



Officer Report

Application Number:	HGY/2024/0996
Application Type:	Full planning permission
Address:	Flat B, 52 Coniston Road, Hornsey, London, N10 2BN
Proposal:	Ground floor rear extension, rear window enlargement, new side window, and creation of one single bedroom (to a ground floor flat)
Case Officer:	Eunice Huang
Valid Date:	09/04/2024
Applicant:	Mr Perampaladas
Agent:	Mr Mauro Gonzalez

RECOMMENDATION

Approve with Conditions

1. CONSULTATION RESPONSE

LBH Conservation: No objections, subject to the change of grey brick soldier stack bond to yellow brick to match existing.

2. LOCAL REPRESENTATIONS

The application has been publicised by way of letters, advert and site notice. 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
Support: 0
Object: 1

The following issues were raised in representations:

- The proposed rear elevations will impact our right to light at 54B.

3. REASONS FOR GRANTING PERMISSION

This is an application for a ground floor rear extension, rear window enlargement, new side window, and creation of one single bedroom (to a ground floor flat).

The application site comprises a two storey mid-terrace, which has been divided into two flats – Flat B on the ground floor level and Flat A on the first/loft level.

The site is located on the eastern of Coniston Road, within Muswell Hill Conservation Area. Coniston Road is composed of dwellings of a variety of heights, scales and styles of

houses; although all are two storeys and have repeated themes of ground floor bays, red brick and deep contrasting window heads. Nos. 50-56 (even) (including the application site) have been rebuilt in a sensitive manner, maintaining the materials, scale and form of the original terraces. The rebuilt terrace at the application site is considered to be a positive contributor to the conservation area.

The planning history of the site has been taken into account when coming to this decision:

- PRE/2024/0014 - Pre-application for Ground floor rear extension, rear window enlargement, new side window, and creation of one single bedroom - Advice issued 28/02/2024.
- HGY/2007/0649 - Erection of rear dormer window with front velux windows - Flat A, 52 Coniston Road, London, N10 2BN – Approved with conditions 17/5/2007.

The ground floor extension spans the width of the lot and is composed of two volumes with flat roofs. The main volume, on the southern side adjacent to No. 50, has a depth of 4.83m to match the existing rear building line of neighbouring terraces within Coniston Road. It has a height of 3.2m. The secondary volume, on the northern side adjacent to No. 54, is recessed 500mm from the rear façade of the main volume. It has a height of 2.5m. The rear extension forms a side courtyard adjacent to the northern boundary. It is noted that the design intention is to mitigate daylight and sunlight impacts upon the northern neighbour.

The proposed design, scale and footprint of the rear extension is considered to be subordinate to the host building. The proposed rear façade is staggered to provide articulation to the extension and mitigate visual bulk impact. The design maintains the legibility of the predominant outrigger form within the terrace row. The staggered design reflects the form of the host building.

The extension would be composed of light grey-beige bricks and yellow bricks (to match existing), which would complement the existing building.

The proposed development would not appear overbearing when viewed from neighbouring properties and would not result in any significant increase in overshadowing or loss of outlook to neighbouring properties. The proposed overall height of 3.2m is reasonable and would not dominate adjoining properties.

The secondary volume has a minimised height of 2.5m, to mitigate overbearing and overshadowing impact upon the northern side adjacent to No. 54. This volume would stand next to an existing boundary fence with a height of 2.47m. Its height is also lower than the top of the rear glazed door of No. 54. A 45 degree test in elevation shows that there would not be adverse daylight and sunlight impact upon No. 54. Furthermore, the side courtyard provides building separation between No. 54 and the rear extension, further mitigating amenity impacts.

A new side-facing window is proposed for a new bedroom. This would face the north-adjoining neighbour at No. 54. Section drawings demonstrate that the boundary replacement fence (with height matching existing) would obstruct direct views into the

neighbouring property. The enlargement of an existing rear facing window, with the lowering of its sill, also would be acceptable in relation to privacy.

The proposed development is in general accordance with Policies DM1, DM9 and DM12 of the Development Management DPD 2017, and Policy 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.

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

4. CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for Mayoral or Haringey's CIL charge.

5. RECOMMENDATION

GRANT PLANNING PERMISSION subject to 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 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.

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.