



Officer Report

Application Number:	HGY/2023/3350
Application Type:	Householder planning permission
Address:	488 Archway Road, Hornsey, London, N6 4NA
Proposal:	Construction of proposed rear/side dormers to facilitate loft conversion
Case Officer:	Sabelle Adjagboni
Valid Date:	18/12/2023
Applicant:	Ms Bushra Mohamed
Agent:	Ms Bushra Mohamed

RECOMMENDATION

Refuse

1. SITE DESCRIPTION

The application site is a three-storey terraced dwellinghouse with a basement on the western side of Archway Road before it becomes the Great Northern Road. The site falls within the Highgate conservation area but is not a listed building.

2. THE PROPOSAL

The proposal is for a loft conversion which includes a dual hip to gable extension.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

There is no relevant planning or enforcement history in relation to this site.

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

- LBH Conservation Officer: No comments.

Local amenity groups

The following local groups/societies made representations:

- The Highgate Conservation Area Advisory Committee:
 - o Object to the scheme.

o Proposal over-dominant, insubordinate to the host building, visible from the street, and out of keeping with the pattern of development, contrary to policies.

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

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, 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, and 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 proposed roof extension would be to the rear, and side of the property. It would be about 5.3m wide and be approximately 5m deep. The overall height of the proposed roof addition would be 2.15m, higher than the roof ridge by 0.05m. Moreover, the proposal is not set back from the rear elevation.

It would be finished in materials that match those of the existing dwelling. The roof extension would accommodate 1no. of en-suite bedroom within the subject building.

However, the scale, massing and design of the proposed roof extension is considered overly dominant and excessive. As such, the proposal is considered disproportionate to the roof slope and insubordinate to the host building. It would be out of character with the design of the host and neighbouring buildings and out of keeping with the existing pattern of development.

The proposal will be visible from the street both at the front and rear and given its scale the view would be dominant. Therefore, the local character and visual amenity of the Highgate conservation area would be adversely impacted.

As mentioned, the subject property is within the Highgate Conservation Area and the Conservation Area Appraisal has identified that the subject property is within terraces or groups of buildings which

are significant due to their unbroken roofline and hold substantial heritage value as positive contributors.

As such, the proposal would not comply with Policy DM9 of the Development Management, Development Plan 2017 and would not preserve or enhance the character and appearance of the conservation area. The proposal would be unacceptable in heritage terms.

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.

Due to the extension location and height, there are no adverse amenity implications as a result of the proposal.

6. CONCLUSION

The proposed development is not in accordance with 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 proposal is also contrary to policies DH2 and DH5 of the Highgate Neighbourhood Plan 2017. The proposed development also does not accord with policies D4, D6 and HC1 of the London Plan 2021 and relevant policies of the NPPF.

The proposal is considered unacceptable in respect of its character, appearance and impact on the site and would 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 refused for the reasons set out above.

7. RECOMMENDATION

The proposed rear and hip-to-gable extensions by reason of their siting, scale, design, form and bulk would represent an unsympathetic, incongruous and visually obtrusive form of development, that would harm the character and appearance of the host property and adjoining terraces, Highgate Conservation Area and street scene in general, contrary to contrary to DPD Policies DM1 and DM9; policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017; policies DH2 and DH5 of the Highgate Neighbourhood Plan 2017; and London Plan Policy HC1, D4 and D6.

Refusal Reasons:

The proposed rear and hip-to-gable extensions by reason of their siting, scale, design, form and bulk would represent an unsympathetic, incongruous and visually obtrusive form of development, that would harm the character and appearance of the host property and adjoining terraces, Highgate Conservation Area and street scene in general, contrary to contrary to DPD Policies DM1 and DM9; policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017; policies DH2 and DH5 of the Highgate Neighbourhood Plan 201; and London Plan Policy HC1, D4 and D6.

Informatives:

INFORMATIVE: Pre- application Advice

Taking the reason(s) for refusal into account, you may wish to prepare a revised proposal for comment prior to submitting a further planning application. To do so we strongly recommend you seek pre-application advice and refer you to our Pre-Application Planning Advice (PAPA) Service.

<https://www.haringey.gov.uk/planning-and-building-control/planning>