



Officer Report

Application Number:	HGY/2023/2422
Application Type:	Full planning permission
Address:	Ground Floor Flat A, 67 Cecile Park, Hornsey, London, N8 9AR
Proposal:	Ground floor rear extension.
Case Officer:	Eunice Huang
Valid Date:	09/11/2023
Applicant:	Mr. J Shorten
Agent:	Mr. J Shorten

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

Approve

2. CONSULTATION RESPONSES

LBH Conservation: 67 Cecile Park lies within the Crouch End Conservation Area (CA). No. 67 is considered to positively contribute to the significance of the CA, despite changes to the original form of the terrace, including poor-quality roof extensions to the front and rear.

The proposed ground floor extension would allow the outrigger to remain full appreciable, particularly from Womersley Road where it is visible in the streetscene. The form and depth of the projection into the garden is inconsistent in the terrace, but it is relatively obscured from the street (Womersley Road) by the intervening vegetation and the development at No. 65, so it would not be a prominent addition to the street.

Accordingly, the proposed development would have a neutral impact on the significance of Crouch End Conservation Area. A condition for external surface material details is recommended.

3. LOCAL REPRESENTATIONS

The application has been publicised by way of letters, advert and site notice. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 1
Support: 0
Object: 0
Representation: 1

The following issues were raised in representations:

- Concerns that the height of the proposed roof would block light into garden to No. 65.
- Concerns about proposed foundations will damage adjoining foundations, back garden and new fencing. (Officer note: This is not a material planning consideration. Matters relating to foundation design and potential damage are managed by legislation including the Building Regulations 2010 and the Party Wall Act 1996.

4. REASONS FOR GRANTING PERMISSION

This is an application for the construction of an extension to the rear at ground floor.

The application site is a two storey semi-detached dwelling with roof extensions to the front and rear. The house has been divided into three self-contained flats. The application specifically pertains to Flat A on the ground floor level. The site is located on the southern side of Cecile Park between Womersley Road and Gladwell Road. The site is located within Crouch End Conservation Area, but is not within the vicinity of a listed building.

The planning history of the site has been taken into account when coming to this decision:

- OLD/1973/0189 – Conversion into 3 self-contained flats – Approved with conditions 18/9/1973.
- HGY/1997/1485 – Erection of single storey extension to facilitate kitchen extension 11/11/1997.

Flat A, as existing, comprises one bedroom, a living room and a kitchen/dining room. The proposed extension would house a new living room, with the existing living room to be converted into a second bedroom.

The proposal is for a rear extension 3m deep, spanning a width to match the existing width of the host building. There is a 0.6m gap between the side boundary and the flank wall of the rear extension, which maintains aligns with the existing flank wall at the front of the house. The rear extension forms a side courtyard on the eastern side. The extension has a pitched roof, with a ridge height of 2.8m at the existing rear façade. The roof pitches down to the rear and sides of the extension, with a flank wall height of 2.467m.

The proposed scale, footprint, design and siting of the rear extension maintains the legibility of the existing rear façade and two storey outrigger of the host building. Its height is subordinate to the first floor window cills of the semi-detached pair at Nos. 65 & 67. The setbacks from the eastern side boundary also assist in producing a sympathetic building mass that corresponds to the building pattern on the street. Furthermore, the proposed 3m deep projection and footprint is subservient to the existing footprints of the semi-detached dwelling row within the street. It would not dominate the site or neighbouring properties. The contemporary design can be read as a new addition, which compliments the host building. The proposed lightweight appearance, arising from timber framed glazing of the rear façade, assists in its reading as a subservient structure.

The design and siting of the proposed rear extension would not have an adverse impact upon the streetscene and conservation area. Its massing is largely screened from public view from Womersley Road by the existing outrigger and garage structures at No. 65, with the aid of established vegetation.

The proposed rear extension would not appear overbearing when viewed from neighbouring properties, by virtue of its modest flank wall height of 2.467m. Nor would the extension have an adverse overshadowing impact upon neighbouring properties. The site and adjoining properties benefit from a southern orientation for their rear windows and gardens. The submitted plans

demonstrate that based on a 45 degree analysis in both plan and elevation, there would not be adverse overshadowing impact upon adjoining glazing at No. 65. There would not be any privacy impact arising from single storey extension.

The proposed development is in general accordance with Policies DM1, DM9 & DM12 of the Development Management, Development Plan Document 2017, Policies SP11 & SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

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 PLANNING 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 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: 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: 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 his ownership.