



Officer Report

Application Number:	HGY/2023/3296	
Application Type:	Householder planning permission	
Address:	69 Grove Avenue, Hornsey, London, N10 2AL	
Proposal:	Replacement single storey rear extension with roof glazing, basement, replacement rear facing dormer.	
Case Officer:	Ben Coffie	
Valid Date:	11/12/2023	
Applicant:	Mrs and Mrs Hajipapas	
Agent:	Mr Justin Brown	

1. SITE DESCRIPTION

No 69 Grove Avenue is an inter-war period property dating from the 1920s/1930s and is located within Vallance Road Conservation Area, designated in 2008. The Conservation Area covers a number of residential streets characterised by fairly wide roads, flanked by footways with trees in them on both sides.

The Conservation Area is of interest for the influence of the Domestic Revival style in speculative house building in two stages of development, initially pre-WW1 and then during the inter-war period in the 1920s and 1930s. It is also of interest historically as encompassing the area of land sold off for development by the Alexandra Park company in 1891. The earlier phase of development tends to the repetitive use of a few simplified house types whilst the later stages use a far greater variety of house types and materials. The semi-detached houses in Vallance Road and Elgin Road, for example, mix hipped with gabled roofs and brickwork combined with roughcast rendering, tiling, half timbering and leaded light casement windows. By contrast, the houses in Grove Road tend to be larger and designed to give the appearance of being detached properties.

In relation to this part of Grove Avenue in which No 69 is found, the buildings are arranged in pairs which share a driveway giving access to two garages (most converted) at the rear. The houses themselves have a ubiquitous suburban character,

a red brick ground floor and rendered and white painted first floor, clay tiled hipped roofs and a tiled gable above a curved two storey bay window. Given the alterations to the existing building including its uVPC windows it is considered to have a neutral impact on the significance of the conservation area.

The application is for a single storey rear extension with roof glazing, basement, replacement rear facing dormer and internal reconfiguration.

2. THE PROPOSAL

The proposed is for the replacement of the single-storey rear extension with roof glazing, basement extension and the replacement of an existing rear facing dormer.

The proposed rear extension will be larger than the existing rear extension and will project approximately by 2.3m beyond it. The rear extension will have brick finish with double glazed sliding doors with aluminium framing.

The proposed replacement dormer will measure 5.3m deep, 2.8m high and 8.4m wide, it will appear larger by infilling the existing terrace area thereby taking up more roof space. The dormer will finished with rosemary red clay plain tiles.

The proposed basement will take up a large portion of the footprint of the dwelling measuring 17.5m deep, 9m wide and 2.6m internal height. The basement will have no source of natural light, it will serve as an amenity area with a entertainment, gym and storage areas.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2006/0797,

Address: 69, Grove Avenue, London, N10, London

Proposal: Erection of rear dormer window and alterations to roof to form gable end.,

Decision Date: 13 June 2006

Decision: Permitted Development

HGY/2007/0239,

Address: 69, Grove Avenue, Hornsey, London, N10 2AL, London

Proposal: Raising of front roof by 100mm.,

Decision Date: 21 March 2007

Decision: Approve with Conditions

HGY/2012/2461,

Address: 69, Grove Avenue, London, N10 2AL

Proposal: Erection of rear single storey extension and conversion of garage to habitable space with new glazed door and rear rooflight (householder application),

Decision Date: 14 February 2013

Decision: Approve with Conditions

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

- LBH Conservation Officer: Raise no objection.
- LBH Building Control: No response.

Local amenity groups

The following local groups/societies made representations:

N/A

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

Objecting 1

Support 0

Neither 0

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

- Damage to objector's property due to the large scale of the proposed basement, sloping nature of road;
- Risk of flooding;
- Works greatly increase the footprint of house/ encroaches further onto the garden;
- Noise from construction- 8am – 4pm is suggested for the hours of construction;
- Overlooking due to proposed dormer – it suggested that this be kept at a minimum;
- Works should be regularly monitored by a third party;
- Any changes to the loft ensure that overlooking onto our property is kept to a minimum.

