



Officer Report

Application Number:	HGY/2024/0292
Application Type:	Householder planning permission
Address:	1 Cholmeley Crescent, Hornsey, London, N6 5EZ
Proposal:	Proposed works to the front elevation including extension to the front, replacement of door and alteration to roof of the porch. Alterations to the rear elevation including creation of first floor roof terrace, installation of first floor stairs and ground floor steps. Replacement of windows both at the front and rear of the property. Installation of fireplace including external ventilation. Alteration to the shape of the roof. Installation of rooflights. Proposed internal alterations.
Case Officer:	Mercy Oruwari
Valid Date:	05/02/2024
Applicant:	Mr Nicholas Lee
Agent:	Mr Nicholas Lee

1. SITE DESCRIPTION

The application site is a three-storey semi-detached dwelling located close to the southern junction towards the end of Cholmeley Crescent, which is a horseshoe shaped road with mainly semi-detached houses.

Both the semi-detached pair of houses (No 1 and 1A) are part of later additions to the street likely built in the 1980's, following the approval of the application in 1975 (OLD/1975/0175).

The semi-detached houses at Nos 1 and 1A Cholmeley Crescent are considered to be neutral contributors to the character of the Highgate Conservation Area due to their

modest scale, stepped height and facades, simple forms, sloped roofs that express their subordination to the arts and crafts neighbouring houses.

Nos 1 and 1A are stepped in height with No 1 subordinate to No 1A in terms of building line and height. They are gently set back from the consistent building line of the neighbouring houses, and their decreasing height contribute to their muted presence on the street scene.

The site falls within the Highgate conservation area, but the pair of houses are neither listed or locally listed.

2. THE PROPOSAL

The proposal includes the following works:

Front Elevation

- Removal and replacement of the entrance porch.
- Cladding to the existing façade of proposed brick slips to the ground and first floor.
- Replacement of the front elevation uPVC windows with aluminium casement windows.
- Creation of a larger opening and the installing of an aluminium casement Eyebrow Angular window on the second floor.
- Replacement of the tiles with zinc cladding.

Rear Elevation

- Replacement of the 3x uPVC windows and uPVC French doors with 4x full height metal Crittall framed doors.
- Cladding to the existing façade of proposed brick slips to the ground floor rear extension and first floor.
- Creation of a new window opening on the ground floor.
- New proposed steel staircase from the rear garden to the first floor.
- Creation of a new tiled garden terrace with steps leading up to the upper-level garden area.
- First-floor terrace on the flat roof of the ground floor extension enclosed with a wrought iron handrail.
- Installation of a new fixed walkable rooflight above the dining area.
- Removal of the central pier and the existing uPVC French doors.
- Installation of Metal Crittall doors.
- Creation of a larger opening and the installing of an aluminium casement Eyebrow Angular window on the second floor.
- Replacement of the tiles with zinc cladding.

Rooftop and Side Elevation

- Replacement of the existing small rooflight with a larger sliding rooflight
- Removal of tiling on the side elevation in relation with the second floor works on the front and rear.
- Rendering and painting of the whole extent of the side elevation.

Internal

- Installation of fireplace on the first floor.
- Other internal alteration works.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

- HGY/2021/3360 - Certificate of lawfulness for existing use of the rear flat roof of the ground floor single storey extension as a roof terrace. Withdrawn
- OLD/1975/0175 - 14/8/75 Erection of pair of semi-detached house. Approved with conditions

4. CONSULTATION RESPONSES

Internal Consultees

The following were consulted on the planning application:

1. LBH Conservation Officer: The proposal was discussed with a Conservation Officer, who raised concerns that the works would disrupt the balance and appearance of this half of a semi-detached pair of houses.
(Comment: The scheme was amended to limit the extent of changes to the house, particularly concerning the top floor, which would have affected the form associated with this pair of houses. While it is accepted that the other changes still give the application property a somewhat different appearance, it is important to consider the current stepped nature of these houses, the existing differences in colour choice, and the fallback position of 'permitted development rights,' which allow certain alterations to be carried out, as such meaning the current extent of changes proposed are acceptable in planning terms).

