



Officer Report

Application Number:	HGY/2023/3042
Application Type:	Householder planning permission
Address:	15 Woodberry Crescent, Hornsey, London, N10 1PJ
Proposal:	Proposed loft extension.
Case Officer:	Josh Parker
Valid Date:	23/01/2024
Applicant:	Mr Guillaume Renier
Agent:	Mr Robert Haworth

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

No objections were received in response to notification and publicity of the application.

2. REASONS FOR GRANTING PERMISSION

The application site is No. 15 Woodberry Crescent, Muswell Hill, London. Woodberry Crescent is located within Conservation Area No. 3 – Muswell Hill. The building is not listed and many of the building's original features have been maintained.

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

The proposed loft extension at 15 Woodberry Crescent appears to be subordinate to the existing property and responsive to the roof designs on Woodberry Crescent. Through the re-use of the existing roof materials (clay tiles) on the street-side, the design serves to not harm the character of the conservation area. The proposal is of high quality and design and respects the roof forms of the surrounding properties.

There are currently a wide range of existing loft extensions visible on Woodberry Crescent. The variety in proportion, position and materiality create an incoherent roofscape that does not complement the existing character and charm of the Muswell Hill conservation area.

Due to the roof alterations, the dormer would be visible from public view, but is not considered to result in harm to the host building and locality given the mixed character of the area and is acceptable in terms of design and massing.

Small front rooflight is proposed and would sit flush with the front hip roof. Whilst it would be visible from the street scene, it is not considered to harm character of the host building and street scene given its modest size and number.

Seen in the context of other roof extensions the works here would not harm the character and the appearance to this part of the conservation area. Given the extent of the conservation area and the relatively small scale of the development, the significance of the conservation area as a heritage asset and the way that it is experienced would not be diminished.

Given that the rear elevation of the application building has a sizable separation from the rear properties and the placement/nature of the skylights, it is not considered that the proposal would impact residential amenities of nearby residents in terms of overlooking, overshadowing, and appear overbearing. It is considered that the impact on residential amenities is acceptable.

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. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

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

GRANT 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 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

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.