



Officer Report

Application Number:	HGY/2023/2894
Application Type:	Approval of details reserved by a condition
Address:	16 Highgate Avenue, Hornsey, London, N6 5SB
Proposal:	Approval of details pursuant to conditions 4 (stained glass details) and 5 (gate details) attached to planning permission HGY/2023/1626.
Case Officer:	Eunice Huang
Valid Date:	26/10/2023
Applicant:	Mrs Emily Naheta
Agent:	Mr Madigan

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2023/1626 – Variation of condition 2 (approved plans) attached to planning permission HGY/2022/2184 to amend the approved scheme to revise the conservatory design, front porch and front stairs, and remove roof lanterns and solar panels. – Approved with conditions – 12/09/2023.

HGY/2022/2184 – Proposed refurbishment and extension of existing dwellinghouse to include: demolition of existing conservatory and rear garage, erection of single storey rear extension, erection of single storey side extension at lower ground floor level, installation of two new front dormers to replace existing dormer, installation of side dormer, addition of replacement front porch, replacement windows, insertion of new roof lantern, installation of solar panels and other external alterations. Installation of air source heat pumps with acoustic screens in rear garden. Alterations to front to include: erection of gates with raised piers and installation of metal balustrade along front steps. – Approved with conditions – 10/02/2023.

2. CONSULTATION RESPONSE

LBH Conservation

The stained glass details and colour scheme is acceptable. The pattern of the stained glass is typical of the inter-war period. The details for the electric gate and pier are also acceptable.

3. LOCAL REPRESENTATIONS

The following issues were raised in representations from Highgate Conservation Area Advisory Committee:

- The illustrations of glass patterns look promising but there is no overall impression of what the house will look like when these elements are combined in the various panels and windows. We would like to see the designs for the porch and front door glass combined, which bring all these elements together in their final proposed form. *(Officer note: Further stained glass design details were submitted by agent, which are considered satisfactory)*
- We also wonder about the technical design of the retracting gate given the height of the gate and slope of the road. Presumably there will be a safety mechanism to ensure that all parts of the gate are properly closed before it slides into its housing, and some way of preventing the build up of earth and leaves inside. *(Officer note: The proposed gate design details are considered satisfactory in terms of its appearance, as per the intent of the condition)*

4. ANALYSIS/ASSESSMENT

Condition 4 reads:

4. Prior to installation of any new/replacement windows or doors, details and specifications for any proposed stained glass shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be implemented in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of the Highgate Conservation Area is preserved, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 & DM12 of The Development Management DPD (2017).

Assessment

The applicant has submitted details in response to Condition 4 including a colour scheme, textures and design for the different stained glass windows across the development. The agent has clarified that the stained glass for W101 (to front study on first floor level) is for the top pane only. The stained glass for W202 (to stairwell) on the second floor level, southern side elevation, applies to the whole arched window.

No objections have been raised by Council's Senior Conservation Officer. The details are thus considered acceptable for the purposes of discharging Condition 4.

Condition 5 reads:

Prior to installation of the electric sliding gates and the brick pier at the front of the site, detailed drawings and a specification of the proposed electric gate and pier shall be submitted to and approved in writing by the Local Planning Authority. The drawing shall include: design details, materials and finishes. Thereafter, the works shall be implemented in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of the Highgate Conservation Area is preserved, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 & DM12 of The Development Management DPD (2017).

Assessment

The applicant has submitted detailed drawings in response to Condition 5. The pier would be composed of blue/black bricks.

A separate application has also been lodged for the approval of material details pursuant to Condition 3, which includes a schedule of samples for the blue/black bricks and black metal railings.

No objections have been raised by Council's Senior Conservation Officer. The details are thus considered acceptable for the purposes of discharging Condition 5.

4. RECOMMENDATION

GRANT DISCHARGE CONDITION