



Officer Report

Application Number:	HGY/2024/0674
Application Type:	Householder planning permission
Address:	49 Etheldene Avenue, Hornsey, London, N10 3QE
Proposal:	Erection of single storey ground floor rear extension to replace existing outrigger. Replace door with window at lower ground floor on front elevation.
Case Officer:	Roland Sheldon
Valid Date:	11/03/2024
Applicant:	Camila Klich
Agent:	Mr Stuart Archer

RECOMMENDATION

Approve with Conditions

1. Site and Surroundings

The application site is located on the northern side of Etheldene Avenue, within the Rookfield Conservation Area, N10. The property is a two-storey mid-terrace dwellinghouse, with partial lower ground floor level. The Rookfield Estate Conservation Area (CA) is a predominantly residential area characterised by low density housing, communal open spaces and un-adopted gated roads with grass verges and mature trees. The CA is characterised by residential properties in the Arts and Crafts style with timber casement and sliding sash windows.

An Article 4 direction (dated 1978) covers the conservation area and specifically removes permitted developments rights in respect of extensions, hard standings, boundary treatments and the painting of brickwork.

2. The Proposal

The proposal seeks a proposed single storey ground floor rear extension to replace existing outrigger. Proposed change of door to window at lower ground floor on front elevation.

3. Relevant Planning and Enforcement history

The planning history in relation to the site is as follows.

HGY/1999/0075: Replacement of rear rooflight with rear dormer window and erection of small rear conservatory extension to kitchen – Approved 25/05/1999

HGY/2023/2068: English casement and spring assisted double sash windows made of redwood frames and double glazed. To replace original single glazed windows and in keeping with their style – Approved 17/01/2024

4. Consultation response

a. The following were consulted on the planning application:

Internal

- LBH Conservation: No comments received.

External

- Chine & Cascade Avenue R.A: No comments received.

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site, a notice placed in the local press, and letters sent to neighbouring occupants. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objecting: 0

Supporting: 0

Neither: 0

The following local groups/societies made representations:

- No comments received.

5. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and heritage and;
2. Impact on neighbouring amenity

Design & Heritage

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 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. 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.

Etheldene Avenue has a general consistency in terms of scale and form of two-storey terraced dual-pitch dwellings with verdant front garden treatments, low boundary clinker brick walls or hedges on the front boundary. The dwellings are Arts & Crafts in style with common features such as red brickwork, timber framed windows with elements of roughcast render. However, there are variations in features such as varied bay, gable and roof forms and individual elements.

Rear extension

The host building currently benefits from a single storey ground floor lean-to rear extension which projects beyond the double-height shallow rear bay projection.

The proposal seeks to demolish the existing rear projection and replace it with an extension of similar scale, with the same depth and height but slightly greater in width.

The extension would carry a lean-to roof design with a standing seam roof. The extension would be externally clad with a buff/grey brickwork to match the existing buff brickwork.

The rear face and flank elevation of the extension would be treated with triple glazed timber casement doors/windows.

The external treatment of the extension would be contemporary in appearance.

The scale, form and massing of the extension would be in keeping with the host building. The extension would be respectful of and subordinate to the character and appearance of the host building. The materials and fenestration would provide a contemporary appearance that blends sympathetically with the dwelling's existing materials. The extension would preserve the character and appearance of the Rookfield Estate Conservation Area.

Removal of door with small casement window at lower ground floor level on front elevation

The existing door in question is located at lower ground floor level, but these doors are still partially visible from the public realm. The original doors contribute positively to the character and appearance of the host building and wider conservation area, with vertical timber panels with an upper glazed element with external glazing bars. The door is proposed to be replaced by a small double glazed timber casement window with astragal glazing bars with the remaining area infilled with red brickwork with mortar and brick bond to match the existing front elevation.

Given the relatively low visibility of the lower ground floor front door and the use of a quality timber framed window replacement with matching brick surrounds, this alteration would preserve the character and appearance of the host building and wider conservation area.

The proposal is therefore acceptable with regards to design, character and heritage considerations.

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. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

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 extension would be no greater in height or depth than the existing extension, and therefore would not have any impact on existing light or outlook conditions for the occupants of no. 47 Etheldene Avenue. The marginal increase in width of the proposed extension would not result in any impact on light or outlook of the occupants of no. 51. As such, the proposal is acceptable with regards to amenity considerations.

Conclusion

The proposed rear extension and replacement window would preserve the character and appearance of the conservation area, and would not have an unacceptable 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. The details of the decision are set out in the RECOMMENDATION.

6. CIL APPLICABLE

The additional floorspace is less than 100 square metres and as such is not liable for CIL.

7. 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.

- 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 to preserve the character and appearance of the Rookfield Estate Conservation Area, consistent with Policies D3 and HC1 of the London Plan 2021, Policies SP11 and SP12 of the Haringey Local Plan 2017 and Policies DM1 and DM9 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.