



Officer Report

Application Number:	HGY/2023/2761
Application Type:	Householder planning permission
Address:	2 Broughton Gardens, Hornsey, London, N6 5RS
Proposal:	Addition of rear single-storey extension, front second floor extension, and external alterations to existing house.
Case Officer:	Eunice Huang
Valid Date:	06/11/2023
Applicant:	Mr Neville Billimoria
Agent:	Mr Richard De Boise

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

The application is for the addition of a rear single-storey extension, front second floor extension, and external alterations to existing house. In the original plans, the proposed front second floor extension would have been flush with the existing front façade of the lower levels.

Revised plans were received 19 April 2024, with the following changes:

- Front second floor extension is amended so that is recessed 0.9m behind the first floor façade.
- Changes to solar panel and plant equipment layout on roof.

Site and Surroundings

The application site is a three-storey semi-detached dwelling house in a residential close. The second floor level occupies the rear portion of the dwelling footprint, with a terrace at the front. The site is located within Crouch End Conservation Area. It is not within the curtilage of a listed building.

Relevant Planning and Enforcement History

The planning history of the site has been taken into account when coming to this decision. Recent applications include the following:

- HGY/2004/0878 - Relocation of existing internal water tank to flat roof of property. - Approved with Conditions - 17/5/2004.
- OLD/1957/0075 - Additional room on roof of dwelling house - Approved with Conditions - 23/1/1957

CONSULTATION RESPONSE

LBH Conservation

2 Broughton Gardens lies within the Crouch End Conservation Area. Broughton Gardens is part of a 1930s development built in the Moderne/International style that also includes Nos. 44-48 and 50-54 on Shepherds Hill. The building is considered to positively contribute to the significance of the Crouch End Conservation Area as the building has interest as an example from this period.

The proposed ground floor extension is acceptable.

There is an objection to the proposed 2nd floor front extension, which would have a considerable impact on the original design of the building, remove the horizontal emphasis of the building and unbalance the semi-detached pair. This would be considered to cause some harm to the significance of the Conservation Area as it would diminish the appreciation of the original design and its interest as a development of this period and style.

There is also an objection against the proposed metal coping detail and proposed rendering of the building.

There is no in principle objection to the replacement of the windows and doors as the existing are uVPC in a non-original style. However, there is an opportunity to turn the windows and doors to the original design, which contribute to the horizontality to the building.

There is a concern that the proposed roof plant and solar panels would be visible from the street, creating a visually cluttered roofline which would be detrimental to the Conservation Area.

Considerable amendments are required, including:

- Any 2nd floor extension should be at the building line and height as at No. 1 adjacent so that it is set back from the front wall and the original two storey element remains visible, as well as the symmetry of the pair.
- The exterior is not completely rendered and the brickwork and tiling remain exposed.
- Retrofitting is supported in principle, however this needs to be undertaken in a sympathetic manner and there are a variety of ways which this could be achieved.
- The proposed PV panels and air conditioning units should be placed to not be visible from the streetscene.
- The proposed rear GF extension could provide a more hidden location for some of the larger/taller plant.

- Assessing views would help determine suitable locations.

LBH Arboriculture

No objections. Much of the Arboricultural Report and Arboricultural Impact Assessment (AIA) is concurred with, including the tree quality category classification. Providing all the findings from the survey are conditioned including additional drawing for the Tree Protection Plan and Arboricultural Method Statement, there are no objections.

LOCAL REPRESENTATIONS

The application has been publicised by way of letters, site notice and press advert. No representations were received.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and impact on the character and appearance of the conservation area.
2. Impact on neighbouring amenity.

Design and impact on the character and appearance of the conservation area

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. 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. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The proposed ground floor rear extension spans a width of 9.1m to match the existing dwelling. Its rear façade is staggered – on the southern side, the elevation has a depth of 4.69m. On the northern side, the rear façade is recessed and the extension has a depth of 3.39m. The extension has a flat roof with a height of 3.6m. The proposed design and volume of the extension is sympathetic to the architectural form of the host building. Its

proposed footprint, scale and form 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.

The rear of the properties within the cul-de-sac do not possess a distinctive rhythm in massing and hold less value within the conservation area than the front facades. The south-adjointing property at No. 3 has a rear extension approximately 3.4m deep. The north-adjointing property does not have a rear extension. The proposed rear extension will not be visible from the street.

