



Officer Report

Application Number:	HGY/2024/0746
Application Type:	Householder planning permission
Address:	10A Tile Kiln Lane, Hornsey, London, N6 5LG
Proposal:	Proposed 1.8m deep rear extension to the loft level floor space and minor alterations to the roof.
Case Officer:	Roland Sheldon
Valid Date:	18/03/2024
Applicant:	Mrs Katherine Lamb
Agent:	Mrs Cheryl Farrow

RECOMMENDATION

Approve with Conditions

1. Site and Surroundings

The application site is located on Tile Kiln Lane, a narrow pedestrian passageway linking Winchester Road to the north through to Hornsey Lane to the south. The site is within Highgate Conservation Area. The site is visible from the nearby Grade II listed Archway Bridge (Hornsey Lane). Development along Tile Kiln Lane is on the eastern side only, with a variety of modern developments. The 2013 Highgate Conservation Area Character Appraisal and Management Plan notes that they are of quality contemporary design.

The application building itself is a detached contemporary property which forms part of several new-build dwelling houses along the central part of Tile Kiln Lane. It is located just north of a terraced group of dwellings. Neighbouring no. 4 is located to the immediate south, with a rear building line extending slightly deeper. No.9, a similar contemporary detached dwelling house, lies to the north with a much greater gap between these properties provided by a parking area in between.

The site like others on the lane has a rear garden which projects into the steep embankment separating such sites from Archway Road. The rear elevation of the house responds to this with a raised terrace level with its ground floor across its width, matching the depth of No.4's rear building line. The garden below/beyond is landscaped over multiple levels with stepped access down to the more level areas of the garden at its rear.

2. The Proposal

The proposal seeks to erect a 1.8m deep rear extension to the loft level floor space with associated minor alterations to the roof.

3. Relevant Planning and Enforcement history

The planning history in relation to the site is as follows.

10a Tile Kiln Lane, N6

HGY/2021/0098: Erection of lower ground floor and ground floor rear extensions and ground floor side extension; erection of loft level extension with associated rear elevation and roof alterations; alterations to first floor rear elevation windows; associated alterations to rear garden and access steps and insertion of replacement access gate (AMENDED PLANS) - 31/3/2021

Water Board Cottage, Tile Kiln Lane, London, N6 5LG, London

HGY/2008/2350: Retention and extension of existing property to provide 2 x three bed semi detached houses and erection of 2 x 3 bed detached houses, 4 car parking spaces with associated landscaping. (RECONSULTING DUE TO AMENDED ADDRESS, DESCRIPTION & PLANS) – Approved 19/03/2009

HGY/2007/0529: Demolition of existing house. Erection of two (low energy) buildings, three storeys in height with additional basement for eight car parking spaces, and cycle parking. Each building to contain 2 x 2 bedroom flats and 2 x3 bedroom maisonettes – Refused 27/04/2007

4. CONSULTATION RESPONSE

a. The following were consulted on the planning application:

Internal

- LBH Conservation: No comments received.

External

- Highgate CAAC
- Highgate Neighbourhood Forum
- Highgate Conservation Area Advisory Committee:

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site, a notice placed in the local press, and letters sent to neighbouring occupants. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objecting: 0
Supporting: 0
Neither: 0

The following local groups/societies made representations:

Highgate CAAC: Some of the screen planting that existed at the rear end of the garden has since been removed, as is also the case with other properties between 7-10 Tile Kiln Lane. A condition should be imposed on the development that requires the planting of screening trees to be planted. The proposal will bring the roof forward and alter the continuity between houses 7-10 as seen from Archway Road and Hornsey Lane.

5 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and heritage and
2. Impact on neighbouring amenity.

Design & Heritage

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.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

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. 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 proposal subject to this application involves a partial infill of the existing recessed roof terrace with associated canopy above. A similar feature was previously approved under planning reference HGY/2021/0098.

The previously approved scheme saw the existing roof terrace reduced in depth by 1.2 metres to provide more living space for the loft bedroom. In design terms, the main visually noticeable changes that would result from this would be the introduction of a 1.5 metre depth roof canopy projection, and a reduction in the roof terrace depth from 3.25 metres to 1.45 metres. The rear face of the recessed loft elevation would again be treated with full-length glazing of a similar design to the existing, but a slightly reduced width of expanse. The materials will be an exact match of the existing rear facing materials according to the design and access statement.

Visibility of this group of properties is limited. Views of the development to the north from Archway Road would be restricted given the oblique angle from which the property is viewed from street level looking upwards, particularly during the summer months due to foliage cover, although it is accepted that there are clearer views from the south of the site on Archway Road. There is limited visibility available of the property from the adjacent Archway Bridge. The comments of the Highgate CAAC have been taken into consideration of the application, in suggesting that a condition is imposed requiring screen tree planting is placed within the rear garden of the site as part of the development. Given the significantly steep sloping nature of the site and that the extension would be located at roof level, any screen planting would need to be of significant height to have any impact on visibility of the development. Furthermore, Whilst there are some clear vantage points from which the rear elevation is visible, the alterations would not unduly harm the

composition of this group of dwellings and would largely respect the scale, form and character of the original building. The development would have not harm the setting of the nearby Grade II listed Archway Bridge.

Taking the above into consideration, the proposal would be acceptable in design terms and would preserve the character and appearance of the Highgate Conservation Area, respecting the setting and value of all nearby heritage assets.

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. Policy DH3 of the HNP also states that proposals should not harm the amenity of adjacent properties.

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 external alterations are very minor in terms of scale and projection. The positioning, bulk, scale and massing of the proposed infilling of part of the roof and canopy would not result in any unacceptable loss of light, outlook or create a visually overbearing impact on neighbouring residential occupants. As such, the proposal is acceptable with regards to amenity impact considerations.

Conclusion

The proposed extensions and alterations to the roof form of the dwelling are considered acceptable in design terms, in terms of the appearance of the dwelling and in relation to the adjacent dwellings and the character and appearance to this part of the conservation area, leaving it preserved. The extensions and alterations would also not affect the amenities of adjoining neighbours.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

6. CIL APPLICABLE

The additional floorspace is less than 100 square metres and as such is not liable for CIL.

7. RECOMMENDATION

GRANT PERMISSION subject to conditions

Subject to the following 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 unless otherwise stated on the plans hereby approved.

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: 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.