



Officer Report

Application Number:	HGY/2023/2417
Application Type:	Householder planning permission
Address:	62 Mount Pleasant Crescent, Hornsey, London, N4 4HL
Proposal:	Erection of rear dormer including the insertion of 2x front and 1x rear rooflights (AMENDED DESCRIPTION)
Case Officer:	Mercy Oruwari
Valid Date:	08/09/2023
Applicant:	Ms Sally Warren
Agent:	Mr Nick Sutcliffe

1. SITE DESCRIPTION

The application site is a mid-terrace two-storey property located on the northern side of Mount Pleasant Crescent and forms part of a terrace of 11 houses. Mount Pleasant Crescent is made up of well-crafted and handsome small Victorian terrace houses.

The terrace containing the application property has a cohesive appearance and makes a positive contribution to the character and appearance of the conservation area and its significance. The site is located within the Stroud Green conservation area, and although the property does not fall within the curtilage of a listed building the whole terrace is locally listed.

2. THE PROPOSAL

As submitted the proposal is for the erection of rear dormer including the insertion of 3x front and 1x rear rooflights. The ridge of the roof would not be raised and conservation style rooflights would be installed. The scheme has been amended with the reduction of the front rooflights from 3 to 2.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

- HGY/2020/2507 - Erection of rear dormer roof extension and installation of front roof lights. Approved with conditions
- HGY/2020/0826 - Erection of rear dormer roof extension and installation of front roof lights. Withdrawn as raising of the ridge would not be acceptable
- HGY/2020/0770 - Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertion of 3 front rooflights - proposed use. Withdrawn – no permitted development for roof works in the Stroud Green conservation area

4. CONSULTATION RESPONSES

Internal & External Consultees

No consultees were consulted regarding this planning application:

Local amenity groups

The following local groups/societies made representations: 0

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

The proposal as submitted was for the formation of a rear dormer and for the installation of 3x front and 1x rear rooflights. A similar scheme was approved under application HGY/2020/2507. The current scheme is materially different from the previously approved scheme in that the dormer would be wider and would sit on the boundary of No 64. Although it would not be set in from the boundary of No 64, it would still be set back from No 60.

It was previously advised that the conversion of the loft space would be acceptable as long as there was no alteration to the roof profile – i.e. raising the roof ridge or altering the pitch of the front roof slope. Such an approach was achieved at No 28 and involved lowering the internal ceiling height to the floor below. This application also proposes using a similar method to create the desired headroom. With the retainment of the profile of the roof and the works to accommodate the height of the dormer being internal this part of the proposal is acceptable.

The proposed rear dormer would be adequately set above eaves and below the ridge height of the roof which would be retained. Although, the structure is wider it would still read as a subservient addition to the roof slope. The dark grey tile or zinc cladding would reduce its visual prominence and sit well in the context of the existing cement roofing material.

The arrangement of the glazing has been altered for this scheme. It has been changed from 3x windows of an identical size installed centrally within the dormer to 2x windows sitting to one side of the dormer and a larger taller window being installed nearer to the boundary of No 64. Although changes have been made it is still viewed that the use of aluminium framed windows would result in the dormer adequately blending in. Therefore, the rear dormer would still sufficiently respect and respond to the character and appearance of this property and the terrace.

At the front, three conservation-style roof lights were proposed. Front roof lights are acceptable in principle as they are a limited sized intervention, which are already an established feature to other properties in the area. It was noted in the representations received for the previously approved application HGY/2020/2507, that the quantity proposed is uncharacteristic in the area. It is considered that the presence of three would highlight their presence and detract from the prevailing

character and appearance of the roof slope and its contribution to the CA. As with the previous application the number has been reduced to two. This would still allow for adequate natural light to the internal stairs and the loft-room, particularly with the presence of the rear dormer already providing south-east facing aspect and adequate daylight.

The proposal overall is considered proportionate and subordinate to the host building and would not negatively impact the amenity of the site, or adjoining properties. Therefore, the local character and visual amenity of the Stroud Green conservation area would be protected, left preserved.

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 rear dormer glazing would face the same direction as the existing first floor and ground floor rear windows, towards the rear garden. While it would afford views from a higher level than them, it is not considered sufficient to give rise to an increase in overlooking and corresponding loss of privacy to neighbouring rear gardens and properties to a degree that would cause material harm and warrant refusal. Its physical size/presence, located above the existing floors and no deeper than the existing house, would prevent it from causing a material loss of daylight, sunlight or outlook to any neighbouring property.

The front roof lights would face the street and would not cause material overlooking or privacy harm to any neighbours. Overall the proposal is considered acceptable in amenity terms.

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

r 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.