External Consultees

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

Highgate Conservation Area Advisory Committee (CAAC) Object on the following grounds:

- There should be a consistent approach to supporting facing brickwork over openings. It is preferable that the soldier arches over the 1st floor window should be omitted.
- The choice of brickwork will be crucial, and the house opposite (2A) should be taken into consideration.
- The choice of finish to the aluminium windows would also be an important consideration.
- There's a concern about the impact of noise and lack of privacy for neighbours in from the park and the adjoining house 1A.

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: 1

The following issues were raised in representations and are addressed further on in this report or below:

- Out of character with the mirroring property.
- Out of character with the design of other paired semi-detached houses on the street.
- Front extensions are not considered acceptable within the Highgate Character Appraisal and Management Plan
- Overlooking of private areas from proposed terrace.

5. PLANNING CONSIDERATIONS

Design and heritage

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.

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

Policy DH2 of the Highgate Neighbourhood Plan 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. As noted above the application site relates to one of the pair of semi-detached houses (Nos 1/1A) at the end of the horseshoe road of Cholmeley Crescent towards the southern side. Both the front and rear elevations of the host property would be updated along with some related changes to the side elevation. The works presented aim to sympathetically renovate, modernise, and enhance the property. The proposed works are discussed in more detail below.

Front alterations

The existing dwelling consists of a pitched roof porch with uPVC windows. The proposal would include a new flat roofed porch which would be extended beyond the depth of the existing structure by 0.5 metres. It would have a new timber door, sidelight, a fixed window and vertical timber cladding with 2x new roof-lights installed into the flat roof.

Although the new porch at the host site would depart from the mirroring style of No 1A, the structure would still retain the original design of a front projecting entrance to the property. The extension of 0.5 metres would still allow the porch at No 1 to remain as sub-ordinate and stepped back from the porch at No 1A respecting the original design of this pair of properties.

The second floor is located within the mansard style roof of the building. As submitted the tiling would be removed and the existing roof slope structure would have been

retained. Although the slope would have been retained, it would have been hidden behind a new structure with the intention to bring the façade in line with the existing façade below. Both floors would have been fully cladded in brick slips. This would have resulted in the property appearing as a 3-storey building rather than a 2-storey house with a contrasting top floor, which is the character of this pair of properties.

The scheme as amended allows for the roof-slope / roof form to remain visible with the 2nd floor now faced in with zinc cladding as opposed to brick slips.

The works also include the replacement of the front elevation uPVC windows with aluminium casement framed units. The first-floor windows would retain the same openings. The windows on the second floor, within the mansard style roof area, as revised, would create one enlarged Eyebrow Angular window made up of 3x large panes. This would involve opening the space between the two second floor windows resulting in a single linear opening.

It is noted that concerns have been raised in relation to the change in terms of the architectural consistency between this pair of properties. Although there is an element of change, it is considered that this doesn't constitute harm as many of the properties are varied on this street. Concerns have also been raised regarding the brickwork over the openings. The brickwork would be similar to that used at No 2A and is considered acceptable. Equally it is pointed out that alterations can be carried out to a property under Class A of 'permitted development rights' as such meaning the LPA cannot ensure exact conformity between these properties.

Rear Elevation

The works to the rear ground floor extension include the replacement of the 3x uPVC windows and uPVC French doors with 4x full height glazed metal Crittall framed doors. As submitted the single storey extension would have been covered with vertical metal cladding. As revised brick slips would also be clad to the existing façade on this part of the building. An additional amendment would include a new window opening located next to a proposed steel staircase accessing the flat roof on the first floor. The final works on the ground floor would include the creation of a new tiled garden terrace with steps leading up to the upper-level garden area.

It is proposed to create a first-floor terrace on the flat roof of the ground floor extension enclosed with a wrought iron handrail. The new metal stairs would provide access from this level directly to the garden. It is proposed to lay new floor tiling on the terrace along with a new fixed flush glaze walk on rooflight, situated above the ground floor dining area. The central pier would be removed. Along with the removal of the existing uPVC French doors, the large opening would be replaced with glazed

Metal Crittall framed doors. As with the rest of the two floor levels, brick slips would also be clad to the existing façade on this level.