5. PLANNING CONSIDERATIONS

Design & impact on the character and appearance of the conservation area

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, 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.

Dormer extension

There is an existing large dormer, and the proposed rear dormer extension is similar in size to several others along the road therefore it will not appear at odds with the established character of the road. The bulk, scale, and amount of glazing in the proposed roof extension is considered appropriate.

The alteration will ensure that the ridge line of the existing house when viewed from the street is maintained and the ridge tiles should be kept. As such, the proposal is considered proportionate and sensitive to the design, character and appearance of this property.

Given the number of existing roof extensions within the group of buildings, the roof extension here would not cause harm to the appearance of the building or the wider surroundings. The rear elevation of this building is not visible from public vantage points. Accordingly, there is no in principle objection to this part of the proposal as it

would likely not have any greater impact on the significance of the Vallance Conservation Area.

Rear extension

The rear ground floor extension is only slightly wider than the existing. The proposed rear extension is considered proportionate and subordinate to the host building and would not negatively impact the amenity of the site, or adjoining properties. Therefore, the local character and visual amenity of the Vallance Conservation area would be protected.

Basement extension

The application proposes a large basement however approximately 50% of the basement would be built under the garden. In this instance, the basement would maintain an adequate soil depth and largely preserve the landscaping therefore the rear garden of the site would not appear at odds with the neighbouring properties. The basement proposal would not exceed 50% of either the front or the rear garden and would not be highly visible. The source of natural light into the basement would be achieved through four proposed structural glazed rooflights (two at the front and two at the rear) which would be installed at ground level. These would not be sunken and would not be highly visible. The proposed basement development would not harm the architectural character of the building and the character and appearance of the area.

The external expression of the basement is located on the existing side entrance. This is relatively well concealed from the street and it will be a flush glazed section. The small section of glass whilst incongruous would likely be an inobtrusive addition and would not be considered to cause harm to the host building and the conservation area.

Impact on the character and appearance of the conservation area

In relation to the extension as discussed above the individual parts are considered acceptable and compatible in relation to this site, the pattern of development and the character and appearance to this part of the conservation area.

In the case here, the significance of the conservation area as a heritage asset lies more in the consistency and uniformity of these closely spaced detached, semi-detached properties and linked terraces. As such the fronts to these properties contribute more to the significance of the conservation area as a heritage asset, while the rears have a more neutral effect.

As such the proposed development in its entirety is in accordance with Policies DM1, DM9 and DM12 of the Development Management, Development Plan Document

2017, and policies SP11 & SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021, the NPPF.

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 basement and dormer roof extension will not have any amenity impacts due the locations. The main issue with such an application is the implications of the proposal for the living conditions of occupiers of No 67 and 71 in terms of loss of outlook and light and increased sense of enclosure.

In relation to No 67, the position, depth and siting of the rear extension due north of this property, sitting at lower ground level, ensure it will have no adverse impact on condition or daylight/ sunlight to this property. In relation to No 71 given the separation distances between these properties such an extension here will not affect the residential amenity to the occupiers of this property. Equally the other aspects of the works here are not viewed to affected neighbouring amenity.

It is noted concerns are raised about noise and disturbance during construction. While these concerns are noted it would not be possible to withhold consent on such a ground. There are however safeguards in other forms of legislation, the Control of Pollution Act 1974 and Building regulations etc. In relation to the Control of Pollution Act 1974 the underlying legal principle of controlling noise and vibration on a site is that the activities should be undertaken in a manner which demonstrates the Best Practicable Means (BPM), as defined in the Act. This legislation also restricts hours of working in order to mitigate the effects of the noise and vibration on sensitive receptors. An informative has been added reminding the applicant of this requirement.

