



Officer Report

Application Number:	HGY/2024/0065
Application Type:	Householder planning permission
Address:	1 Rose Place, The Broadway, Hornsey, London, N8 9SU
Proposal:	Erection of roof extension to existing single-dwelling-house (amended description).
Case Officer:	Nathan Keyte
Valid Date:	09/01/2024
Applicant:	Mr Mark Fitzpatrick
Agent:	Mr Amir Aramfar

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The subject property at 1 Rose Place is a 2-storey dwelling that is nestled into a confined plot just beyond the rears of terraces that face The Broadway and Weston Park within the Crouch End Town Centre. It also falls within the Crouch End Conservation Area (CA), which has a suburban residential character and a vibrant shopping and commercial area at its core. A high brick wall defines the northern boundary of the site, and which is visible from Weston Park.

A visit was conducted to view the property from the street on 12.02.2024.

PROPOSED DEVELOPMENT

The applicant is proposing works to extend the roof to create an additional bedroom with dormer. The sloped roof of the current building will be modified to accommodate the loft extension.

The design of the proposed development has been revised since submission to remove a proposed external terrace.

Site History

HGY/2019/2992

Address: 1, Rose Place, The Broadway, London, N8 9SU

Proposal: Erection of roof extension to existing single-dwelling-house (Class use C3),

Decision Date: 9 January 2020

Decision: Withdrawn

HGY/2022/1760

Address: 1, Rose Place, The Broadway, London, N8 9SU

Proposal: Erection of roof extension to existing single-dwelling-house with rear inset terrace,

Decision Date: 18 November 2022

Decision: Refuse. Appealed, and dismissed.

CONSULTATION

Crouch End Neighbourhood Forum – no response.

LBH Conservation Officer – no response.

LOCAL REPRESENTATIONS

The application has been publicised by the way of letters and public notices. One objection was received, relating to the diminishing of light levels that their flat would receive due to the extension.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

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

Background

The current scheme follows a dismissed appeal for the same site following the refusal of a planning application for an additional storey. The reasons for the dismissal related to impacts on the character and appearance of the area resulting from the increase in height of the northern brick wall. The inspector noted no other objection or harm to the conservation area other than in reference to the extension of the brick wall. In particular, no harm was identified or raised regarding the visibility of roof above the wall.

The Inspector concluded also that the proposal would not have unacceptable impacts on the living conditions of surrounding neighbours/ occupiers. The extension would not be significantly closer to the back of the adjacent properties and the eaves level of the finished building would remain relatively low. The appeal scheme was considered to not be so imposing as to feel oppressive nor unduly heighten a sense of enclosure of the occupiers of nos. 42-44 The Broadway and the flats within Hubert House.

The revised application now retains the height of the northern brick wall. There were however a number of anomalies and differences noted between the appeal scheme and the revised scheme currently being considered. These included inaccuracies of the original appeal scheme plans which the agent notes as follows:

- The clearest anomaly is that on Appeal Drawings is the dimension of external ground to gutter level scales as approx. 3.6m. Our site measurement and drawing is 3021mm.
- Proportions of the existing site were drawn incorrectly – now corrected
- Proportion of surrounding buildings were incorrect and details missing – now corrected
- Due to the incorrect proportions the Appeal Drawings incorrectly located the position of the rear first floor windows of no.44 The Broadway. The correct higher positioning is now shown on the plans. The current window heights are consistent with the 2019 withdrawn application (ref. HGY/2019/2992) prepared by Clements Porter.
- The positions of the window/elevation of the rear of 5 Weston Park was incorrect – the amended proportions have addressed this issue.

This has resulted in the proposed dormer now shown to project slightly forwards of the adjoining party wall shared with 5 Weston Park, whereas in the appeal scheme this was not to be projecting.

Notwithstanding the above, the majority of the inaccuracies/ anomalies are not considered to result in a material difference to what was considered by the Inspector. The footprint of the building remains the same, and this would have been viewed at the time of the Inspectors site visit. The comments from the Inspector relating to sense of enclosure therefore remain relevant.

The current assessment is therefore to focus on the material changes to the scheme, including the change in dormer relative to the adjoining properties, and to the brick wall.

Assessment

As noted above the scheme has been revised to omit changes to the northern brick wall, which will be retained as-is. While the degree of roof visible above the wall will still be visible, this was not an aspect of concern raised noted by the Inspector. The revised design therefore overcomes the previous reason for dismissal.

The agent has submitted a daylight sunlight report that assesses the impact of the development on the light levels of neighbouring properties. The report concludes that any change will be negligible.

The floor to ceiling heights in the proposed scheme have been noted to be changed, from being 2.5m to 51% being above 2.5m. The upper two floors are 2.2m and 2.3m in height. Noting the ceiling heights proposed and the application is not for a new dwelling, conversion or change of use, this is considered acceptable.

With regard to the proposed dormer projecting forwards of the adjoining party wall, the scale of the projection is minor and will not lead to adverse impacts of dominance or on daylight and sunlight of adjoining neighbours. Furthermore, due to oblique angle of the windows, in addition to existing overlooking from rear windows within the area, there will be negligible impact upon privacy of adjoining neighbours.

Therefore considering the above and the scope of consideration bound by the previous appeal decision, the proposed development will not result in harm to the Conservation Area and is considered to be acceptable as it relates to impacts upon neighbouring amenity.

The proposal is therefore consistent with Policies DM1, DM9 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also contrary to policies D4 and HC1 of the London Plan 2021 and the NPPF.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission.

CIL APPLICABLE

While multiple applications are noted as currently proposed for the subject site, the cumulative increase in internal floor area should all be approved does not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

Conclusion

The proposal is considered acceptable. 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.

RECOMMENDATION

The application is recommended for approval 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.

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: 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.

