

Officer's Opinion



Case Number	HGY/2023/1237
Type	Householder planning permission
Location	27 Cranmore Way, Hornsey, London, N10 3TP
Proposal	Enlargement of the rear opening and installation of new rear French doors and fixed windows. Replacement of the rear side doors and windows with a single window opening. Installation of a new rear window. Installation of a rear pergola and raising the rear patio to align with floor level of the kitchen and dining room (AMENDED DESCRIPTION).
Case Officer	Josh Parker
Review Date	
Applicant	Mr Tom Orange
Agent	

1. SITE AND SURROUNDING

The application site relates to 27 Cranmore Way in the Rookfield Estate Conservation Area. The property forms part of a distinctive enclave of terrace houses laid out in an open landscaped setting and designed in the domestic vernacular of Hampstead Garden Suburb and built from 1901 – 1915 by WJ Collins and sons.

Cranmore Way has two-storey terrace properties sitting behind low privet hedges, and has red facing brickwork walls, white painted traditional casement windows, plain clay tile gabled and hipped roofs, and tall brickwork chimneys.

The site falls within Rookfield Conservation Area. The conservation area is a predominantly residential area characterised by low density housing, communal open spaces and unadopted gated roads with grass verges and mature trees. An Article 4 direction covers the conservation area and specifically removes permitted development rights in respect of extensions, hard standings, boundary treatments and the painting of brickwork.

2. PROPOSED DEVELOPMENT

The applicant is for the following works:

- Retrospective consent for the enlargement of the rear opening and installation of new rear French doors and fixed windows;
- Replacement of the rear side doors and windows with a single window opening;
- Installation of a new rear window;
- Installation of a rear pergola and raising the rear patio to align with floor level of the kitchen and dining room.

3. SITE HISTORY AND ENFORCEMENT

The one historic planning consent for this site is noted.

HGY/2013/0701 - Alterations to existing lean-to wing to rear. Approved with conditions. 07/06/2013.

A site visit was also conducted on the 8th of August 2023 to the neighbouring address No. 29.

4. CONSULTATION

LBH conservation – No objection

4. LOCAL REPRESENTATIONS

The application has been publicised by the way of letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objections:1

Support :0

Objections summarised:

- Additional overlooking from elevated platform;
- Overshadowing created;
- Additions out of character;

Non planning considerations

- No consultation engaged by the neighbours;
- Party wall agreement.

5. 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, 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. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

The works, which are retrospective, in nature, have involved the enlargement of the rear ground opening by replacing a double door and two casement windows with double French doors and full height fixed windows which view the garden and provide access to the patio area outside the main living space to this dwelling.

The doors and windows respect the current casement style and are in wooden frames and have glazing bars and are painted white. The arch window will follow and respect the original Arts and Crafts arched openings found at the front and rear of properties throughout the Estate.

While the works here involve an element of change to the rear elevation, this is restricted to the ground floor, which is not openly visible from outside the site. The altered window openings here would still respect the hierarchy of the windows on the rear elevation. Seen in the context of some other alterations carried out to the rear elevation of this terrace at this level, such works would not harm the character and appearance of the conservation area, as such leaving it preserved.

In the Design & Access Statement it is explained that the patio area to this property is to be raised to mirror the height of patios on multiple neighbouring properties on Cranmore Way and the Rookfield Estate more widely. It is also explained that the height of the fence bordering No 29 will be increased to maintain privacy and to match the height of the fence on their boundary with No 31. On this specific point of increasing the height of fencing (other than a trellis as discussed further below) this is not included in this application, as typically increasing a fence does not require planning subject to a height limitation of 2m as measured.

The submission also explains that a modest pergola will be erected across the patio, creating shade and privacy, keeping the house cooler during the summer months.

As seen on site and as per photos provided it is noted that the patio space has been raised to the same height as the kitchen/dining room floor for ease of access and as well a small section next to the boundary with No 29 has been raised. From this raised section next to the boundary with No 29 there is a stepped route, descending into the garden, with such steps and associated retaining walls also new compared to the previous. An objection has been raised about the terrace being heightened and lengthened and appearing out of character.

While it is accepted the terrace area has been adapted in size, the extent of the changes are not significant. As per photos provided it is clearly shown that the terrace area and associated works, like the previous structure, contains planting beds. As such this planting serves to help to soften the appearance of this structure/ work at the back of this house. Equally it is noted that different properties within this terrace have carried out adaptations to the patios/ steps associated with these original houses.

Patios are a common feature at the backs of these houses and providing an area of level outdoor space is not unreasonable. The works here in terms of the height and extent of the patio area is considered acceptable and commensurate with this house and pattern of development in this terrace, with a garden of an acceptable size left beyond the patio, and as such this aspect of the works does not affect the character and appearance of the conservation area. Equally it is noted that different properties within this terrace have carried out adaptations to the patios areas/ steps associated with these original houses.

In relation to the works as discussed above the individual parts are considered acceptable and compatible in relation to this site, the pattern of development and the character and appearance to this part of the conservation area, leaving it preserved.

In reaching this decision considerable importance and weight has been given to preserving the character and appearance of the conservation area, in line with the statutory test.

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.

As noted above elevated patios are a common feature to the backs of these houses, with these of different sizes and configurations, with for example some patio areas created to the back of rear extensions. In terms of the adjoining properties No 25 has an elevated patio area. No 29 has a small patio area to the back of a conservatory extension, which sits away from the boundary with No 27.

To address concerns in respect of impact on No 29, whereas outlined above the patio area has been increased and the route of the steps providing access down into the garden moved closer to this boundary, a section of trellis above a current section of brick wall is to be installed, as secured by way of a planning condition. To the side of the new steps leading down into the garden some planters are also included in this raised patio structure.

As such the introduction of such a section of trellis as well as planting in the planter beds serve to minimise the possibility for overlooking of the elevated patio located to the back of the conservatory to No 29 as well as overlooking into the nearest rear facing window to this neighbouring property. As such it is viewed that there is no intrusive overlooking or loss of privacy to No 29.

In this case here the section of trellis would not cause a reduction of daylight/ sunlight to the nearest window to No 29 nor affect conditions of outlook, given the size of such a window and the distance and height of the trellis relative to this window.

Beyond the immediate sides to this elevated patio, it is accepted that when sitting or standing centrally on it, there are opportunities to look into the rear gardens of adjoining properties, however such views are to areas deeper within the adjoining gardens and are more oblique in nature. In the context of the original patio and degree of mutual overlooking that currently exists, this arrangement is not viewed to be intrusive or harmful to amenity. It is also noted that there are mature hedges and trees found along the boundaries with the respective adjoining gardens further serving to minimise opportunities for overlooking.

Given the above and mindful of the condition on the trellis screen to be imposed, the works here do not affect the amenity of adjoining/ neighbouring properties, as such in compliance with the policies outlined above. This equally applies in respect of the changes to the rear ground floor fenestration.

Conclusion

The proposed works are considered acceptable in the context of the application site and terrace in question and for the reasons explained above. The works do not harm the character and appearance of the conservation area or the amenity of neighbouring occupiers.

All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above.

6. CIL

No additional floorspace is being created as such N/A.

7. RECOMMENDATION

The application is recommended for approval subject to the following conditions.

1. The development shall be completed in accordance with the approved plans as listed above except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

2. Within 3 months of the consent hereby approved the trellis screen to a height of 0.83m above the section of current brick boundary wall separating Nos 27 & 29, as shown in the planning submission, shall be installed, and maintained thereafter in perpetuity unless otherwise agreed with the Local Planning Authority.

Reason: In order to safeguard the amenity of this neighbouring property 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.