



Officer Report

Application Number: HGY/2023/2449
Application Type: Full planning permission
Address: Flat C, 76 Alexandra Park Road, Hornsey, London, N10 2AD
Proposal: Erection of a flat-roof dormer to the rear, and the raising height of the existing party wall (between No.76 and No.74) and chimney.
Case Officer: Eunice Huang
Valid Date: 12/09/2023
Applicant: Ms Emma Forrest
Agent: Ms Annette Peters

RECOMMENDATION

Approve with Conditions

1. CONSULTATION RESPONSE

1.1 The following responses were received following consultation on the application:

1) LBH Conservation: Objection to the original proposal. 76 Alexandra Park Road lies within the Muswell Hill Conservation Area, and the terrace is considered to positively contribute to the significance of the Conservation Area.

The rear of the terrace has some interest with the ridge line formed as a set of staggered heights punctuated by chimneys. The roof and terrace of No. 76 are visible from Rosebery Road. Existing dormers at the rear of terrace are smaller than the original proposal in height and width and restricted to one stagger, which allows a clear appreciation of the staggered form of the buildings.

The original proposal for a stepped dormer muddles the distinctive and well-defined form of the rear elevation. The dormer is not set in from the ridge of the building. The proposed increase in height of the party wall parapet would be visible beyond the ridge line for the front elevation.

The proposed scheme has been revised, with amended plans received on 7/12/2023. The dormer has been reduced in width and no longer crosses over onto the other stagger. The height of the dormer has also been reduced by 300mm to 2800mm. Accordingly, the proposed party wall height has been lowered by 480mm, so that it will be 1100mm below the ridge line. The revised proposal also duplicates the existing vertical chimney extension at No. 82 Alexandra Park Road – the chimney would be increased in height by approximately 975mm.

Officers consider the revised plans to satisfactorily address the concerns raised by LBH Conservation.

2. LOCAL REPRESENTATIONS

2.1 The application has been publicised by way of letters, advert and site notice. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 2

Support: 0

Object: 2

2.2 The following issues were raised in representations that are material to the determination and are addressed in the next section of this report:

- Structural impact of additions upon the stability and structure of the party wall and foundations; subsidence.
- Loss of privacy and overlooking into garden from additional storey and balcony with balustrade
- Out of character with neighbouring buildings (Officer's note: The proposal has been revised to respect the character of the terrace)

3. REASONS FOR GRANTING PERMISSION

3.1 This is an application for the erection of a flat-roof dormer to the rear, and raise height of the existing party wall (between No.76 and No.74) and chimney. This assessment is based on the revised plans received 7/12/2023.

3.2 The application site is a three storey mid-terrace dwelling, which has been divided into 3 flats. The site is located on the southern side of 76 Alexandra Park Road, within Muswell Hill Conservation Area, in a residential area. The application relates to Flat C, which is located on the first half landing, second floor and loft level of the dwelling.

3.3 The planning history of the site has been taken into account when coming to this decision:

- HGY/2013/2236 – Alteration to roof line at rear of top floor residential flat and installation of additional roof light windows – 76C Alexandra Park Road, London, N10 2AD – Approved with conditions 23/02/2013.
- HGY/1996/0971 – Replacement of existing window with a door – Approve with conditions 17/9/1996.

3.4 The proposal comprises one rear dormer, constructed to the western party wall, infilling the existing roof terrace. The dormer has width of 3.12m and a depth of 2.385m. The dormer addition retains a portion of the existing terrace, approximately 970mm deep. The dormer has a height of 2.8m that corresponds to the existing staggered floor levels and ridge heights of the existing rear façade. The floor level of the dormer is 4 steps below the existing loft level. This massing and arrangement respects the character of the rear facades across the terrace row. The proposed bulk and scale of the dormer is subservient to the host building and neighbouring properties. It is acceptable in relation to appearance and character of the conservation area.

3.5 The dormer addition is accompanied by an increase in the party wall height and the chimney height. The party wall height will be increased by approximately 950mm and the chimney height would be increased by approximately 975mm. The proposed party wall would be 1100mm below the ridge line, which is satisfactorily subordinate. The proposed chimney takes its cue from the vertical chimney extension at No. 82 Alexandra Park Road. The proposed height extensions would not have a harmful impact on the appearance of the conservation area.

3.6 The proposed development would not appear overbearing when viewed from neighbouring properties and would not result in any significant increase in overshadowing or loss of outlook to

neighbouring properties. The bulk, scale, massing and siting of the dormer addition does not dominate neighbouring properties. The subject site and neighbouring properties benefit from a north-south orientation, where rear gardens and windows are oriented south. Therefore, the existing three storey terraces cast shadows to the front of the site towards Alexandra Park Road. The south-facing aspect of the rear windows and gardens maximise solar access.

3.7 In relation to privacy impact, there is an existing degree of overlooking and cross-viewing available from the existing loft level glazing and roof terrace of the subject site. This is in addition to views from other windows across each floor level at the subject site and neighbouring properties, including neighbouring dormers. A representation has been made raising concerns about overlooking from the dormer and roof terrace. The dormer is an infill of the roof terrace, and would provide similar views. In this respect, the proposed dormer is reasonable in relation to privacy impact.

3.8 Neighbour submissions have raised concerns about the impact of the additions upon the stability and structure of the party wall and foundations, and subsidence. A condition will be attached requiring structural engineering investigations prior to works.

3.9 The proposed development is in general accordance with Policies DM1, DM9 and DM12 of the Development Management DPD 2017, and Policy 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.

3.10 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

4. 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.

- 3 Prior to commencement of the development hereby approved, a schedule of all the proposed external finishes and materials, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a schedule of the exact product references or other satisfactory details for: brickwork, tiles, cladding, balustrades. Thereafter, the works shall be implemented in accordance with the approved materials and details.

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.

- 4 Before any work is undertaken in pursuance of this permission to add a dormer and additional pressure on the original foundations of the dwelling, steps shall be taken by a qualified professional to demonstrate that the additional loading on the ground by the foundations does not exceed the accepted maximum bearing capacity of the ground and works shall be carried out in accordance with the approved structural engineers' drawings.

Reason: In order to safeguard the structural integrity of the building consistent with 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: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within their ownership.

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.