



# Officer Report

|                            |                                                                                                                                                                                                                                                            |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2023/3349</b>                                                                                                                                                                                                                                       |
| <b>Application Type:</b>   | <b>Householder planning permission</b>                                                                                                                                                                                                                     |
| <b>Address:</b>            | 16 Weston Park, Hornsey, London, N8 9TJ                                                                                                                                                                                                                    |
| <b>Proposal:</b>           | Removal of existing garage; proposed single storey rear extension to provide a new home office and WC for the ground floor flat and combined bin storage for the property; changes to boundary treatment; internal alterations to locally listed building. |
| <b>Case Officer:</b>       | Nathan Keyte                                                                                                                                                                                                                                               |
| <b>Valid Date:</b>         | 18/12/2023                                                                                                                                                                                                                                                 |
| <b>Applicant:</b>          | Mr Royon                                                                                                                                                                                                                                                   |
| <b>Agent:</b>              | Mr Benjamin Machin                                                                                                                                                                                                                                         |

## **RECOMMENDATION**

### **Refuse**

#### **1. PROPOSED DEVELOPMENT AND LOCATION DETAILS**

##### **Proposed development**

1.1 This is an application that seeks to remove the existing garage and replace it with a rear extension incorporating a single storey outbuilding connected to the ground floor flat by an enclosed passageway, which adjoins the eastern boundary with no. 18 Weston Park, and will have a height of approximately 2.7 – 3.3m.

1.2 The rear building will have a maximum height of 5.0m at the ridge of the pitched roof, will include the refuse & recycling storage facing Felix Avenue for all the flats at 16 Weston Park. A window of translucent glass is shown to be proposed facing the rear alleyway.

1.3 The rear building is shown to include a shower and study.

1.4 It is noted that there was permission for a rear outbuilding of smaller scale and with no connecting passageway approved under HGY/2023/3329. The previously approved drawings had a ridge height of approximately 3.6m, and a height at the boundary of 2.3m.

##### **Site and Surroundings**

1.5 The application site is a two-storey end-of-terrace subdivided property with accommodation in the loft, whereby the ground floor flat is the subject site of this application, located on the corner of Weston Park and Felix Avenue. The surrounding area uses are residential. The site does not contain nationally listed building, but is locally listed. It is also located

within the Crouch End Conservation Area. Crouch End Broadway is to the west of the site at the west end of Weston Park.

1.6 The assessment has been informed by photos provided with the application and public available imagery.

#### Relevant Planning and Enforcement history

1.7 The most recent planning history in relation to the site is as follows.

HGY/2022/1840,

Address: 16, Weston Park, London, N8 9TJ

Proposal: Removal of existing dilapidated garage and addition of single storey structure to provide a new home office and WC for the ground floor flat.,

Decision Date: 14 September 2022

Decision: Approve with Conditions

1.8 There is no planning enforcement history in relation to the site.

## 2. CONSULTATION RESPONSE

2.1 The responses below were received following consultation on the application: Internal:

1) LBH Conservation Officer: Objects

Compared to the previously approved HGY/2022/1840 the main alterations are the new link between the previously consented outbuilding and the host dwelling so that it becomes an extension and the proposed increase in height of the ridge, and associated changes to the roofscape. It is noted that the approved elevation in the 2022 application is a later revision than the one shown in the design and access statement.

The increase in height from the approved 3.65 to 5m high (at the boundary) is quite substantial and is not an acceptable increase in height. This additional height is not acceptable as it would make the extension a dominant addition, with a ridge height higher than the railings to the buildings first floor balcony. The additional footprint and visually cluttered roofscape created by the various staggered roof heights add to this. Overall the proposed extension would be as dominant addition visible from the streetscene and is not acceptable in its current form.

## 3. LOCAL REPRESENTATIONS

3.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the site and letters. There were no representations received from neighbours, local groups, etc.

## 4. MATERIAL PLANNING CONSIDERATIONS

4.1 The main planning considerations raised by the proposed development are:

1. Impact on the character and appearance of the conservation area; and
2. Impact on neighbouring amenity.

Impact on the character and appearance of the conservation area

4.2 London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and

non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

4.3 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.

4.4 The site is in the Sub Area of Weston Park to Cecile Park of the Crouch End Conservation Area. The site, as well as no.14, are locally listed buildings with hexagonal corner turrets with pyramidal tiled roofs and Dutch gables on their flank elevations that frame the entrance to Felix Avenue. These will not be impacted because the proposal is at the rear.

4.5 Planning permission HGY/2022/1840 noted there were other examples of rear buildings and extensions along this row of houses on Weston Park. The addition of a passageway along the northern boundary with 18 Weston Park, while retaining a 18m<sup>2</sup> courtyard, will connect the proposed extension with the locally listed building. Considering the development approved under HGY/2022/1840, which maintained only a 1.0m separation between the rear garden outbuilding and the locally listed building, and the maintenance of the courtyard space, there is no in-principle objection to the proposed extension. The large window proposed to the rear façade, facing the shared alley, should also be removed or else raised in height to consider the design principles of crime prevention.

4.6 However, as noted by the Conservation Officer, the overall height of the proposed extension being 5.0m (approximately 1.5m above that previously approved) is considered substantial and would be viewed as a dominant addition. This is further compounded by the staggered height of the passageway/ lobby and roof form and the increase in height along the northern boundary.

4.7 The proposal is therefore not considered to be proportionate and subordinate to the host building by way of its design and massing, would be an overdominant, at odds with the character and appearance of the host property, and would result in harm to the character and appearance of the host dwelling and conservation area where no public benefit is provided to outweigh the harm, and would be contrary to 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.

#### Impact on neighbouring amenity

4.8 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.

4.9 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.

4.10 The height of the proposed ridge being 5.0m, though set in from the boundary, and increase in height along the boundary of 18 Weston Park to approximately 2.8-3.0m for the extent of the rear garden is considered to have an impact on the amenity of no. 18 Weston Park. The height and length of the development would result in a sense of enclosure and dominance that is not considered to be acceptable. It is however noted that this could be overcome were the height to be reduced to 2.3m as was previously approved under HGY/2022/1804.

4.11 The proposed development by reason of its depth, height and proximity to the shared boundary line with no. 18 Weston Park would appear an overbearing and unneighbourly form of development, and an increased sense of enclosure to the detriment of the neighbouring occupiers residential amenity and contrary to policies DM1 and DM12 of The Development Management DPD 2017 and London Plan Policy D6.

## Conclusion

4.12 The proposal in its current form is not considered acceptable in terms of the impact upon the character and appearance of the host property and the conservation area, and the residential amenity of neighbouring occupiers.

4.13 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

## 5. CIL APPLICABLE

5.1 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.

## 6. RECOMMENDATION

Refuse planning permission for the following reasons:

### **Refusal Reasons:**

The proposal is not considered to be sufficiently proportionate or subordinate to the host building by way of its design and massing, resulting in an over dominant addition, at odds with the character and appearance of the host property, and would result in harm to the character and appearance of the locally listed host dwelling and conservation area, with insufficient public benefit being provided to outweigh the harm. The proposal is therefore contrary to 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 by reason of its depth, height and proximity to the shared boundary line with no. 18 Weston Park would appear an overbearing and unneighbourly form of development, resulting in an increased sense of enclosure to the detriment of the neighbouring occupiers residential amenity and contrary to policies DM1 and DM12 of The Development Management DPD 2017 and London Plan Policy D6.

