



Officer Report

Application Number:	HGY/2024/0500
Application Type:	Householder planning permission
Address:	43 Langdon Park Road, Hornsey, London, N6 5PT
Proposal:	Formation of a rear dormer window and rooflights
Case Officer:	Oskar Gregersen
Valid Date:	27/02/2024
Applicant:	Mr Russell Jones
Agent:	Mr Russell Jones

1. SITE DESCRIPTION

The application site is a two-storey terraced dwellinghouse on the east side of Langdon Park Road. The site falls within Highgate Conservation Area, specifically within the Milton's sub-area of the conservation area.

2. THE PROPOSAL

The proposed is for the formation of a rear dormer window and installation of rooflights on the front slope.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2023/1189 - Proposed amalgamation of two self-contained units tor revert back to single family dwelling (enabled by the removal of an internal wall)
Approve w/ conditions

HGY/2023/2961 - Erection of single storey rear extension to replace existing
Approve w/ conditions

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

LBH Conservation Officer: No response

Local amenity groups

The following local groups/societies made representations:

The Highgate Society objected to the application

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No responses were received from neighbours

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

- Impact on character of conservation area
- Proposal insubordinate to host dwellinghouse contrary to Policy DH5 of Highgate neighbourhood plan

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.

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, 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.

The proposed roof dormer window would be sited to the rear of the property. It would be 2.65m wide and 3m deep. The overall height of the proposed roof addition would be 2.06m and would be the same height as the ridge line of the roof.

Highgate Neighbourhood Plan (2016) Policy HC5 'Roof form and Extensions' states that dormers should be set in from each edge by at least one metre. This is not the case for this proposal as the dormer is positioned awkwardly to one edge of the roof and appears at odds with the existing dormer window that forms part of the character of the terrace. Additionally, the dormer is positioned right up to the ridge of the existing house, this would lead the dormer windows to appear insubordinate to the host dwelling house, and would interrupt the roof line of the terrace, which is uniform and a positive contributor to Highgate Conservation Area.

The dormer here does not seek to replicate the existing materials of the host property, but rather seeks to extend the property in a contemporary fashion. It is observed that neighbouring properties are finished in a similar architectural style, such as Nos. 41, 45, and 47 Langdon Park Road, and do not have similar roof extensions, but instead have small in-built dormer windows as part of the original design.

The massing, design, and material choice in the proposed roof dormer window is considered excessive and inappropriate, with the dormer positioned too high on the roof slope, appearing dominant of the host building and its surroundings. As such, the proposal is considered disproportionate to the roof slope and insubordinate to the host building. It would be out of character with the design of the host and neighbouring buildings and out of keeping with the existing pattern of development.

The subject property is within the Highgate Conservation Area and the Conservation Area Appraisal has identified that the subject property to be within terraces or groups of buildings, known as 'The Milton's' sub-area, which are significant due to their consistent architectural appearance. It is possible to view the proposal from nearby Wembury Road, and the proposal would appear at odds with the uniform nature of the rear of the terrace, which is an integral part of its character, and is a positive contributor to Highgate conservation.

Therefore, the local character and visual amenity of the Highgate conservation area would be adversely impacted, by virtue of an incongruous feature that would be detrimental to a heritage asset.

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 scale and massing of the proposed roof extension/dormer window is considered modest and would not result in a material loss of sunlight or daylight or have an overbearing appearance. The fenestration on the rear elevation of the dormer will not introduce any new significant overlooking over and above the current situation.

6. CONCLUSION

The proposed rear dormer would by reason of its siting result in an incongruous and uncharacteristic feature which would not relate successfully to the character and appearance of the existing property and terrace and to this part of the conservation area.

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

7. RECOMMENDATION

Refuse permission for the following reason:

The proposed rear dormer would by reason of its siting result in an incongruous and uncharacteristic feature which would not relate successfully to the character and appearance of the existing property and terrace and to this part of the conservation area, in conflict with Policies SP11 and SP12 of the Haringey Strategic Local Plan 2017, Policies DM1, DM9 and DM12 of the Haringey Local Plan 2017 and Policy DH5 of the Highgate Neighbourhood Plan 2017.

