



Officer Report

Application Number:	HGY/2024/1061
Application Type:	Householder planning permission
Address:	62 North Road, Hornsey, London, N6 4AA
Proposal:	Proposed rear dormer and front rooflights, replacement of french doors on the first floor with windows.
Case Officer:	Ben Coffie
Valid Date:	16/04/2024
Applicant:	Mr and Mrs Jonathan and Lydia Engler
Agent:	Mr James Lai

RECOMMENDATION

Approve with Conditions

1. Site Description

The application site relates to a two-storey terrace property located on the east side of North Road. The site is located within the Highgate conservation area and forms of group of locally listed buildings.

2. Proposed development

As per the amended plans the proposal is for the insertion of a rear dormer window and a rooflight, with the works to the front roof slope and the raising of the roof ridge removed from the scheme.

The dormer initially measured 4.2m in depth, 2.4m in height and 6.2m in width however during the course of the application, amendments were made to reduce the size of the proposed dormer and to clarify its appearance. The dormer will be finished with dark grey composite cladding.

3. Relevant Planning and Enforcement History

No relevant planning history.

4. Local Representations

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

No of individual responses: 1
Objecting: 1
Supporting: 0

The following comments were raised in the representations received:

- The proposed rear dormer and roof lights will overlook and shine directly into the garden and kitchen and living room of 57 Southwood Lane depriving us of privacy and the quiet enjoyment of this space.

The comment from the following amenity group were submitted.

Highgate CAAC

- Damage to Highgate Conservation Area – The roofline is unaltered, consisting of shallow pitched slate roof with terracotta cresting tiles.
- Inaccurate drawings- front rooflights unacceptable. Drawings show a front dormer on the neighbouring property No.64.
- Proposed dormer is too large. This is contrary to policy, it will be impossible to build the dormer right up to it ridge in the way proposed without damaging the unique tiles.
- Loss of privacy - The proposed rear dormer will overlook gardens and rear windows of homes in 53-59 Southwood Lane and in Castle Yard.

5. Analysis/Assessment of the Application

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 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 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, 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.

The application site is located in the Highgate conservation area, Policy DH2 of the Highgate Neighbourhood Plan (HNP) 2017 requires proposals to preserve or enhance the character and appearance of Highgate's conservation areas.

Policy DH5 states Roof extensions, dormers and rooflights should respect the existing roof form in terms of design, scale, materials and detail and be restricted to the rear except where they are part of the established local character and a new extension or dormer would not have an adverse

impact on the amenity of the area or the significance of heritage assets; re-roofing materials should avoid use of inappropriate substitute materials that can erode the character and appearance of the area.

It is noted that the terrace which the application property forms part of has undergone some modifications with dormer roof extensions, however they are mostly moderate in scale. Equally it is noted that the backs of these houses are not visible from public vantage points due to the presence of outriggers.

The design of the proposed dormer will adopt a contemporary approach being faced in grey composite cladding on its exterior and large glazing. The reduced bulk, scale, and amount of glazing in the proposed roof extension is considered acceptable within the context of the margins of the roof to this house and as well as taking account of the alignment of the dormer to the property next door.

Given the existence of dormers to the backs of other properties within this terrace this extension while introducing an element of change to this elevation, respects the pattern of development found in the immediate area.

The material finish for the dormer is of a contemporary design to be finished in a dark grey colour as such blending in with the background of the existing roof and being similar in colour to other dormers in the area, some of which are also contemporary in design.

Given the number of existing roof extensions within this terrace of buildings, the roof extension here as amended would not cause harm to the appearance of the building or the wider surroundings. As noted, the rear elevation of this building is not openly visible due to the presence of outriggers and not visible from public vantage points. As such the works here would not harm the character and appearance of the conservation area leaving it preserved.

The proposal is therefore considered acceptable in design and heritage terms and would comply with Policies DM1 DM12, DM9 of the Development Management, Development Plan 2017 and Highgate Neighbourhood Plan policies.

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 the amenity of neighbouring residents.

The Highgate Neighbourhood Plan Policy DH3 of the HNP also states that proposals should not harm the amenity of adjacent properties.

As per a representation received concerns about impact on privacy has been raised in relation to a property to the rear.

It is accepted the proposed dormer would introduce additional glazing at roof level, however as per the amended plans and taking account of current upper floor glazing to this house and neighbouring dormers, this would not lead to a significant increase in the extent of overlooking over and above current conditions. In terms of impact on other properties it noted that the position of outriggers to the backs of these properties serves to in part limit the ability to partly down into gardens etc.

As such, in terms of amenity, the proposal is considered in line with the above policies.

Conclusion

The proposal is considered acceptable in respect of its appearance and impact on the conservation area and would not result in an unacceptable impact on the amenities of neighbouring occupants.

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

6. Recommendation

Grant permission subject to condition(s) detailed in the decision notice.

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 proposed development hereby approved shall be finished in accordance with material detailed in drawing no. 206 B & 207 B unless otherwise agreed in writing by the Local Planning Authority.

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.