



Officer Report

Application Number:	HGY/2023/3231
Application Type:	Householder planning permission
Address:	15 Middle Lane, Hornsey, London, N8 8PJ
Proposal:	Erection of ground floor rear extension including side infill and formation of rear dormer window
Case Officer:	Mercy Oruwari
Valid Date:	04/12/2023
Applicant:	Fuchsia Curry
Agent:	Mr Joshua Eves

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The subject site is part of a set of tall three storey, locally listed, mid-19th Century terraced properties (Nos 9-15) located on the western side of Middle Lane, N8. They have paired articulated front elevations to give the appearance of linked semi-detached houses. The houses are constructed of dark grey brick with parapets, and original timber framed sash windows with glazing bars. The recessed side bays contain entrance doors and rectangular fanlights.

The surrounding uses within the terrace in which the host building is located are residential. The other side of Middle Lane forms part of Crouch End Secondary Shopping Frontage. The Locally Listed properties on this part of Middle Lane include Nos 9 to 35. The site is located within Crouch End Conservation Area.

The rear of the properties along this section of Middle Lane can be accessed by Back Lane, which means the rear elevation of Nos 1-35 Middle Lane are highly visible from the public realm.

2. THE PROPOSAL

The proposed is for the alteration and enlargement of ground floor rear extension including an infill. The proposal also includes the installation of a new rear second floor window. The works would involve internal alterations and all associated works in relation to the development including the installation of a rear facing set of glazed doors and large window on the ground floor.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

There is no previous history on this site.

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

1. LBH Conservation Officer: No objections raised

Local amenity groups

The following local groups/societies were consulted on the planning application:

1. Crouch End Neighbourhood Forum: No comments

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows: 0

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, The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The proposed alteration/replacement works would include a side infill extension, thereby creating a full width rear structure, and increasing the overall depth from 5.8 metres to 7 metres. It would have a flat roof with a maximum height of 3.1 metres pitching down to a height of 2.3 metres on the boundary with No 13. The pitched roof would have 4x roof-lights. The proposed extension would be modest in bulk and scale and subordinate to the main dwelling.

Given the prevailing character of ground floor additions within the terrace, the proposed ground floor extension and external alterations to the existing ground floor extension would comply with Policy DM9 of the Development Management, Development Plan 2017. The proposed development would also preserve the character and appearance of the conservation area and would be acceptable in heritage terms.

The proposal also seeks to install a second floor rear window, matching the style and design of the existing window on the same level. The addition of this new window would be a modest addition to the roof plane that would respect the scale form and character of the host building and the wider

townscape. The proposal would preserve the character and appearance of the Crouch End Conservation Area.

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 extension on the side of No 17 would be marginally deeper than the existing extension for this neighbouring property. On the side adjacent to the boundary of No 13, the extension has been limited to a low height of 2.3 metres. This reduces the sense of enclosure when viewed from the adjacent ground floor windows. The proposal is therefore acceptable with regards to amenity impact considerations.

The proposed window to be installed will not introduce any significant new overlooking compared to that from the current upper floor window especially as the extent of glazing is limited. Given its modest size, siting within the plane of the rear roof slope, the proposed window would not result in any significant increase in overlooking or loss of privacy to neighbouring properties. Therefore, it is considered that the proposal would not result in an unacceptable impact on existing privacy levels enjoyed by neighbouring residential occupants.

6. CONCLUSION

The proposed development is in accordance with Policies DM1, DM9 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of 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.

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 external materials to be used for the proposed development shall match those specified in the application submission, unless otherwise first agreed in writing with the Local Planning Authority.

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, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 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.