



Officer Report

Application Number:	HGY/2023/2427
Application Type:	Householder planning permission
Address:	34 St James's Lane, Hornsey, London, N10 3DB
Proposal:	Enlargement of the existing rear dormer including the installation of 3X front conservation rooflights and formation of hip to gable extension.
Case Officer:	Mercy Oruwari
Valid Date:	11/09/2023
Applicant:	Mr Vik Sharma
Agent:	Mr Andrew Moore

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two-storey end of terrace dwellinghouse located on the south-western side of St James's Lane. The property is elevated and well set back from street. To the rear of the application, sitting on much higher ground is Bishops View Court, a retirement housing complex.

St James's Lane is located within Muswell Hill Conservation Area. The Conservation Area Appraisal identifies Nos. 12 to 36 (even) as terraced properties with an Arts and Crafts influence in their prominent hipped roofs and chimney stacks, multi paned casement windows and bays. Nos. 22 to 36 contributes to the landscaped character of the west side of St James's Lane as well as positively to the character and appearance of the conservation area.

2. THE PROPOSAL

The proposed is for the enlargement of the existing dormer which sits on the rear roof slope, a plain tile roof. The dormer has been reduced in size from that initially proposed. The proposal is also to install 2 x rooflights on the front roof slope.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

None

4. CONSULTATION RESPONSES

Internal & External Consultees

LBH Conservation Officer - Raise no objection.
Local amenity groups

No representations received.

Neighbour Consultation

No representations were received from neighbours in response to notification and publicity of the application.

5. PLANNING CONSIDERATIONS

Design & heritage

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.

As per the amended plans the enlarged dormer would sit comfortably on the rear roof slope, well below the roof ridge, above the eaves and inset from either side. Its design would match the fenestration of the host dwelling and mirrors that of the existing dormer. The materials to be used in the construction of the external surfaces of the dormer would match the existing building.

The rear elevation and roof slope of the application is not openly visible, given the nature of the site and as such the change does not affect the appearance of this property or that to the terrace. Specifically, it is pointed out that the application property is of slightly different design to the other properties in the terrace, with a lower roof ridge and eaves line. The proposed rooflights to the front roof slope would be conservation style roof lights and would be modest in size.

Overall, the works would leave the character and appearance of the Conservation Area left preserved, in accordance with the policies outlined above.

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 current situation. Any additional overlooking or loss of privacy resulting from the proposed dormer window would be negligible in planning terms.

As such, in terms of amenity, the proposal is considered in line with the above policies.

6. CONCLUSION

The proposal is considered acceptable in respect of design, and heritage, as well as amenity considerations. 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 materials to be used in the construction of the external surfaces of the dormer windows hereby permitted shall match those used in the existing building and rooflights proposed shall be a conservation type rooflight and sit flush with the roof line, and shall be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the integrity of the building and the visual amenities of the conservation area.

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.