

6. CONCLUSION

The proposal is considered acceptable in terms of design, heritage and neighbouring amenity and complies with relevant planning policies and guidance. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. RECOMMENDATION

The application is recommended for approval 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 proposed rooflight(s) hereby approved shall be 'Conservation style', flush with the roof plane in which they are installed, and shall be maintained as such for the lifespan of the development.

Reason: In order to ensure a satisfactory appearance for

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.