



Officer Report

Application Number:	HGY/2023/3168
Application Type:	Householder planning permission
Address:	95 North Hill, Hornsey, London, N6 4BS
Proposal:	Formation of rear dormer, replace front door and reinstatement of side return sash window (amended).
Case Officer:	Josh Parker
Valid Date:	10/12/2023
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Applicant:	Mr Gary Lees
Agent:	Mr Daniel Chandler

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The application site is located on View Road, which is situated off North Hill. The site is a semi-detached property comprising of comprising of two-storeys and is a single-family dwelling house.

The site is located within the Highgate conservation area however, does not fall within the curtilage of listed building.

PROPOSED DEVELOPMENT

The applicant is proposing the following works to the dwelling:

Proposed rear dormer conversion to existing loft space, replace front door and reinstatement of side return sash window (amended).

Revisions from original submission:

- Outrigger extensions omitted to leave a more traditional dormer extension. Jan 31st 2024.

SITE HISTORY AND ENFORCEMENT

All existing planning applications have been considered for this application.

The planning history of the site has been taken into account when coming to this decision. Neighbouring properties have received permission for loft extensions, alterations, and modest ground floor extensions.

CONSULTATION

LBH Conservation – Scale may appear bulky when viewed from View Road.

HCAAC – See below.

LOCAL REPRESENTATIONS

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

Objections:1

Support:0

Objections summarised (HCAAC):

- The proposed dormer is overlarge and not subservient to the original building when viewed from View Road.
- The interesting chimney would be blocked if the roof is to be altered from View Road.

Officer comments:

The dormer has been downsized and now subordinate in scale and the chimney will still be visible and appreciated from the obliques of View Road as noted below in the discussion.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance of Highgate conservation area,
2. Impact on neighbouring amenity

Design and Appearance Comments:

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, 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 DM1 'Delivering High Quality Design' 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. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

The policies of the Highgate Neighbourhood Plan (HNP) (2017) are also a relevant material consideration here and are consistent with the above policies. In this instance, of key relevance are policy DH5. The Highgate Conservation Area Character Appraisal and Management Plan (2013) has also been considered in reaching this decision.

Objections have been voiced regarding the share size and dominance of the proposed roof additions when assessed from View Road. Since discussions with officers, the applicant has revised the plans by omitting the outrigger portion which leaves a more traditional modest loft addition. As such, the general massing of the roof additions now appears subordinate to the host building and respect the existing roof lines.

An additional point has been raised in respect to the additions diluting the view of the chimney which can lead to erosion of the character as highlighted in DH 5 of the Highgate neighbourhood Plan. This would not be the case as the dormer extension would be constructed on the far (southern) side which would allow clear sight to the chimney from View Road. Subject to the use of high-quality matching materials the loft would have a neutral effect of the mentioned chimney stacks.

The materials used for the extension are considered to be sensitive to the design and character of the existing building and wider area. This also appears to be the case with the replacement front door; the existing door is noted as being in poor condition and new door would be of a similar nature consisting of timber and glass panels and therefore would have a neutral to positive impact on the character of the street scape.

Lastly, the existing casement window to the rear is to be removed and the original opening to be reinstated with a new timber sash window. Although these works are to the rear and cannot be seen from public advantage point this is perceived as an enhancement and is a welcomed addition to the dwelling.

The application would enhance the living quarters by means of allowing more natural light and adding floorspace. With this also means the dwelling would be more energy efficient by retaining heat effectively through new materials and building techniques. The materials have been selected carefully to match or enhance the existing. The additions are subordinate and sensitive towards the Highgate conservation area therefore, acceptable from a design lens.

Amenity Comments

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.

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.

It is noted that there is a window in the chimney stack on the neighbouring flat block to the south, although it is unclear if this supports a habitable room or not however, the separation from the works and the window suggests the bulk would not cause unacceptable harm on the daylighting of or sense of enclosure on that window. Furthermore, the rear loft is of a height, depth and siting that would be respectful to the adjoining in terms of sense of enclosure and daylighting for all adjoining neighbours.

In regard to privacy, there are 2 loft windows which face the rear towards No. 2 View Road first floor windows. It is accepted in urban areas there will be level of overlooking however it is up to the local planning authority (LPA) to deem whether the degree of overlooking is unacceptable or not. As mentioned above, the revisions have removed all proposed works from the outrigger. As such, this flat outrigger creates a buffer with between the rear neighbour and when combined with the setback, scale and placement of the loft windows the level of overlooking towards the rear properties will be acceptable and will not be materially affected.

The replacement window facing the side and would be sited in similar size and configurations as existing and on the ground floor behind a high fence and therefore would not introduce any additional privacy concerns.

All works proposed meet all amenity tests when considering effects on light, bulk, sense of enclosure and privacy for the observations discussed above.

Conclusion

The proposed development is in general accordance with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017, policy DH5 of the Highgate Neighbourhood Plan (HNP) (2017). The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF. The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will have a neutral effect on the character and appearance of Highgate conservation area.

CIL APPLICABLE

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.

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 in colour, size, shape and texture those of the existing building unless specified in detail on the approved drawings.

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.