



Officer Report

Application Number:	HGY/2024/0894
Application Type:	Householder planning permission
Address:	2 Coppetts Road, Hornsey, London, N10 1NN
Proposal:	Erection of a rear dormer roof extension with a Juliet balcony.
Case Officer:	Daniel Boama
Valid Date:	28/03/2024
Applicant:	4
Agent:	Mr James Walpole Building Design Co - Mr Robert C Walpole

RECOMMENDATION

Refuse

1. SITE DESCRIPTION

The application site is a two-storey mid-terraced dwellinghouse on the east side of Coppetts Road. The site falls within the Muswell Hill conservation area and contains a locally listed building. The site is near to the roundabout that connects Coppetts Road with Page's Lane to the southeast and Tetherdown to the south.

2. THE PROPOSAL

The proposed is for erection of a rear dormer roof extension with a Juliet balcony.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2024/0179 – Certificate of lawfulness for proposed use of a loft conversion with rear dormer inc. Juliet balcony. (AMENDED DESCRIPTION). Withdrawn on 14/3/2024.

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

- LBH Conservation Officer: There is no submitted heritage statement, and the application does not identify the building as locally listed, nor that it is located in the Muswell Hill Conservation Area and does not include a reference to the historic environment record, the minimum set out in paragraph 200 of the NPPF. There is no discussion on the significance of the Conservation Area or the non-designated heritage asset(s) nor the impact of the proposed works contrary to local plan policy DM9(b). There is an in principle objection to the proposed dormer. The roof for of the cottages remains relatively intact and is an important part of their C19 form. It also retains its natural slate

roof. The building is located in a prominent position, jutting out into the road and forms the corner of an irregular junction and its roof, and the proposed dormer would be highly visible. The proposed dormer would be a dominant addition and would greatly diminish the appreciation of the original built form, proportions and diminutive features of the terrace of cottages as a good illustration of a traditional building form which intermittently persisted into the C19. Aside from the in principle objection to the dormer, the proposed dormer is very large, occupying all of the roof space and would be a domineering and incongruous addition compared to the small scale cottages. It is unclear if the existing ridgeline/tiles would remain. The Juliette balcony is also an incongruous feature, and is out of keeping with the small scale features of the host building, adding to the prominence of the proposed addition. Overall the proposed dormer would be considered to cause a moderate level of harm to the significance of the locally listed cottages (1Page Lane and 2-4 Coppetts Road) and this would need to be considered in line with Policy DM9 and 209 of the National Planning Policy Framework (NPPF). The proposals would also be considered to cause some less than substantial harm to the significance of the Muswell Hill Conservation Area. As this is a designated heritage asset this should be considered in line with paragraphs 205, 206 and 208 of the NPPF as well as policy DM9.

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses 0

5. PLANNING CONSIDERATIONS

Design, character and heritage

London Plan policy H6 outlines that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings.

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

SP12 of the Local Plan requires proposals to ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment are preserved.

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 and 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 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, including roof extensions, 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.

No Heritage Statement was submitted with the application to assess the impact that the proposal would have on the site.

The property is located within the northern extension of Tetherdown beyond its junction with Pages Lane. As described in the Muswell Hill Conservation Area Character Appraisal (2008), this is known as Coppetts Road. Nos. 2 to 12 (even) Coppetts Road and Nos. 1 to 11 (odd) Page's Lane, together with Nos. 1 to 5 (consec.) Victoria Cottages, form a locally listed group of modest properties at the junction of Coppetts Road and Page's Lane.

The appraisal outlines that these properties were built early in the second half of the 19th Century, and pre-date much of the other development in the conservation area. They have slate hipped roofs except for Nos. 10 & 12 which have been replaced by concrete tiles. The windows are vertical sliding sashes with arched brick heads. Most of the terraced houses retain their original slender glazing bars that subdivide each sash into six panes.

The proposed roof extension would be to the rear of the property. It would be 4.5m wide and be 3.7m deep. The overall height of the proposed roof addition would be 2.1m, occupying most of the height of the roof, projecting up to the roof ridge.

It would be finished in plain clay tile materials that are annotated on plan to match those of the existing dwelling. The roof extension would accommodate 1 no. bedroom and an area of storage within the subject building.

The massing and overall scale of the proposed roof extension is considered excessive, occupying almost all of the rear roof plane of the host building. The extension would be highly visible from the public realm, given the visibility of the rear of the property from Pages Lane. The small terrace of properties has an almost unaltered roof scape (aside from some modest roof light additions) and retains the slate tile dual-pitch roof that contributes to the character of the 19th century cottages, that are locally listed. The introduction of any dormer addition would detract from the character and appearance of the locally listed dwelling and wider conservation area to some degree, but the scale of the dormer, occupying almost the entire rear roof plane of the dwelling, exacerbates this harm. The inclusion of the Juliet balcony with steel railings would be a further departure from the modest 19th century character and proportions of the cottage that would cause further harm to the locally listed building.

The extension would have a visually dominant appearance when viewed from the gap between Nos.1 and 3 Page's Lane. on Page's Lane, harming the local character and visual amenity of the Muswell Hill Conservation area. It would also have a harmful impact on the grouping of locally listed buildings to which the host building forms a part of.

As such, the proposal would fail to preserve or enhance the character and appearance of the conservation area and would unacceptably harm the character of the locally listed building. The proposal would be unacceptable in heritage terms.

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.

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 the amenity of neighbouring residents.

Whilst sizeable within the modest plot and in close proximity to adjoining neighbouring properties, the dormer extension is set within the existing roof profile and does not project above the ridge of the original roof. As such, the proposal would not result in an unacceptable loss of light, outlook or visually overbearing impact on neighbouring occupants. It would not result in an unacceptable or uncharacteristic form of overlooking of rear gardens of neighbouring properties.

6. CONCLUSION

The proposed development is not in accordance with policy H6 of the London Plan 2021, 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 does not accord with relevant parts of the NPPF.

The proposal is considered unacceptable with regards to design, character and heritage considerations. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above.

7. RECOMMENDATION

Refuse permission subject to the following reasons:

Refusal Reasons:

The proposed dormer, by virtue of its bulk, massing and poor design, including juliet balcony feature, would represent a visually discordant and unsympathetic addition that would fail to preserve or enhance the character and appearance of the Muswell Hill Conservation Area, and would have a harmful impact on the locally listed building. The development is contrary to policy H6 of the London Plan (2021), policies SP11 and SP12 of the Haringey Local Plan (2017), policies DM1, DM9 and DM12 of the Haringey Development Management DPD (2017) and relevant parts of the National Planning Policy Framework 2023.