



Officer Report

Application Number:	HGY/2023/2334
Application Type:	Householder planning permission
Address:	17 Rookfield Close, Hornsey, London, N10 3TR
Proposal:	Addition of a new rear facing dormer and rooflights to enable conversion of loft space.
Case Officer:	Eunice Huang
Valid Date:	26/01/2024
Applicant:	Mr Howard Jenner
Agent:	Mr Richard Crosby

RECOMMENDATION

Approve with Conditions

1. CONSULTATION RESPONSE

The following response was received following consultation on the application:

1) LBH Conservation – Objects to change in roof ridge. (Comment: As per the updated plans submitted there is no change proposed to the ridge).

2. LOCAL REPRESENTATIONS

One representation was received in response to notification and publicity of the application:

No of individual responses: 1
Objecting: 1
Supporting: 0

The following issues were raised:

- Object to noise and disruption during works (*Planning Officer comments: Legislation, including Control of Pollution Act 1974 controls the hours and thus disruption/noise generated during construction works*).
- Concerns about construction logistics and site access (*Planning Officer comments: This is a building control matter, and for this householder application, the level of information submitted is satisfactory.*)
- Structural impacts on party wall(*Planning Officer comments: This is a building control matter.*)

3. REASONS FOR GRANTING PERMISSION

This is an application for addition of a new rear facing dormer and rooflights to enable conversion of loft space. The applicant submitted revised drawings on 25 June and 29 July 2024, which reduced the size of the proposed dormer and corrected the scheme to retain the existing ridge.

The application site is a two storey mid terrace. The site is located on the north-eastern side of Rookfield Close, within Rookfield Conservation Area. The rear of this backs onto Muswell Hill.

The Rookfield Estate Conservation Area (CA) is a predominantly residential area characterised by low density housing, communal open spaces and un-adopted gated roads with grass verges and mature trees. The CA is characterised by residential properties in the Arts and Crafts style with timber casement and sliding sash windows.

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

The proposed rear dormer measures approximately 3.9m wide, 2.4m deep and 1.9m high. The dormer scale and volume is considered to be subservient to the existing dwelling. The dormer window would be of a size proportionate to the roof plane and would be positioned well below the roof ridge, above the eaves and inset from either side. Its design and proportions respond to the windows below on the rear façade.

There would be no change to the presentation of the dwelling when viewed from Rookfield Close. The dormer's setting on the rear roof plane would be visible from Muswell Hill. However, it would not be visually dominant in public views of this rear elevation, due to its appropriate volume and proportions. The frontage along Muswell Hill is also vegetated, which aids in partly screening the terrace group.

Notably, the rear elevation among the terrace group has been altered - including adjacent No. 16, which has a rear dormer set to the side, with two large rooflights. There have also been a number of rear dormer additions within other properties on Rookfield Close and Rookfield Conservation Area. Within Rookfield Close, this includes:

- No. 3 — rear dormer measuring 3.5m wide, , 2.9m deep, 1.9m high,
- No. 4 — rear dormer measuring 4m wide, 2.4m deep, 1.9m high.

In this context, the dormer addition does not dominate or harm the conservation area.

The dormer would be constructed with a lead roof and vertical hung plain tiled external wall finish. A condition will be attached to require the tiles to match existing. The proposed windows much also match to ensure consistency within the rear elevation.

Four relatively small rooflights are also proposed on the rear roof plane, to provide light to the loft level and first floor level hallway. The coverage of the rooflights on the roof plane would not dominate or detract from the rear roof and is thus considered acceptable.

On this basis, the proposed development would not harm the character and appearance of the conservation area, leaving it preserved.

The proposed development would not appear overbearing when viewed from neighbouring properties with the scale, volume and setbacks of the proposed rear dormer mitigates amenity impacts. The privacy impact arising from the rear dormer would be acceptable in the context of existing views available from upper floor windows along the terrace row. Furthermore, there is an absence of a rear-adjointing residential property. The proposal is thus acceptable in amenity terms.

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. 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.

- 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 The proposed roof(s) hereby approved shall be 'Conservation style', flush with the roof plane in which they are installed, and shall be maintained as such for the lifespan of the development.

Reason: In order to ensure a satisfactory appearance for

- 5 Notwithstanding the approved plans and for the avoidance of any doubt, the windows on the dormer hereby approved shall match those of the existing building in terms of colour, texture, appearance and architectural detailing and shall be maintained as such thereafter.

Reason: In order to maintain the attractive, original design of windows in the Conservation Area in accordance with Policies SP11 and SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 and DM12 of The Development Management DPD (2017).

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.

INFORMATIVE: Diversion to vehicle, cyclist or pedestrian routes

The works must not divert vehicle, cyclist or pedestrian routes or obstruct the Highway, unless approval has been secured from the Highway Authority before works commence on site.