



Officer Report

Application Number:	HGY/2024/0566
Application Type:	Full planning permission
Address:	Flats 3 and 4, 30 Church Crescent, Hornsey, LONDON, N10 3NE
Proposal:	Removal and replacement of existing conservatory construction at first floor level. Removal and replacement of ground floor single storey rear extension, with masonry to match the existing building.
Case Officer:	Josh Parker
Valid Date:	04/03/2024
Applicant:	D&J London Property Ltd
Agent:	Mr Val Flemming

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The application site contains a three-storey Victorian end of terrace dwellinghouse situated on the eastern side of Church Crescent, N10. The surrounding area is characterised by large semi-detached Edwardian properties and terraces.

The area is characterised by other residential properties with a level of uniformity on the street scene and modifications/additions to their rear of varying scale and design. The building is currently in use as flats with the proposal relating to flat nos. 3 & 4.

The site is located in the Muswell Hill conservation area, but does not fall within the curtilage of a listed building.

PROPOSED DEVELOPMENT

The applicant is proposing the following works to the dwelling:

Removal and replacement of existing conservatory construction at first floor level with a solid roof design to match the main house. Removal and replacement of ground floor timber construction with masonry to match existing to the rear.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

All existing planning applications have been considered for this application.

The planning history of the site has been taken into account when coming to this decision, which includes previous grants of consent for the structures as proposed. The proposal therefore essentially seeks to renew these consents.

CONSULTATION

LBH conservation – No comments received.

LOCAL REPRESENTATIONS

The application has been publicised by the way of letters, press 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:

Objections:0

Support:0

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance of Muswell Hill conservation area,
2. Impact on neighbouring amenity

Design and Appearance Comments:

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. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

The applicant wishes to rationalise the internal layouts by replacing the glazing materials of the existing conservatory and replacing them with timber insulated composite panels with a hipped roof to have clay tiles to match the existing. All works would be to the rear and would not be visible from the public realm. The building envelope/proportions would largely remain the same as the existing as currently extended, and therefore would be subordinate to the host building.

Materials selected to upgrade the conservatory consist of composite panels and red plain clay tiles for the roof. Furthermore, there are also works proposed to replace the part timber structure of flat 3 with brickwork to match the existing. A condition will be imposed to ensure all materials/finishes are matching and sympathetic to the host building and beyond.

Subject to compliance with conditions, the proposed works to flats 3 & 4 of 30 Church Crescent would preserve the character and appearance of the host building and the wider Muswell Hill conservation area. The proposal is therefore acceptable with regards to design and heritage considerations.

Amenity Comments

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 rear works would be of a height and depth that would not result in an unacceptable loss of light, outlook or sense of enclosure to be encountered by neighbouring residential occupants. As mentioned earlier, the proportions largely remain the same as the existing structures they would replace. The works in terms of privacy would be improved for the neighbours as three quarters of the first floor side elevation to the proposed extension would be occupied by composite panels.

Taking the above into consideration, the proposal is acceptable with regards to amenity impact considerations.

Conclusion

The proposal is considered to preserve the character and appearance of the conservation area and would not result in an unacceptable impact on neighbouring amenity. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

CIL

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

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: 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.