Basement development

DPD policy DM18 ('Residential Basement Development and Light Wells') requires householder extensions for basement development to demonstrate that a proposal will not adversely affect the structural stability of the application building and neighbouring buildings; does not increase flood risk to the property and nearby properties; avoids harm to the established character of the surrounding area and not to adversely impact the amenity of adjoining properties or the local natural and historic environment. Policy DM24 outlines the requirement of new development to manage and reduce surface water runoff.

The proposed works are to excavate and create a basement within the footprint of the existing property and well as proposed extension, to a depth of approximately 2.5m below ground level, carried out by underpinning of the perimeter walls in sequence. The property shares party walls with No.67 and 71.

As set out above in the representations a concern have been raised about the basement works. Whilst respecting that there can be genuine concerns about basement works and risks of damage to a property, the role of the LPA is to conclude whether adequate considerations has been given to the potential impacts of such works at the planning application stage.

A Basement Impact Assessment (BIA) prepared by Venta Structures has been submitted with this application which includes site investigations. The BIA is informed by site investigations and borehole tests undertaken for the purposes of the BIA etc.

Impact on groundwater conditions

The soil investigations below the property show stiff silty Clay up to 5m below ground level with the borehole tests indicating no ground water was not struck. It is equally noted the property is situated in an area with a low chance of flooding less than 0.1 percent a year (Flood Zone 1).

The basement design will include groundwater drainage systems to prevent groundwater backing up around the structure and in relation to adjacent properties.

Ground movement/ structural stability

The building here is being retained in its entirety with onsite control of the construction process to be carried out to maintain the structural integrity of the building as well as the adjoining structures.

The BIA outlines how the basement will be constructed. Specifically, the new basement perimeter retaining walls are to be constructed using conventional hit-and-miss underpinning sequences in order to minimise disturbance to the existing adjacent structures. Throughout the underpinning process the ground conditions will be

continuously assessed by a competent person to determine the means and method of supporting any face of temporary excavation.

The BIA also outlines that all works will be carried out in accordance with BS 5228-1:2009 and BS 5228-2:2009 and employ Best Practicable Means as defined by Section 72 of the Control of Pollution Act 1974 to minimise the effects of noise and vibration.

In relation to the works here the property benefits from a large front garden as such providing space for material and plant storage on site, space for a conveyor and gantry to be installed to transfer spoil material etc, as such meaning the works here will not have any significant impact on Grove Avenue.

As with all basement projects more intrusive aspect of basement design and construction takes place after the planning process. Other legislation provides further safeguards to identify and control the nature and magnitude of the effect on neighbouring properties. In specific the structural integrity of the proposed basement works here would need to satisfy modern day building regulations. In addition, the necessary party-wall agreements with adjoining owners would need to be in place prior to the commencement of works on site. In this instance a condition is being imposed to ensure that works are overseen by a suitably qualified engineer.

Overall, the works will not adversely affect the structural stability of the application building or neighbouring buildings; will not increase flood risk to nearby properties and avoids harm to the established character of the area and neighbouring amenity, consistent with the requirements of policy DM18 and policy DM24. Subject to the condition outlined above the proposal here is considered acceptable.

6. CONCLUSION

The proposal is considered acceptable in terms of design, heritage and neighbouring amenity and complies with relevant planning policies and guidance; 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 does accord 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.

6. CIL APPLICABLE

Based on the information given on the plans, the Mayoral CIL charge will be £12,572.51 (181.5 sqm x £69.27) and the Haringey CIL charge will be £76,683.75 (181.5 sqm x £422.45 (Indexation included)). This will be collected by Haringey after/should the

scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative is be attached advising the applicant of this charge.

7. RECOMMENDATION

The application is recommended for approval subject to the following conditions detailed in the decision notice.

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.
4	The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the crit

ical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith and retained for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area.

Informatives:

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.

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 - 4.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

INFORMATIVE: Community Infrastructure Levy

Based on the information given on the plans, the Mayoral CIL charge will be £12,572.21 (181.5 sqm x £69.27) and the Haringey CIL charge will be £76,683.75 (181.5 sqm x £422.45 (Indexation included)). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

