



Officer Report

Application Number:	HGY/2023/3297
Application Type:	Full planning permission
Address:	89 Stapleton Hall Road, Hornsey, London, N4 4RH
Proposal:	Conversion of HMO (Sui Generis) into single dwellinghouse (Class C3(a)), two rear dormers for a loft extension, rear ground floor extension, new and replacement doors and windows, new rooflights, replacement of roof tiles, removal of render on the front facade to expose the existing brick, and landscape works including new bin enclosure and bike shed.
Case Officer:	Eunice Huang
Valid Date:	04/01/2024
Applicant:	Mr and Mrs Tom and Rebecca King
Agent:	Lucia Pflucker

RECOMMENDATION

Approve with Conditions

CONSULTATION RESPONSE

LBH Conservation

Thank you for obtaining revised plans, which have reduced the alterations to the front. The number of rooflights to the front is unideal, as is the opening of the front boundary treatment, however the replacement door and removal of the inappropriate render (if successful) would help restore some of the buildings original features. Accordingly, I would be happy to support the application in its current form subject to conditions:

- Details of the proposed external materials, including works required to make good of the underlying brickwork.
- Details of the proposed windows and doors to the front elevation including details of materials and finish and details at a scale of 1:10 or 1:20 of the proposed including the cills, reveals, jambs, lintels and glazing bars, have been submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

I would also recommend an informative for window and doors to front elevation should look to match the joinery details seen in the 2022 photos of No. 91, adjacent, and another one for a natural slate roof.

LOCAL REPRESENTATIONS

The application has been publicised by way of letters, site notice and press advert. One representation was received, raising the following matters:

- Support the change from HMO into a family home.
- Concern about front dormer within conservation area, and its size and shape. (*Officer note: Amended plans received 24/04/24 have deleted the front dormer proposal. Instead three velux rooflights are proposed on the front roof plane*).
- Object to appearance of Velux/Rooflight to pyramid roof. (*Officer note: The rooflight has been deleted from the pyramid roof in amended plans received 24/04/24*).
- Concern about appearance of bin storage exposed to the street. (*Officer note: The refuse storage has been revised so that bins are not exposed to street in amended plans received 24/04/24*).

REASONS FOR GRANTING PERMISSION

The proposal is for conversion of HMO (Sui Generis) into single dwellinghouse (Class C3(a)), two rear dormers for a loft extension, rear ground floor extension, new and replacement doors and windows, new rooflights, replacement of roof tiles, removal of render on the front facade to expose the existing brick, and landscape works including new bin enclosure and bike shed.

The application site is occupied by a two storey, mid-terrace house, situated on the western side of Stapleton Hall Road, between Albany Road to the west and Oakfield Road to the east. The setting is residential in character, within Stroud Green Conservation Area.

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

- OLD/1984/1492 Shared house for 6 persons plus housekeepers flat – Approved with conditions 03/4/1984.

The change of use from an HMO (Class 4) into a single dwellinghouse (Class C3) is permitted development pursuant to Schedule 2, Part 3, Class L of The Town and Country Planning (General Permitted Development) (England) Order 2015. However, the previous use, accommodating 7 persons within a HMO, would be a considered a Sui Generis use.

The proposed conversion into a single dwellinghouse is consistent with Policy DM11 Housing Mix, Policy DM16 Residential Conversions and Policy DM17 Houses in Multiple Occupation. The proposal would increase the stock of family housing to meet housing needs within the borough. The principle of the development is therefore acceptable.

Two rear dormers are proposed for a loft extension. Both dormers have a height of 2.54m and depth of 4.14m. The dormer on the eastern (left) side of the roof has a width of 2.35m. The dormer on the western (right) side of the roof has a width of 3.30m. The dormers are set down approximately 0.2m from the existing ridge and set in 0.2m from the eaves. The placement and proportions of the two dormers on the roof plane respond to the existing rear window configuration of the first floor below. The proposed size and volume of the dormers are subservient to the host building.

Dormer additions are present along the rear façade of properties on this side of Stapleton Hall Road. This includes Nos. 97 and 99 which have been developed with two dormers to the rear. There is some visibility of the upper rear façade of the site from the perpendicular road of Albany Road. However, the proposed dormers would be set behind adjacent and neighbouring dormers and outriggers. Furthermore, there is an approved development at the rear of No. 83 Stapleton Hall Road (corner site), which has not been constructed, but would reduce views of the site.

The primary form of the rear ground floor extension is 3.5m deep and 3.5m high, spanning a width of 8.58m from the western side boundary. A secondary rear ground floor extension has a depth of 1.8m and a height of 2.86m, spanning a width of 1.85m between the primary rear extension and the eastern side boundary. The proposed volume and form of the rear extension respond to the architectural form and features of the host building. The proposed footprint, scale and design of the rear extension is subordinate to the host building and does not dominate the rear façade or neighbouring properties. The proportions of the rear extension are also subservient to the size of the rear garden.

There is a range of outrigger forms and rear extensions present at the rear of properties on this side of Stapleton Hall Road. The west-adjointing property at No. 87 has an outrigger and side extension to the boundary, extending beyond the proposed rear extension. The east-adjointing property at No. 91 has a rear extension, estimated to be 3m deep. The proposed rear extension would not be visible from the street.

The replacement door and removal of the inappropriate render would help restore some of the building's original features. The addition of three front rooflights and proposed front boundary changes would therefore be considered acceptable on balance. It is noted that the neighbouring properties, including No. 87, have a similar arrangement of three rooflights on the front roof plane. It is also accepted that the proposed placement of bin storage and cycle storage is practical and logical. Proposed green roofs above both the bin storage and cycle storage would soften their appearance. Conditions will be attached requiring further details of external materials and proposed window/door details.

The proposed additions would not appear overbearing when viewed from neighbouring properties. Nor would the extension have an adverse overshadowing impact upon neighbouring properties. The site and adjoining properties have a northern orientation for their rear windows and gardens. The existing buildings thus cast shadows towards the rear gardens. In this context, there would not be significant additional overshadowing compared to existing impact. The rear extension adjacent to the eastern boundary is stepped down in height and recessed to mitigate impact upon No. 91. On the other side, the proposed rear extension is adjoined by the longer flank wall of No. 87. In relation to privacy impact, there is an existing degree of overlooking and cross-viewing available from existing windows of the subject site and neighbouring properties, including neighbouring dormer windows. The proposal therefore would not have a material adverse overlooking impact in this context.

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.

CIL APPLICABLE

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

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 Prior to commencement of the development hereby approved, details of all proposed external finishes and materials, including works required to make good of the underlying brickwork, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a schedule of the exact product references or other satisfactory details.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of the Stroud Green 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).

- 4 Prior to commencement of the development hereby approved, details of the proposed windows and doors to the front elevation including details of materials and finish, and details at a scale of 1:10 or 1:20 of the proposed, including the cills, reveals, jambs, lintels and glazing bars, shall be submitted to and agreed in writing by the Local Planning Authority. The work shall then be carried out in accordance with those details.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of the Stroud Green 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).

- 5 The proposed rooflight(s) hereby approved shall be 'Conservation style', flush with the roof plane in which they are installed, and shall be maintained as such for the lifespan of the development.

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

Informatives:

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.

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.

INFORMATIVE: Windows and doors

Window and doors to front elevation should look to match the joinery details seen in the 2022 photos of No. 91, adjacent.

INFORMATIVE: Roof

The proposed roofing material should be natural slate.