

Application Number:	HGY/2023/1153
Application Type:	Full planning permission
Address:	4 Wembury Mews, Hornsey, London, N6 5XJ
Proposal:	Extension of lower ground floor 1 bedroom flat to facilitate the creation of a two bedroom flat.
Case Officer:	Ben Coffie
Valid Date:	27/04/2023
Applicant:	Recber
Agent:	Mr Ali Erturk

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The site is part of 170 Archway Road, which forms part of a shopping parade of three storey late Victorian terrace located on the east side of within the Archway Road Local Shopping Centre. The terrace is very distinctive with original balustrades above the ground floor commercial/retail units, and top floor balconies set back under large arches with half timbering. The site is located within Highgate conservation area and is a locally listed building.

Highgate Conservation Area derives from the history of the area and evolution of the original settlement. Highgate's historical narrative is discernible in the varied sequence of built development, spanning in time from the medieval village through to its expansion in the Victorian period and its consolidation in the 20th century.

2. THE PROPOSAL

The proposed is for the extension and reconfiguration of lower ground floor 1 bedroom flat to create a two bedroom flat. The layout will consist of an open plan kitchen/living/dinning, a lobby area and two rear double and single bedrooms.

The design includes two bedrooms, with traditional brick exterior walls and a green roof. A tiny courtyard will be created, with a big window on the street side and a plant pot and bin store in front of the window. The proposed extension would face onto Wembury Mews, a small service road.

3. Relevant Planning and Enforcement History

- **HGY/2004/0367**
Address: 170, Archway Road, London, N6 5BB, London

Proposal: Continued use of front basement room as additional room for the existing residential flat.

Decision Date: 5 October 2004

Decision: Approve with Conditions

- **HGY/2022/4108**

Address: 170 Archway Road, Hornsey, London, N6 5BB (Shop)

Proposal: Change of business from a coffee shop to nail and beauty salon. No alterations to the internal structure or external facade.

Decision Date: 17 February 2023

Decision: Approve with Conditions

- **HGY/2022/4362**

Address: Flat A, 170 Archway Road, Hornsey, London, N6 5BB

Proposal: Loft conversion and alterations to facilitate the conversion of 3 bed flat to form 1 x 1 bed and 1 x 2 bed self-contained units.

Decision Date: 6 April 2023

Decision: Approve with Conditions

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

- LBH Conservation Officer: concerns are raised against the scale and window designs. (Reducing the scale and in particular the height of the proposed extension would help counter-act this domineering impact and help improve the relationship between the existing building and the proposed, particularly around the windows on the existing.)

Local amenity groups

The following local groups/societies made representations:

- Highgate CAAC

1. The development could negatively impact the amenity of residents of the basement flat and other neighbours.
2. The proposal must meet legal requirements for room sizes, amenity space, outdoor play space etc for one or both dwellings, and that neighbours' amenity is not adversely affected, contrary to policy DM1 of Haringey Development Management DPD (July 2017).
3. A new small house built in the garden might also be contrary to HNP "Policy DH10: Garden land and Backland Development."

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

The following issues were raised in representations and are addressed further on in this report or below:

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 mews has been subject to gradual additions for new housing, and this is gradually altering the character of the road. Planning permission has been previously for a number of backland residential developments within the mews and a number of smaller single units are common place within rear gardens. Several other single garages within the mews have been converted to residential accommodation some benefiting from planning permission and others not.

The extension is proposed as a single storey flat roof design taking approximately 80% of the rear garden area. However, it has been further reduced in height to 2.95m, therefore when viewed from the access way would not represent a dominant and intrusive addition within the context of other backland developments. The proposed extension would be modest in bulk and scale and subordinate to the main dwelling.

The scheme here does not seek to replicate the existing materials of the host property but incorporating a mixture of traditional and contemporary approach. The traditional brick exterior walls will blend with the surrounding buildings, while the green roof will contribute to sustainability and visual appeal. The windows will have aluminium window frames and will be set back from the street while a pot and bin store will be discreetly integrated to maintain some threshold from the streetscape as the fenestration is considered so as to minimise any overlooking and privacy concerns.

The proposed extension and its materials respond to the appropriately to the local character of the mews. The development would be of an appropriate scale and form and would be of similar proportions to other small residential developments and garage conversions within the mews.

Overall, the proposal is considered proportionate and subordinate to the host building and would not negatively impact the amenity of the site, or adjoining properties. It is considered that the design is acceptable and would provide an acceptable contrast to the surrounding Victorian buildings which characterise the Conservation Area. As such the proposed development will not result in any harm to the Highgate Conservation area.

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 proposed extension will be situated at the rear of the site which has mixed commercial and residential use. The height of the rear extension is considered acceptable in this context whereby it would not directly abut any existing residential dwellings or windows, therefore the development would not adversely impact the amenity of neighbouring properties.

6. CONCLUSION

The proposed development is in accordance with Policies DM1 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 does accord 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 proposed development hereby approved shall be finished in accordance with materials detailed in drawing nos AP101, AP202 unless otherwise agreed in writing by 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.

- 4 Prior to the first use of the development hereby approved, the bin enclosure as shown in the approved plans shall be built so that the door mechanism to conceal the bins shall not open unto the public highway.

Reason: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4 and T7 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policies DM1 and DM4 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.