The proposed second floor extension infills the front terrace, albeit retaining a 900mm deep front balcony. This second floor extension scheme has undergone a revision since the original plans, in response to the Conservation consultation comments which highlighted concerns about an extension that is flush with the existing front façade. The proposal, as amended, would maintain the legibility of the original two storey element. Horizontal emphasis would also be maintained through the recessing of the upper floor and retention of front balconies and balustrading.

In respect to concerns about the symmetry of the pair, the agent submitted justification for the proposed change to the appearance, citing precedents of second floor additions along Broughton Gardens in which the symmetry of pairs were altered. Specifically, the justification notes that: *“A second floor front extension has been approved and built at no. 9, causing a difference in height and built form between it and its neighbour at no. 8. The proposed development at no. 2 is no different to what already exists at no. 9, and would mirror an existing relationship on the opposite side of the road. Second floor front extensions have also been built at neighbouring nos. 3 & 4 Broughton Gardens. Additionally, the semi-detached pair of nos. 6 & 7 Broughton Gardens both have second floor extensions with different depths and heights.”* Most of the houses in this street have been subject to alterations and additions at the front elevation. In this context, the form and volume of the second floor extension is acceptable.

Additionally, the proposed rendering of the dwelling would be consistent with all other dwellings in the cul-de-sac. There are differences in the depth of render applied between pairs within the street; thus minor differences between the render of the application site and No. 1 would be acceptable. It is acknowledged that a rationale for the proposed render is to improve thermal insulation of the existing brickwork walls.

The arrangement of photovoltaic panels and air-conditioning units, as revised, would not be visible from the street, as demonstrated in a sightline study on the section drawings. The photovoltaic panels have been lowered in angle to reduce visibility.

The altered appearance of the dwellinghouse would have an acceptable impact within the conservation area. As noted above, extensive alterations have been made to the appearance of all other dwellings within Broughton Gardens, including second floor extensions and full rendering of facades. The proposal, as revised, nonetheless would allow an appreciation of the original design, through enabling legibility of the two storey form and its horizontal emphasis, maintaining its significance. This is achieved through the form and siting of the second floor extension. In this case, the proposed rendering and new windows would not detract from a reading of the original form or from the street

scene. Thus, the proposal is consistent with Section 72 (1) of the of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires the Local Authority to pay special attention to the desirability of preserving the character and appearance of conservation areas.

The quality of the proposed materials and their detailing will be integral to the overall success of the scheme, in terms of the scheme's visual appearance, its relationship with the surrounding streetscape character, and the expression of the building's massing and architectural composition. Conditions are being imposed to secure such detail.

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. 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 proposed ground floor and second floor extension would not appear overbearing when viewed from neighbouring properties. The form and volume of the extensions are in keeping with the front and rear additions to the dwellinghouses within the cul-de-sac.

Nor would the extensions have an adverse overshadowing impact upon neighbouring properties. The second floor extension would not have a significant overshadowing impact on the front second-floor glazing of No. 1 to the north. As for the ground floor extension – this rear extension is staggered with a reduced depth on the northern side, reducing shadow impacts upon the rear glazing of No. 1. Based on a 45 degree test in both plan and elevation, the shadow effects would not be significant on the west-facing windows. Due to the orientation of the lots and development, the shadow impact would occur in the afternoon hours.

In relation to privacy impact, the second floor and ground extension, and the new windows, would not enable additional significant views compared to existing. The proposal therefore would not have a material adverse overlooking impact in this context.

A condition is recommended requiring further details of the proposed air-conditioning, including an assessment of their noise impact, to be submitted and approved by the LPA, in order to ensure they have an acceptable impact on neighbouring amenity.

Conclusion

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, 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 Crouch End 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 the commencement of the development hereby approved, a Tree Protection Plan and Arboricultural Method Statement, including details for the protection of retained trees and position of protective fencing in accordance with BS 5837:2012, shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in strict accordance with the approved details.

Reason: In order to ensure the safety and wellbeing of the trees close to the development during constructional works that are to remain after works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 5 Prior to installation, further details of the air-conditioning units, including an assessment of their noise impact, shall be submitted to and approved in writing by the Local Planning Authority. The air-conditioning units shall be installed and thereafter operated and maintained in accordance with the approved details.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 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: 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.