



Officer Report

Application Number:	HGY/2024/0144
Application Type:	Approval of details reserved by a condition
Address:	11 View Road, Hornsey, London, N6 4DJ
Proposal:	Details pursuant to condition 4 (materials) of planning application ref. HGY/2023/0441 granted on 31st July 2023 for the demolition of existing pair of semi-detached dwellings and replacement with a new two storey dwelling with accommodation in the roof.
Case Officer:	Roland Sheldon
Valid Date:	18/01/2024
Applicant:	Flutter
Agent:	Mr L Scott

RECOMMENDATION

Refuse

1. SITE & SURROUNDINGS

The subject site contains a pair of semi-detached dwellinghouses located on the northern side of View Road, N6. The surrounding uses are residential. The site is located within the Highgate Conservation Area.

2. APPROVED DEVELOPMENT and relevant planning history

Planning permission was granted for demolition of the existing pair of semi-detached dwellings and replacement with a new two storey dwelling with accommodation in the roof, under planning reference HGY/2023/0441.

Following on from this, a non-material amendment to that planning application was granted under planning reference HGY/2023/2344, for internal changes to the approved plans as well as external modifications including amendment to brick piers and brick detailing, alterations to rear glazing, reduction of skylight at first floor level and reduction in ground floor flat roof level.

3. ANALYSIS/ASSESSMENT

Condition 4 reads as follows:

Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity 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.

In support of the discharge of the condition, the following has been submitted:

- Physical sample of the proposed brickwork – English bond clay from Peterson Tegl (yellow, slight white and light-yellow shades).
- Physical sample of clay roof tile (Weathered Earth from Tudor Roof Tile).
- Covering letter with Schedule of External Materials dated 17/01/2024
- Plan no. PR-00-010 (External Materials Survey)
- LT20240307 supporting letter 11.3.24

Brickwork

The design and access and planning statements for the approved scheme indicated that the building would be constructed using red brickwork at ground floor level, with hung tiling at first floor.

The submitted details for this details pursuant application indicate that it is proposed to use light-yellow brickwork at ground floor level however.

The justification given for this by the applicant is that this would serve to provide a contrast in colour tone between the ground and first floor that would add some interest to the elevations by breaking up the visual mass of the house, and better reflect the two-tone appearance of the original property. The applicant has referred to there being a variation in materiality within the Bishops Sub Area of Highgate Conservation Area, including lighter yellow brickwork.

The information and justification has been reviewed by the Council Design Officer, who is not in agreement with the proposed alteration to a light yellow shade of brick. They observed that there are subtleties within The Bishops sub-area, which could almost be described as separate sub-areas, such is their different character. In particular, the Design Officer considered Broadlands and Bishopswood Roads, towards the south-eastern corner of the Bishops sub-area, to be of a somewhat older age of construction, mid-to late Victorian, rather than Edwardian & Inter-War for much of the rest, therefore often in a more Gothic or Italianate style than the consistent Arts & Crafts of much of the rest of the sub-area, and often using either grey stone or gault brick, a very pale but not really yellow brick.

A second somewhat different character area in the Bishops sub-area is around the junction of View Road, the street where this application site is located, and Denewood Road, at the western end of View Road. Here there is an island of “modernism” & “modernity”, approximately from no. 14 View Road, opposite and a couple of doors down, & from no. 23 View Road on the same side as the applicant side, and between Newstead and No. 12 Denewood Road on this side of the road, including the two 1960s/70s closes of View Close & Willowdene. Both yellow stock brick and white render are used extensively, and red brick or red tile used very rarely in this island of contrast, but they cannot be considered consistent with the rest of the sub-area.

That is not to say they all lack quality; both the streamlined modern of the corner property (23 View/4 Denewood) and the tactile modernist estate of View Close are part of a different but nonetheless characteristic stream within the architectural heritage of Highgate, also found in other parts of this conservation area, including the northern end of Sheldon Avenue in this sub-area and several “islands” to the east of North Hill.

However, the Design Officer reiterated that they did not consider the bulk of View Road, including this application site and several properties to either side and opposite of it, as being in such an island, but to be part of a mainstream, consistently red brick and red tiled, Arts & Crafts stretch of street. For this reason, they were strongly opposed to the use of a yellow London Stock brick for this development.

Roof and vertically hung tiles

Following inspection of the proposed tiles, the Design Officer outlined that the clay tiles were artificially weathered with a coating applied, which was on-balance considered to be an acceptable product/treatment.

Windows and doors

The submitted information is limited with regards to the windows and doors for the new dwelling. The submitted covering letter is vague in saying that that 'typically', they will be timber framed in a French Grey colour. It specifies that the ground floor rear windows will be slim-frame aluminium sliding doors in the French Grey colour. It is presumed that this means that all front and side elevation windows would be timber framed. Further clarification is needed with regards to this aspect however.

4. RECOMMENDATION – REFUSE DETAILS PURSUANT CONDITION

The proposed choice of brickwork would fail to adequately reflect the predominant characteristics of The Bishops sub-area in which the property belongs. There is also a lack of clarity regarding the materiality for the proposed windows and doors of the development. The submission fails to achieve a satisfactory standard of development, contrary to Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 and DM9 of The Development Management DPD 2017 as well as the Highgate Neighbourhood Plan 2017.

Refusal Reasons:

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