



Officer Report

Application Number:	HGY/2024/0823
Application Type:	Full planning permission
Address:	Flat 2, 56 Claremont Road, Hornsey, London, N6 5BY
Proposal:	Demolition of existing single storey extension and construction of a single storey rear extension with flat roof with lantern.
Case Officer:	Roland Sheldon
Valid Date:	08/04/2024
Applicant:	Mr & Mrs Price
Agent:	Mr Richard Collin

1. Site and Surroundings

The subject site contains a lower-ground and ground floor flat within a detached three-storey late Victorian/early Edwardian building containing six self-contained flats, on the northern side of Claremont Road, N6. The site is located within Highgate Conservation Area.

2. The Proposal

The proposal seeks the demolition of an existing single storey extension and construction of a single storey rear extension with flat roof with lantern.

3. Relevant Planning and Enforcement history

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

56 Claremont Road, N6

OLD/1963/0108: Conversion into 6 self-contained flats – Approved 24/07/1963

OLD/1988/0242: 24/8/87 Erection of 2 single storey rear extensions and alterations to the roof in conjunction with refurbishment of existing flats – Approved 21/01/1988

Flat 2, 56 Claremont Road, N6

HGY/2024/0825: Replacement windows to front elevation from timber to uPVC, alterations to external opening (side elevation) – Pending determination

4. CONSULTATION RESPONSE

a. The following were consulted on the planning application:

Internal

- LBH Conservation:

5. 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: 3

Supporting: 2

Neither: 0

The following issues were raised in the public consultation that are material to the determination of the planning application:

- The extension is out of character with the rest of the building (flat roof and skylight)
- The height of the extension should preferably not exceed height of existing boundary fence

The following issues were raised in the public consultation are not material to the determination of the application:

- Complaint regarding works to a boundary fence at the rear of the site and alleged works in association with erection of an outbuilding

Officer comment: These works are separate from the proposed extension, but have been reported to the planning enforcement team for further investigation.

- The works would be liable to abide my terms of the Party Wall Act 1996

Officer comment: Boundary matters are a civil matter in which the Local Planning Authority cannot intervene.

- Inconsistencies in plans with regards to width, roof design and windows

Officer comment: It appears that the comments are a misunderstanding regarding the existing single storey rear extension of another ground floor flat within the building that is shown on the submitted plans.

The following local groups/societies made representations:

- Highgate Neighbourhood Forum: From reviewing aerial imagery, there appears to be a tree in close proximity to the site. A tree report should be submitted to assess the effect of the proposal on trees in vicinity of development.

5 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and heritage;
2. Impact on neighbouring amenity; &
3. Trees and landscaping.

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 host building currently benefits from a modest rear addition with chamfered side design, constructed in a similar light toned brick to the main rear elevation. The proposal seeks to remove this addition and replace it with a larger rear extension. The extension would have a depth of 4 metres and a height of 2.8 metres with a flat roof design. It would be externally clad in brick, with 3 full-length/height windows on its rear elevation. The scale, massing and design of the extension would respect, the scale, form and character of the host building. It is located to the rear of the property, is not visible from the public realm, and is isolated to ground floor level of a four-storey building.

It would not have any significant impact on the character and appearance of the building. A condition shall be imposed on the development that requires the extension to be built using external materials to match the existing building, to ensure a sensitive and satisfactory standard of design is achieved. Subject to compliance with this condition, the proposal would preserve the character and appearance of the host building and the Highgate Conservation Area, and would be acceptable with regards to design and heritage considerations.

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 submitted plans indicate that the extension would only marginally project above the existing fence height on the boundary shared with no. 58 Claremont Road. The extension would not project beyond any ground floor rear windows of the other ground floor flat within no. 56 Claremont Road.

The positioning, bulk, depth, height, scale and massing of the proposed extension in relation to neighbouring properties, would not result in any unacceptable loss of light, outlook or create a visually overbearing impact on neighbouring residential occupants. There is no side fenestration proposed, ensuring that there would not be an unacceptable increase in loss of privacy encountered by neighbouring residents either within or adjacent to the site.

Subject to compliance with these conditions, the proposal would be acceptable with regards to amenity impact considerations.

Trees and landscaping

London Plan policy G7 outlines that development proposals should ensure that, wherever possible, existing trees of value are retained. If planning permission is granted that necessitates the removal of trees, there should be adequate replacement based on the existing value of the benefits of the trees removed. The planting of additional trees should generally be included in new developments.

Policy DM1 of the Development Management Plan sets out that development proposals should demonstrate how landscaping and planting are integrated into the development as a whole. Development proposals should respond to trees on and close to the site and landscaped boundary and treatments.

The submitted application form confirms that no trees shall be affected as part of the development. It appears that there is a tree within the garden of no. Claremont Road that is close to the boundary of the development. No arboricultural survey or impact assessment has been submitted with the submission. However, the adjacent tree does not appear to be a high value specimen. No. 58 is located on higher ground to the subject site, and there is a retaining wall between the two properties, which would likely direct any roots to grow within the ground of no. 58. Furthermore, the area where the extension is currently located is already treated with hardsurfacing, meaning that tree roots will likely have grown around and not in this area. Taking the above into consideration, it is unlikely that the proposed extension would have an adverse effect on the adjacent trees.

Conclusion

The proposed extension is considered acceptable in design terms, in terms of the appearance of the building, in relation to the adjacent dwellings and the character and appearance to this part of the conservation area, leaving it preserved. The extensions would also not adversely 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 the following conditions:

Conditions:

- | | |
|---|--|
| 1 | <p>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.</p> <p>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.</p> |
| 2 | <p>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.</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p> |
| 3 | <p>The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.</p> <p>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.</p> |

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.