



Officer Report

Application Number:	HGY/2023/2897
Application Type:	Householder planning permission
Address:	45 High Sheldon, Sheldon Avenue, Hornsey, London, N6 4NJ
Proposal:	Refurbishment of Flat 45 at 7th floor level, including the replacement of existing balcony balustrades with new glazed balustrades, replacement of existing balcony doors with new sliding doors, installation of a new skylight and installation of high-wind loads balustrades and green roof terrace on the existing roof terrace. (AMENDED PLANS).
Case Officer:	Mercy Oruwari
Valid Date:	26/10/2023
Applicant:	Mr. Jeff Lerner
Agent:	Mr. Richard Hodgkinson

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site relates to the top floor apartment of the High Sheldon building, which lies on the western side of Sheldon Avenue and comprises a large flatted development. The surrounding area is predominantly residential in nature. The site is located within the Highgate Conservation Area.

2. THE PROPOSAL

The proposal is for external and internal works to the top floor apartment. The external works would include alterations to the wide rear balcony and the smaller side balcony. The platform of the rear balcony would be slightly thickened, the doors would be replaced with new sliding doors, the balcony windows would be replaced with larger units, and the glass balustrade would also be replaced. A skylight would also be installed over the roof of the new central sliding doors. Like the larger balcony, the glass balustrade would also be replaced on the smaller one on the side.

The large front terrace would be refurbished along with some alterations. The alterations would include bricking up the large front facing glazed windows and doors. Around the perimeter of the terrace high wind loads would be installed. A high wind loads would also be installed around the fixed ladder leading to the roof and the tank enclosure. Two new low level timber storage cupboards would be built either side of the access area to the terrace. The rest of the terrace would be fitted with seating areas, barbeque and hot tub enclosed by low level hedges creating an additional usable amenity space.

The final alteration would to the front facing fenestration. The partition between the existing bedroom and bathroom would be removed and reinstalled in the relocated division of the rooms. The works would also include internal alterations to the layout of the rooms.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

There is no relevant planning history.

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

1) LBH Conservation Officer:

- The 2x solid masonry sections of the balustrade should be maintained as to retain the proportion and symmetry of the building both with the lower floors and the identical neighbouring building.
- The existing height of the balustrade lines up with the brick banding. The additional height to meet building regulations would be 30mm. The balustrade being raised for safety should be carried out to achieve this in a less harmful way.
- Removal of partition unclear on submitted elevation plans.
- The reed glazing is an important feature. Changing the balustrades glazing to clear would impact the uniformity of the building/s.
- The rail as submitted on the plans alters the proportions of the balconies.
- The height of the high wind loads would be excessive and upset the symmetry between the two buildings. The height should be lower to closely mirror the neighbouring building.

Local amenity groups

The following local groups/societies made representations:

1) Highgate Conservation Area Advisory Committee:

- No Design and Access/Heritage Statement, photos/illustrations to set the context.
- No consideration that High Sheldon is part of a pair.
- The removal of the partition to the front window to create a single horizontal window would harm the design of the building.
- The replacement balcony would be out of character with the rest of the building and the neighbouring block.
- The statement that a 'green roof terrace' is to be installed is not correct as the area has seating with high hedges with high glass screens behind them.
- The much higher edges around the terrace would make the building look quite different to the other block.
- There are no details of whether the hedges are real or artificial. Artificial greenery would not be in keeping with the leafy character of this conservation area.
- It would also not contribute to sustainability, climate change or provide a home for nature.
- If granted a landscaping condition should be applied.
- Overall the proposed alterations would be unsympathetic to the High Sheldon blocks and contrary to the symmetry.

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application are 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, The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The Highgate Neighbourhood Plan (HNP) 2017 forms part of the development plan framework for the area with policy DH2. This relates to alterations or extensions to existing buildings preserving or enhancing the character or appearance of Highgate's conservation area. This is relevant in considering this application, which is also consistent with the above wider policy framework.

The proposed works as submitted has been revised in line with the comments from the Conservation Team. The masonry parts of the wide rear balcony were to be removed along with the reeded glass balustrade. These would have been replaced with a new clear glass balustrade running along the full length of the balcony. The change of materials and the removal of the masonry sections of the balcony would have appeared out of character with the rest of the building and the identical neighbouring block. It would have taken away from the proportions and symmetry of the buildings.

