

Officer Report

Application Number:	HGY/2024/0001
Application Type:	Full planning permission
Address:	Flat B, 17 North Grove, Hornsey, London, N6 4SH
Proposal:	Demolition of existing conservatory on lower ground level, erection of single-storey replacement rear extension, and alteration to existing lower-ground side window in rear bay and other internal alterations.
Case Officer:	Eunice Huang
Valid Date:	31/01/2024
Applicant:	4
Agent:	Ms Chooi-leng Tan Ms Kiat Phua

RECOMMENDATION

Approve with Conditions

1. CONSULTATION RESPONSE

1.1 No responses were received from neighbouring occupants following consultation on the application.

2. LOCAL REPRESENTATIONS

2.1 The application has been publicised by way of letters, site notice and a press advert. One representation was received.

2.2 Highgate CAAC provided representations raising the following points:

- No particular objection but the new extension should comply with required sustainability policies, and any lighting should not cause problems for neighbours and wildlife, for instance being bat friendly.

3. REASONS FOR GRANTING PERMISSION

3.1 The proposal is for demolition of existing conservatory on lower ground level, erection of single-storey replacement rear extension, and alteration to existing lower-ground side window in rear bay and other internal alterations.

3.2 The application site is occupied by a three storey mid-terrace dwellinghouse, situated on the western side of North Grove. The dwellinghouse is divided into two self-contained

flats. This application pertains to Flat B, which is located on ground and lower ground floor level, with the garden within its demise. The setting is residential in character, within Highgate Conservation Area.

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

- HGY/1989/0646 – Erection of single storey rear conservatory – Approved with conditions 18/10/1989.

3.4 The existing conservatory to be demolished has a depth of 4.515m and width of 4.96m. The proposed rear extension does not extend beyond the existing rear alignment of the conservatory, with a proposed depth of 3.86m and width of 4.96m. The proposed rear extension would be constructed to the northern side boundary, and setback at least 450mm from the southern boundary, which is similar siting to the existing conservatory. The rear extension is proposed with a flat, green roof, with a height of 3.25m, which is lower than the 3.41m ridge height of the conservatory.

3.5 The proposed design, scale, footprint and siting of the single storey rear extension is considered subservient in relation to the host building and rear garden. The size and scale of the extension maintains the legibility of the host building features. The bulk and scale is also compatible with the surrounding rear extensions and would not be out of keeping with neighbouring properties. There is a presence of a number of alterations and additions on the rear elevation of dwellinghouses on this side of North Grove. The rear extension would not be visible from the street scene or public domain. In this context, the proposal is acceptable within the conservation area.

3.6 The extension would be composed of timber frames, cladding and shutters and louvres, alongside the retention of part of an existing masonry wall. The natural materials would complement the garden setting of rear extension.

3.7 The proposed rear extension would not result in a material impact upon neighbouring properties due to its similar size and scaling to the existing conservatory. It would not appear overbearing when viewed from neighbouring properties and would not result in any significant increase in overshadowing, overlooking or loss of outlook to neighbouring properties. No. 19, which adjoins to the north, has a rear extension constructed against this common boundary. The proposed extension recedes from the common boundary beyond the rear alignment of No. 19's rear extension. The proposed floor plans show that based on the 45 degree test in plan form, there would not be an adverse overshadow impact on the rear windows of No. 19. Based on sun angles, the neighbour to the south at No. 21 would not be overshadowed by the proposal.

3.8 Fixed windows are proposed on the northern and southern side of the rear extension, with cill heights of 1.7m above the finished floor level, ensuring that they would not afford overlooking into neighbouring properties. An existing dwelling window is also proposed to be enlarged, with the cill lowered – the entire pane would be fixed and fitted with obscured glazing. With these measures, the proposal is satisfactory in terms of privacy impact.

3.9 The proposal has a green roof, which aids in the biodiversity and landscaped character of the site. The roof includes rooflights on the western edge of the roof. When compared to the area of glazing on the existing conservatory, the proposal is considered an improvement in relation to lightspill on neighbours and wildlife.

Conclusion

3.10 The proposed development is in general accordance with Policies DM1, DM9 & DM12 of the Development Management, Development Plan Document 2017, Policies SP11 & SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the Highgate Neighbourhood Plan 2017, London Plan 2021 and the NPPF.

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

4. RECOMMENDATION

GRANT PLANNING 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.

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: 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: 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.