



Officer Report

Application Number:	HGY/2024/0485
Application Type:	Householder planning permission
Address:	16 Shepherds Close, Hornsey, London, N6 5AG
Proposal:	Front and rear single storey extensions, replacement of existing windows throughout, addition of 2no. rooflights within existing roof fabric and addition of flue.
Case Officer:	Mercy Oruwari
Valid Date:	23/02/2024
Applicant:	Magalie & Barnaby Billaud & Morgan
Agent:	Ms Emily Furniss Potter

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site relates to a two storey, end of terrace house located within a cul-de-sac on the eastern side of Shepherds Hill in close proximity to a row of garages. The site is located within the Highgate Conservation Area.

2. THE PROPOSAL

The proposal is for a single storey front extension with 2x new additional rooflights, a single storey rear extension with 1x wide rooflight and installation of 2x rooflights within the front main roof slope. The existing uPVC windows throughout the house along with the new windows and doors would be replaced/installed with new metal framed units. Lastly a new flue would be installed on the front roof slope connected to the new wood burner.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The only previous history for the site is the pre-application that took place prior to submission.

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

- LBH Conservation Officer: No objections raised

Local amenity groups

The following local groups/societies were consulted on the planning application:

- The Highgate Society – No Comments
- Highgate Neighbourhood Forum - Comments
- Highgate CAAC – Objections raised

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: 0

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

- Impact upon the character and appearance of the conservation area
- Concerns about part of the garden of 45 Stanhope Gardens being included in the site plan.
- The installation of a wood burning stove and associated flue should not be encouraged.
- There's no tree report.
- Whilst it is proposed that the front extension would create a balance between No 16 and 17, it would unbalance the relationship with No 15 with the partial removal of planting.
- To ensure symmetry between No 16 and 17 a condition that materials and fenestration should match should be placed on the application.

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.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

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.

Policy DH2 of the Highgate Neighbourhood Plan states that development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate's conservation areas, and respect the setting of its listed buildings and other heritage assets. Development should preserve or enhance the open, semi-rural or village character where this is a feature of the area.

It is noted that concerns have been raised in relation to the potential disruption to the architectural consistency of the properties found within the cul-de-sac. However, the front extension would be modest in scale, would respect the existing building line of single storey front projections found along the terrace. It is also noted that the neighbouring property at No 17 recently carried out similar works to the front, which replicated the front extension of the property at the other end of the terrace. The proposed front extension is intended to replicate to a great extent the new structure of the neighbour property in size, materials and height. This would restore the symmetry between the twin houses. As such, the proposed front extension would not unduly unbalance the appearance of the property and how it relates to the rest of the terrace.

The depth of the rear extension has been revised and reduced by a metre and has also been slightly reduced in height. This reduces the dominance of this structure at the rear of these properties which sit in very close proximity to each other. The revised proposal at the rear would also be modest in scale and would not be highly visible from public vantage points or significantly disrupt any important architectural features of the building that contribute towards its significance within the setting of this part of the Highgate Conservation Area.

The proposed fenestration throughout, whether in the extension (including the rear sliding door) or replacement for UPVC windows, will be in a powder coated metal finish. Using metal frames in replacement of UPVC would add to the character and heritage of the building whilst also being an improvement on the buildings performance. Throughout the cul-de-sac windows have been replaced. Taking that into consideration the replacement fenestration would be acceptable.

The proposal would also include the installation of 2x conservation rooflights. Rooflights are a standard development on most properties. Given the size and style of the proposed installations the roof-lights would not appear as dominant features on the roof slope. In addition a flue in connection with the wood burner would be fitted on the front roof slope tucked closely into the side of the parapet wall of No 15. The installation of a wood burner would not typically require planning permission although it is a Building Regulations issue. Aesthetically due to the modest size and discreet location the flue would be acceptable.

Overall, the host property is in a secluded location, tucked away toward the end of the cul-de-sac. As such, the overall impact on the architectural consistency between the dwellings within the cul-de-sac would be limited and would sufficiently preserve the character and appearance of this part of 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.

The proposed front extension would be set away from the windows of No 15. As such, the proposed extension would not be close enough in proximity to any neighbouring residential windows, therefore it would have limited impact in terms of daylight and outlook to neighbouring residential occupiers.

The proposed rear extension as revised would be 3 metres in height and less than 3 metres in depth. As such, would be similar in scale to that of a single storey rear extension that could be constructed under permitted development and would therefore have an acceptable impact in terms of outlook and daylight when viewed from the rear windows and amenity area of No 15 and 17 Shepherds Close. No 17 has recently obtained planning permission for a similar extension. In addition, No 15 sits notably on a higher ground level than No 16 thereby further reducing any impacts on this neighbouring property.

Other Matters

Concerns were raised regarding the inclusion of part of the garden of No 45 Stanhope Gardens.

The applicant has subsequently supplied a title plan which confirms the proof of ownership of this piece of land. The Council are satisfied that there is no further issues in regards to the ownership of the rear of this garden for this site.

Concerns have also been raised regarding the close proximity of trees and the need for such works to require a tree survey. The impacts on the trees would not be significant enough to warrant a tree survey. It is a small extension similar to the one approved at No 17 which also did not include a survey.

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 DH2 of the Highgate Neighbourhood Plan 2017 as well as with 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 front extension shall closely match those of the approved development at No 17 (HGY/2023/0930). All other part of the development shall match those specified in the application submission, 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 SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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: 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: Flue/Wood Burner Installation

The applicant's attention is drawn to the Building Regulations requirements for fitting, altering or replacing an external flue or chimney or installing a new woodburning stove.