The revisions for this part of the alterations would include retaining the masonry parts and replacing the glazing with matching reeded glass. This would ensure the uniformity of the host building and the neighbouring block is retained. Although the glass balustrade would be slightly higher than the existing, as well as being partially being installed over the masonry sections, it would not be highly noticeable as it is quite high up.

The other works to the rear would involve the platform being slightly thickened but would likely be unnoticeable. The doors accessing the rear balcony would be replaced with new sliding doors and the windows would be replaced with larger units with dropped sills. Being slightly set back behind the balcony at the rear these would not be highly noticeable. In addition, the top floor apartment has previously carried out similar works to their windows/doors. The final alteration at the rear is the installation of a large centrally located skylight. This would not be visible from any surrounding views and therefore would not have any impacts on the design of the building.

Like the rear balcony, the glazed balustrade for the side balcony was also to be replaced with clear glass. This has also been revised and reeded glass will be installed instead. With the revisions, the alterations to the rear and side balconies would be deemed as acceptable.

The refurbishment works for the front terrace, as submitted included the installation of very high glazed wind loads. They would surround most of the perimeter of the terrace apart from a small opening to the front elevation facing onto Sheldon Avenue. Outdoor furniture and equipment would be arranged on the terrace to create seating/dining areas, a hot tub area and a barbeque point. Tall live hedges would be placed between these areas and the high level wind loads. The high wind loads would also be installed around the tank and the ladder used to access the upper roof level.

The height of the high wind loads, and the hedges were deemed as too excessive and would distract from the symmetry between the two buildings. Although quite high up, being located on the edge of the building it would have resulted in them being quite visible from below. To mitigate these issues all the high wind loads, and the hedges were significantly reduced in height. This both helps to retain the symmetry with the neighbouring block and helps reduce the scale of their visibility from surrounding views.

The original submitted plans also included the addition of a tall shed located to the east side of the terrace. Like the high wind loads and hedges this would have been visible from surrounding views. The shed has been replaced with a low level timber storage cupboard which would sit below the balustrade. As part of the changes a second low level timber cupboard on the west side would be used to enclose the tank. Including the revisions to the works above, all other alterations/installation on this side of the building would be acceptable.

Clarification was requested regarding the works to the fenestration on the south east side of the building. This involved the removal of the existing partition and the installation of a new divider in a slightly different location. This would support the internal works involving the relocation of the walls of the ensuite bathroom and bedroom. Although it appeared the pattern/proportions of the windows would be changed from the those below, the alteration in fact brings it inline with the fenestration on the lower levels.

The works to the internal space involves relocating or adjusting the sizes of the rooms, and/or removing/constructing/relocating the internal walls. As the building is not listed and the changes would not impact the design of the building these works are acceptable.

Whilst it may be possible to view some of the proposed works from the road it would mainly only be visible to the top floor apartment of the neighbouring building. The outlook would be similar to those of any other nearby private amenity space such as a garden. As the view would be limited it is unlikely to any detrimental visual impact on the street scene. It is considered the proposal would not harm the character and appearance of the surrounding area or 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.

As the works are for an existing terrace which is on the top of a high rise building there would be no impacts on any neighbouring amenity. In addition, the hedges on the terrace are set in which prevent the occupants from looking back into the windows on the lower floors thereby protecting the privacy of those neighbours below.

6. CONCLUSION

The proposed development is 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 proposed development also accords with Policy DH2 of the Highgate Neighbourhood Plan (HNP) 2017, 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 external materials to be used for the proposed development shall match those specified in the approved drawings submitted, unless otherwise first agreed in writing with 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 DH2 of the Highgate Neighbourhood Plan (HNP) 2017, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.
- 4 Notwithstanding the plans hereby approved the proportions and detail to the windows to the front elevation south-east side hereby approved shall match the proportion of the existing windows below unless otherwise agreed in writing with the Local Planning

Authority.

Reason: In order to safeguard the special architectural or historic interest of the building/ estate consistent with the London Plan 2016, Policy DH2 of the Highgate Neighbourhood Plan (HNP) 2017, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.