



Officer Report

Application Number:	HGY/2024/1083
Application Type:	Householder planning permission
Address:	16 Weston Park, Hornsey, London, N8 9TJ
Proposal:	Removal of existing garage; proposed single storey rear extension to provide a new home office and WC for the ground floor flat and combined bin storage for the property; changes to boundary treatment; internal alterations to locally listed building.
Case Officer:	Nathan Keyte
Valid Date:	17/04/2024
Applicant:	Mr Royon
Agent:	Mr Benjamin Machin

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application that seeks to remove the existing garage and replace it with a rear extension incorporating a single storey outbuilding connected to the ground floor flat by an enclosed passageway, which adjoins the eastern boundary with no. 18 Weston Park, and will have a height of approximately 2.2m for a length of 2.0m on the boundary.

The rear building maintain the same height, design, and footprint as the design approved under planning permission HGY/2022/1840, with the exception of the proposed covered walkway, and will retain the bin enclosure previously approved. The previously approved drawings had a ridge height of approximately 3.6m, and a height at the boundary with no. 18 Weston Park of 2.3m.

The rear building is shown to include a shower and study.

Site and Surroundings

The application site is a two-storey end-of-terrace subdivided property with accommodation in the loft, whereby the ground floor flat is the subject site of this application, located on the corner of Weston Park and Felix Avenue. The surrounding area uses are residential. The site does not contain nationally listed building, but is locally listed. It is also located within the Crouch End Conservation Area. Crouch End Broadway is to the west of the site at the west end of Weston Park.

The assessment has been informed by photos provided with the application and public available imagery.

Relevant Planning and Enforcement history

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

HGY/2022/1840,

Address: 16, Weston Park, London, N8 9TJ

Proposal: Removal of existing dilapidated garage and addition of single storey structure to provide a new home office and WC for the ground floor flat.,

Decision Date: 14 September 2022

Decision: Approve with Conditions

HGY/2023/3349,

Address: 16 Weston Park, Hornsey, London, N8 9TJ

Proposal: Removal of existing garage; proposed single storey rear extension to provide a new home office and WC for the ground floor flat and combined bin storage for the property; changes to boundary treatment; internal alterations to locally listed building.

Decision Date: 12 February 2024

Decision: Refuse

Reasons for refusal:

- 1. The proposal is not considered to be sufficiently proportionate or subordinate to the host building by way of its design and massing, resulting in an over dominant addition, at odds with the character and appearance of the host property, and would result in harm to the character and appearance of the locally listed host dwelling and conservation area, with insufficient public benefit being provided to outweigh the harm. The proposal is therefore contrary to 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.*
- 2. The proposed development by reason of its depth, height and proximity to the shared boundary line with no. 18 Weston Park would appear an overbearing and unneighbourly form of development, resulting in an increased sense of enclosure to the detriment of the neighbouring occupiers residential amenity and contrary to policies DM1 and DM12 of The Development Management DPD 2017 and London Plan Policy D6.*

2 CONSULTATION RESPONSE

The responses below were received following consultation on the application:

Internal:

- 1) LBH Conservation Officer: No objection raised – the development will have a similar impact to the previously approved scheme.

External:

Crouch End Neighbourhood Forum – no response.

3. LOCAL REPRESENTATIONS

The application has been publicised by way of 1 site notice displayed in the vicinity of the site and letters. There were no representations received from neighbours, local groups, etc.

4. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Impact on the character and appearance of the conservation area; and
2. Impact on neighbouring amenity.

Design and impact on the character and appearance of the conservation area

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 site is in the Sub Area of Weston Park to Cecile Park of the Crouch End Conservation Area. The site, as well as no.14, are locally listed buildings with hexagonal corner turrets with pyramidal tiled roofs and Dutch gables on their flank elevations that frame the entrance to Felix Avenue. These will not be impacted because the proposal is at the rear.

Planning permission HGY/2022/1840 noted there were other examples of rear buildings and extensions along this row of houses on Weston Park. The addition of a passageway along the northern boundary with 18 Weston Park, while retaining a 18m² courtyard, will connect the proposed extension with the locally listed building. Considering the development approved under HGY/2022/1840, which maintained only a 1.0m separation between the rear garden outbuilding and the locally listed building, and the maintenance of the courtyard space, there is no in-principle objection to the proposed extension. The large window proposed to the rear façade, facing the shared alley as previously proposed under HGY/2023/3349 has since been revised to a smaller window in the current scheme.

The scheme has been revised since the refusal of application HGY/2023/3349. The rear building has maintains the roof form and massing/ design as that approved under HGY/2022/1840, and where the size and the height of the passageway along the shared boundary with no. 18 has been reduced.

The proposal is therefore considered to overcome the previous reasons for refusal and would be consistent 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.

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 amenity of neighbouring resident.

The height of the proposed ridge of the rear building has been amended to match that approved under HGY/2022/1840, and where the height along the boundary with no. 18 Weston Park has also been reduced to that of the previously refused scheme (the refused scheme had proposed a height of 2.8-3.0m along the shared boundary with 18 Weston Park). This, combined with the reduced height of the proposed passageway along the shared boundary of no.18 to approximately 2.2m is considered to overcome the previous reasons for refusal related to neighbouring amenity, and will result in similar levels of impact on neighbouring amenity as that provided under planning permission HGY/2022/1840.

Conclusion

The proposal in its current form is not considered acceptable in terms of the impact upon the character and appearance of the host property and the conservation area, and the residential amenity of neighbouring occupiers.

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.

5. CIL APPLICABLE

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

6. RECOMMENDATION

Grant 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.

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building and boundary treatment and timber doors, except where otherwise noted on the approved drawings.

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 The development hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the dwelling known as Ground Floor Flat, 16 Weston Park and shall not be used as an independent dwelling or for commercial purposes, without the prior approval in writing of the local planning authority.
Reason: In the interests of the amenities of the area and to comply with London Plan 2021 Policy D6 and Haringey Local Plan 2017 Policy SP2 which set out appropriate standards and requirements for all new dwellings.
- 5 The proposed waste and recycling storage area as set out on plan numbers 039_00_100 Rev 4 and 039_00_200 Rev 4 shall be provided prior to the occupation of the use/development hereby permitted and retained thereafter.
- Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policies SI 7 and SI 8 of the London Plan 2021.

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.