As submitted the terrace would have consumed the full expanse of the roof of the extension. This was revised and reduced by pulling the assigned terrace area away from the edge of the roof adjacent to the boundary of No 1A by 2 metres. The 2 metre wide space would be separated from the usable part of the roof terrace with a light timber screen/trellis adjacent to the handrail. This part of the roof, unlike the rest, would feature planting with plant pots arranged over the space. Along the edge of the roof fixed planters would be installed. This area of the roof would strictly be for maintenance purposes only.

On the second-floor level, identical to the front elevation, all the tiling would be removed, and the replacement would mirror all the same the proposed alterations. This would include the retaining of the roof slope, the new singular Eyebrow Angular window arrangement, and the zinc cladding.

The works at the rear as revised are considered acceptable.

Roof Top and Side Elevation

The works to the top of the roof top would involve the replacement of the existing small rooflight with a larger sliding rooflight above the staircase/hallway. This would be for maintenance access. On the side elevation, in line with the second floor works on the front and rear, the tiling would also be removed. The whole extent of the side would then be rendered and painted.

Internal Works

On the first-floor level, as part of the internal works, it is also proposed to install a fireplace. An external ventilation would be installed on the side wall in relation to the new fireplace. The installation of a fireplace would not typically require planning permission although it is a Building Regulations issue. Aesthetically, due to the modest size and discreet location of the external ventilation, this would be considered acceptable. Apart from the new fireplace there would also be other internal alterations to the property.

As discussed above in terms of the front and rear elevations, the works here are considered acceptable in design terms. The scheme here does not seek to replicate the existing materials of the host property, but rather seeks to alter and update the property in a contemporary manner, an approach which is acceptable. The proposed works are considered as acceptable in design and heritage terms with the conservation area left preserved and unharmed.

Conditions are being imposed in relation to details and materials, essential to ensuring the final finish is of high quality.

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.

In terms of external terraces, it is accepted that they are not prevalent features in the immediate area, especially on the first-floor level over a rear projection. However, being located at the end of the road, hence being the last house of a row of semi-detached properties, plus the staggered nature of the rear of this pair of properties, careful consideration has been given to this part of the proposal.

It is accepted that the provision of an external terrace/balcony must be balanced against the impacts on neighbouring properties in terms of privacy, noise, and disturbance. Additionally, it is taken into account that within an urban location, such as this, there will also exist mutual degrees of overlooking in terms of upper floor windows as well as mutual use/levels of activity associated with rear gardens.

As reflected above, concerns have been raised by adjoining neighbouring occupiers and the Highgate CAAC. The concerns include overlooking, loss of privacy, noise, and disturbance, which are considered in more detail below, especially in respect of the immediately adjoining properties/sites.

Impact on No. 1A

The usable area of the roof terrace has been pulled back by 2 meters from the side elevation in relation to the ground floor extension as well as from the boundary with No. 1A. This represents a change compared to the original submitted scheme and reduces the impacts on this adjoining neighbour.

However, as the rear of the extension/proposed roof terrace sits quite far back, the potential of overlooking into the private space of No. 1A would still be an issue albeit

reduced. To mitigate this issue, the part of the roof closest to No. 1A would not be used and would feature planting.

Along with the planting, a 1.7-meter lightweight timber screen/trellis would be installed behind the handrail. As well as further obscuring the views from the terrace from any casual overlooking, it would function as part of the main screening while the planting is growing to a mature level to become significantly effective. As the screening would be set back 2 meters from the edge, it prevents it from appearing as a tall overbearing wall.

Equally, the combination of the timber screen and planting would make the presence of those using the proposed terrace significantly less obvious to neighbouring occupants. A condition is being added to ensure its installation and thereafter retention.

Between the wall of the house and both the screen and the handrail, a small gap would be retained. This would strictly provide access to that part of the roof for maintenance purposes only. The occupiers would secure this opening both to prevent the casual use of the space and for safety reasons for young children.

