



Officer Report

Application Number:	HGY/2024/0572
Application Type:	Householder planning permission
Address:	24 Grange Road, Hornsey, London, N6 4AP
Proposal:	Installation of central roof over the existing crown roof space as part of loft and roof conversion into a habitable areas to single dwelling residential house. Associated installation of rooflights to the front, rear and top of new roof extension only. AMENDED DESCRIPTION
Case Officer:	Mercy Oruwari
Valid Date:	04/03/2024
Applicant:	Mr Nadejda Stasyuk
Agent:	Mr Ross Lakani

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is located on the western side of Grange Road near the junction with Broadlands Road and consists of a modern contemporary two- storey single family dwelling with a basement floor.

This dwelling replaced a flat roofed single storey dwelling built in the 1960s. The building and the site is not highly visible from Broadlands Road but is very visible from the semi-rural private road (Grange Road). The application site adjoins the rear garden of No 8 Broadlands Road along the western boundary. This boundary consists of a number of high trees screening the rear of the site.

The site adjoins a shared driveway to the rear of No's 26, 28 & 30 Grange Road along the southern boundary. These properties were built at the same time as the original house at No 24, which at the time was built as a single storey dwelling in order to protect the visual amenity of these neighbours.

Grange Road is a private road which runs between View Road and Broadlands Road, which slopes from south to north. Grange Road has a mixture of architectural styles, consisting of some traditional houses types and some contemporary buildings like No 24. Most properties are set back from the highway with many screened by planting/vegetation.

Although there is no prevailing design character to the street, this part of the Highgate Conservation Area has a semi-rural character. The application site is located within Highgate Conservation Area.

2. THE PROPOSAL

The proposal is for the installation of the central roof area over the existing crown roof space as part of the loft and roof conversion into a games/play room towards the front and an office/study towards the rear of the house. As part of the alterations and extension works to the roof 2x front and 3x rear rooflights would be installed. An additional 3x rooflights would also be installed on the top of the new extension.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

- HGY/2023/0704 - Erection of a first side extension over existing garage. Refused
- HGY/2010/2086 - Non-material amendments following a grant of planning permission HGY/2008/0051 to add 2 roof lights to the master room and retain one window 1050mm wide by 2200mm high to the rear elevation at first floor level as per original planning approval under HGY/2008/0051. Granted
- HGY/2010/1584 - Approval of Details pursuant to Condition three (materials), Condition four (details of all level on site), Condition five (landscaping), Condition ten (proposed gates and railings), attached to planning permission HGY/2008/0051. Granted
- HGY/2010/1402 - Non-material amendments following a grant of planning permission HGY/2008/0051 to omit timber pergolas to front and rear. Remove minor rebates in rear elevation, create larger basement footprints, make widows smaller and shorter and alter doors and windows layout in centre section of front elevation. Granted
- HGY/2008/0052 - Conservation Area Consent for the demolition of existing house and erection of new 2 storey three bedroom single family dwelling house with rooms at basement level. Granted
- HGY/2008/0051 - Demolition of existing house and erection of new 2 storey three bedroom single family dwelling house with rooms at basement level. Granted
- HGY/2007/1942 - Conservation Area Consent for the demolition of existing house and erection of two storey 3 bedroom single dwelling family house together with rooms at roof level and basement accommodation. Withdrawn
- HGY/2007/1941 – Demolition of existing house and erection of new two storey 3 bedroom single dwelling family house together with rooms at roof level and basement accommodation. Withdrawn
- OLD/1964/0221 - Bungalow on Grange Road frontage. Granted

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

1. LBH Conservation Officer: No objections raised

Local Amenity Groups

The following local groups/societies were consulted on the planning application:

1. Highgate Conservation Area Advisory Committee:
 - Condition 9 for applications HGY/2008/0051 and HGY/2008/0052 relating to overlooking neighbouring properties and gardens and additional development on site, would still need to apply, particularly. (Officer Comment: This will be discussed within the report)
 - No explanation of new plans. (Officer Comment: The only change to the new plans were the addition of 2x front rooflights)

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: 1

Objecting: 0

Supporting: 0

Neither: 1

The following issues were raised in representations and are addressed in the next section of this report:

- Concerns were raised regarding two new windows facing the rear bedrooms of No 26 Grange Road. (Officer Comment: The only windows/rooflights to be installed are to the rear and front of the new roof extension. The side rooflights already exist and are at a high level within the relevant room)
- The vegetation in front of the entrance of No 24 Grange Road would restrict access for machinery, materials, workman etc. This should not result in the access for Grange Road and No 26 driveway to be inhibited. (Officer Comment: A condition will be added that at no time should the free flow of traffic or pedestrian movement be restricted during working or non-working hours whilst the new roof extension is being constructed. This would include any obstruction to private or shared driveways)

5. PLANNING CONSIDERATIONS

Design & appearance

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.

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, The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The Highgate Neighbourhood Plan 2017 Policy DH2 states that development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate's conservation areas, and respect the setting of its listed buildings and other heritage assets. Development should preserve or enhance the open, semi-rural or village character where this is a feature of the area.

The proposed works include the infilling of the current central crown roof with a flat roofed extension. This would create a loft conversion in the existing roof space to accommodate a playroom and office/study space. Rooflights would be installed both at the rear, front and on top of the flat roof to provide adequate access of light to this space.

This area of the roof is enclosed on all four sides within the existing design of the roof. The roof of the new extension wouldn't be any higher than the front or rear ridges and therefore would not be notable from the main road. Although the extension wouldn't be visible, the proposed works, including the rooflights, are a standard development carried out on most residential properties. Overall, the proposed development would preserve the character and appearance of the conservation area and would be acceptable 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.

The proposed works involve the installation of windows/rooflights to the front and rear. The front rooflights would be facing the road and therefore would not have any effect on neighbouring amenity. The rear rooflights face the rear garden of No. 8 Broadlands Road. However, all views into the neighbouring garden are obscured by the existing tall Coiffeur trees along the boundary. These trees are ever-greens and sit on the boundary within the adjoining neighbours premises. The height of these trees prohibits any overlooking into that garden. This concludes that Condition 9 of the applications HGY/2008/0051 and HGY/2008/0052 relating to overlooking would be upheld. Therefore, the proposal is acceptable with regards to amenity impact considerations.

6. CONCLUSION

The proposed development is in accordance 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 accords with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of 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.

7. 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 plans submitted ref: XXX have not been considered as part of the application hereby approved, except insofar as it (they) define(s) the boundary of the application site, and no permission is given to any layout or other details of the proposed development shown thereon.

Reason: These reserved matters require detailed consideration and approval by the Local Planning Authority.

- 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.

- 4 At no time should the free flow of traffic or pedestrian movement be restricted during working or non-working hours whilst the construction of the new roof extension is taking place. This would include any obstruction to private or shared driveways.

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.