



Officer Report

Application Number:	HGY/2024/0377
Application Type:	Full planning permission
Address:	Ground Floor Flat 2, 87 Ferme Park Road, Hornsey, London, N8 9SA
Proposal:	Alterations to existing single storey rear extension, including the replacement of existing glazed doors in the extension's rear elevation with new floor to ceiling windows, and the introduction of new sliding glazed doors into the extension's side elevation.
Case Officer:	Neil McClellan
Valid Date:	15/02/2024
Applicant:	Nicholas Hawkins
Agent:	

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposal

Alterations to existing single storey rear extension, including the replacement of existing glazed doors in the extension's rear elevation with new floor to ceiling windows, and the introduction of new sliding glazed doors into the extension's side elevation.

Site Description

The application property is 3-storey semi-detached house that has been converted into three self-contained flats. The application relates to the ground floor flat.

The site is not located within a conservation area and is not listed or close to any listed buildings or structures. The edge of the Crouch End conservation runs along the rear boundary of the property.

Planning and Enforcement History

Planning permission was originally granted in 1973 for the conversion of the house into three self-contained flats. There have been a number of applications and permissions since then for further alterations to the building. The following are the most recent:

HGY/2014/1706 – Planning permission granted for roof extension including raised gable and dormer to extend upper floor flat and to create a roof terrace.

HGY/2010/2146 – Planning permission granted to extend the approved extension (HGY/2010/0837) by a further 1.4 metres.

HGY/2010/0837 – Planning permission granted for the erection of a single storey extension to the rear of ground floor flat.

REPRESENTATIONS

No representations have been received in response to notification and publicity of the application.

CONSIDERATIONS

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, 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 DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

London Plan Policy D4 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 amenity of neighbouring resident.

The proposed alterations to the existing extension (approved application HGY/2010/2146) include the insertion of 3 panes of sliding doors to the side of the extension where there are currently no windows, and the replacement of the existing sliding doors on the rear of the extension with proposed full height casement windows to match the once the style and appearance of the sliding doors proposed to the side elevation.

The proposed design will improve the quality of the internal space within the existing extension by bringing more natural light and creating a link to the rear garden. The proposed design will not impact on the appearance of the 'original' building, however, it will improve the appearance of the existing extension by introducing uniformed doors and windows and giving the extension a much lightweight appearance by reducing the large expanse of bare rendered wall the at comprises its existing side elevation.

The proposed changes to the existing extension will only be visible from the rear garden within the curtilage of the ground floor flat (applicant's property) - 87B Ferme Park Road. The lower ground floor flat (87A Ferme Park Road) has its portion of the garden fenced off. The existing fence between the divided rear gardens prevents any overlooking. As does the fence between the new side facing sliding doors and the adjoining property and it's garden at 89 Ferme Park Road.

The Internal layout and existing footprint of the property will remain unchanged.

Conclusion

Given the above considerations, the proposal is considered acceptable in terms of its design and appearance, and its impact on neighbouring amenity. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

RECOMMENDATION

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.

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 their ownership.