



Officer Report

Application Number:	HGY/2024/0689
Application Type:	Householder planning permission
Address:	89 Hawthorn Road, Hornsey, London, N8 7LY
Proposal:	Insertion of rear dormer roof extension and roof lights
Case Officer:	Emily Whittredge
Valid Date:	12/03/2024
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Applicant:	Mr Robert Bleaney
Agent:	Mr Gary Webb

RECOMMENDATION

Refuse

1. SITE DESCRIPTION

The application relates to a two-storey semi-detached dwellinghouse on the north side of Hawthorn Road, which features a hipped roof, and front bay with gabled roof.

The site falls within the Campsbourne Cottage Estate Conservation Area, which is described in the SPG as "a very early municipal housing scheme with a definite and distinct architectural character which it is desirable to preserve and enhance... Its architectural character expresses a vernacular village cottage style made popular at the turn of the century by the Arts and Crafts movement... On the Campsbourne Estate, the attention to architectural detail with patterned tiling and brickwork gave a cosy feel which has matured under a consistent and high quality Council maintenance regime with the result that the houses remain substantially unaltered as originally designed."

The six dwellings to the east of the site do not fall within the conservation area boundary. The site does not relate to any listed building.

2. THE PROPOSAL

The proposed is for the formation of a rear dormer window and installation of rooflights on the front and side slopes.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2015/3697

Proposal: Erection of single storey return infill extension and installaion of sliding folding doors to existing rear facing elevation,

Decision Date: 5 February 2016

Decision: Approve with Conditions

4. CONSULTATION RESPONSES

No representations were received from neighbours in response to notification and publicity of the application.

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, 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 roof of the semi-detached host property is hipped and the proposal seeks a dormer to the rear roof slope extending from the ridge. The dormer would be somewhat visible in flank views from Hawthorn Road, but there would be clear views of the rear of the pair of semi-detached dwellings from South View Road. The proposed dormer would be at odds with the modest vernacular cottage style of the estate, and would affect the appearance of the conservation area, principally through public views from the rear. While it is noted a small number of dormers have been granted permission in Hawthorn Road, the application site's public visibility at both front and rear mean that the proposal would particularly undermine the character and appearance of the area.

The proposal includes the installation of four roof lights, comprising one roof light to the front slope near the party wall, one roof light to the side slope near the ridge, and two roof lights to the front gable roof, one on each side. The roof lights in the front gable would appear particularly prominent in views along Hawthorn Road. The roof lights, individually and cumulatively, are large in scale and excessive in number. The number, scale and siting of the proposed roof lights would represent an incongruous development within the streetscene that would fail to preserve or enhance the modest vernacular style of the conservation area.

The proposed development, by reason of its scale and visibility within the street scene, would detract from the integrity of the cottage style character of the Campsbourne Cottage Estate Conservation Area. Therefore, the local character and visual amenity of the conservation area would be adversely impacted, by virtue of incongruous features that would be detrimental to a heritage asset.

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 dormer window would not result in a material loss of privacy or light and would not have an overbearing appearance compared with the existing roof form. The introduction of roof lights to the side could allow overlooking of neighbouring rear gardens, but this could be addressed by condition. A such, subject to conditions, there would be no harm to residential amenity.

6. CONCLUSION

The proposed dormer and roof lights would, by reason of their scale, siting, number, and prominence in the streetscene, result in incongruous and uncharacteristic features that would seriously detract from the special character of the pair of dwellings and this part of the Campsbourne Cottage Estate Conservation Area.

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

7. RECOMMENDATION

Refuse permission for the following reason:

The proposed dormer and roof lights would, by reason of their scale, siting, number, and prominence in the streetscene, result in incongruous and uncharacteristic features that would seriously detract from the special character of the pair of dwellings and this part of the Campsbourne Cottage Estate Conservation Area, in conflict with Policies SP11 and SP12 of the Haringey Strategic Local Plan 2017, and Policies DM1, DM9 and DM12 of the Haringey Local Plan 2017.

Refusal Reasons:

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