



Officer Report

Application Number:	HGY/2023/3305
Application Type:	Householder planning permission
Address:	The Penthouse, Broadlands Lodge, 18 Broadlands Road, Hornsey, London, N6 4AW
Proposal:	Installation of inner row of rooftop guardings to provide a compliant height
Case Officer:	Roland Sheldon
Valid Date:	11/12/2023
Applicant:	MALHOTRA
Agent:	Mr Constantine Koritsas

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This application is for the installation of inner row of rooftop guardings to provide a compliant height.

Site and surroundings

The subject site contains a six-storey (with roof extension) block of flats located on the northern side of Broadlands Road, N6. The surrounding uses are predominantly residential. The site does not contain a listed building but is located within Highgate Conservation Area. Neighbouring property no. 16 Broadlands Road is a grade II listed building.

Relevant Planning and Enforcement History

OLD/1962/0044: Erection of 17 flats in one 6 storey block – Approved 22/08/1962

3. CONSULTATION RESPONSE

The responses below were received following consultation on the application:

Internal

LBH Conservation Officer: The Broadlands Lodge is a modern flat block located in the Highgate conservation Area and adjacent to the GII listed 16 Broadlands Road. Broadlands Lodge is a modern flat block and considered to have a neutral impact on the significance of the Conservation

Area. Given the buildings relative scale and its location in the conservation area and next to the Grade II listed No. 16, a fine example of late C19 gothic architecture, the site is sensitive to changes which would make Broadlands Lodge more prominent.

There is no objection to the provision of building control compliant railings.

As revised, the proposal is an improvement with one set of railings instead of 2 as originally proposed, although it would be preferably if the guarding could be more lightweight, using wire instead of mesh, although it is not clear if this would comply with regulations.

External

Highgate Society: No comments received

Highgate CAAC: Does the guarding position take into account any future insulation which may be required in the coming years?

There is a lack of clarity within the submitted plans

The use of 2 layers of mesh would be an odd arrangement. A more transparent arrangement should be considered, to avoid harm to the conservation area.

Officer comment: The Council cannot speculate on what future interventions/alterations will or could be made to the building in determining the application. The revised plans are considered to provide sufficient clarity to assess the application. The revised plans have address the concerns with regards to the 2 layers of mesh, as the current mesh panel would be removed.

4. LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site, a press advert and letters sent to neighbouring properties. One letter of representation was received from neighbours in response to notification and publicity of the application.

- The replacement railings would ensure that the building meets building safety regulations. Whilst visible from the street, they would not detract from the appearance of the block within the conservation area.

5. MATERIAL PLANING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

- Design, character, and heritage

Design, character and heritage

The National Planning Policy Framework 2023 (NPPF) sets out that in determining planning applications affecting heritage assets, Local Planning Authorities should take account of the desirability of sustaining and enhancing heritage assets, the positive contribution they can make to sustainable communities and economic vitality, and ensuring new development makes a positive contribution to local character and distinctiveness.

Policy DM1 'Delivering High Quality Design' of the Haringey Development Management DPD requires development proposals to relate positively to their locality, while Local Plan (2017) Policy

SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

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.

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, policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respects and/ or complements 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 building is described within the Highgate Conservation Area Character Appraisal (2013) as a modern block of flats which is a neutral feature within the road. The property benefits from a recessed roof extension which accesses onto the roof of the original building. The existing guard rails are affixed to the parapet of the roof, but are not compliant with Part K of the Building Regulations due to the overall height at 990mm from the roof level not reaching the required height of 1.1m.

The originally submitted proposal saw the existing mesh and railings retained, with an additional frame set-back and affixed to the existing frame, with another set of mesh affixed to the new frames, reaching 1.2 metres height from roof level. This was not considered an acceptable design solution due to the similar but different scales and spacing of the two sets of mesh, posts and rails creating a more cluttered and discordant feature.

As revised, the proposal sees the existing mesh panels removed from the front frames, with another set of frames affixed to the existing frame but set-back 0.2m, with mesh panels affixed reaching 1.2 metres height.

The removal of the existing mesh panel would remove concerns with regards to the cluttering impact of the original submission. Whilst the proposed railing/panels would be slightly more visually prominent when viewed from the public realm, this would only be by a marginal degree and would not result in an unacceptable impact on the character and appearance of the host building or the wider conservation area.

As such, the proposal here complies with Local, London and National policies relating to heritage assets including the Conservation Area.

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

6. RECOMMENDATION

GRANT PLANNING PERMISSION subject to 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.

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.