The proposed planting along the edge of the extension would be a hedge-like species such as 'Ligustrum Ovalifolium' Privet or something similar. This type of plant is a semi-green hedging species. The leaves form a dense but neat coverage that thrives in most soil conditions. It is a fast-growing shrub, so in the proposed fixed continuous planters, it should be able to create a lightweight green wall in a short period of time. This would both be a softening aspect and form a part of the screening.

To prevent the casual use of this space, both for the current occupiers and any potential future occupiers, conditions would be added to this application. If the 2-meter area between the edge of the roof (the boundary adjacent to No. 1A) and the main usable area behind the screen/handrail is used for anything other than occasional maintenance, then this would be considered a breach of the conditions. This would then become a matter to be considered by Planning Enforcement.

Cholmeley Park Properties

In relation to the neighbouring properties at Cholmeley Park, the roof terrace here will not afford clear opportunities for direct overlooking. Given that these properties benefit from sizeable gardens, the separation distance between the proposed terrace and the rear of these houses is significant enough to prevent any clear views into rear windows of these homes. In effect, the roof terrace would need to be located much closer to these buildings to obtain opportunities for intrusive overlooking. From the observations of the image on Google Maps and the submitted pictures, there is also a cluster of trees located on the side/rear boundary shared with these neighbours in

relation to the sightline to their windows. These equally serve as a form of screening to mitigate the possibility for any clear views.

Noise and Disturbance

In respect of noise generated through the use of the proposed roof terrace, this would not be significant in the context of background noise and the typical noise associated with the use of a rear garden. The roof terrace would be for private use and its use would be limited in relation to weather conditions.

In addition, the proposed hedging is known for its ability to reduce the transfer of noise due to its dense nature. This is a further benefit of using this type of planting for screening.

However, any unreasonable noise levels could be reported to the relevant Noise Team within the Council.

Security Concerns

Security has also been cited as a concern with the proposed staircase. While this concern is noted there are no specific planning grounds or basis to refuse this application on this ground. The side passage, as is common with most properties, will be secure/ locked accordingly to prevent unwanted access to the rear garden of this site.

Overall, the size, siting, and associated design of the roof terrace, as revised, is considered acceptable and would not result in harm to the amenity of adjoining and neighbouring occupiers, nor would it lead to noise viewed to be harmful to neighbouring amenity. The proposal is acceptable in amenity terms.

6. CONCLUSION

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 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: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. Prior to the commencement of works final details of the brick slip system to be used and other associated external materials shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017.

4. The first floor terrace hereby permitted shall not be brought into use until the 1.7m high timber screen as shown has been installed in accordance with details shown in drawings GA 01-REV B, GA 02-REV B (revised 15/07/2024), GA 03-REV B (revised 05/07/2024), GA 04-REV B (revised 05/07/2024), GA 05-REV B, GA 07-REV B as measured from the finished floor level of the roof terrace. The privacy and balustrade screening shall thereafter be retained and maintained as such.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

5. Prior to the roof terrace being brought into use planter box planting shall be installed as per drawings GA 01-REV B, GA 02-REV B (revised 15/07/2024), GA 03-REV B (revised 05/07/2024), GA 04-REV B (revised 05/07/2024), GA 05-REV B, GA 07-REV B. The planter boxes shall be planted with Ligustrum Ovalifolium Privet in the fixed planters and other similar species in the other pots/planters or other species agreed with the Local Planning authority. The planter box shall include a means of irrigation which shall be maintained in good working order.

Should the plant die or become diseased it shall be replaced with the same species or another species that has been agreed in writing by the local planning authority.

Reason: In order to safeguard the 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.

6. As per the approved drawings the area of flat roof within 2 metres as measured from the side boundary with No 1A shall not be used as a roof terrace, a sitting out space or other form of amenity space whatsoever, other than for essential maintenance or repair.

Reason: In order to safeguard the 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.

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: 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.

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: Fireplace installation/external ventilation

The applicant's attention is drawn to the Building Regulations requirements for fitting, altering or replacing an external flue or chimney or installing a new woodburning stove.