

		Officer Report	
Application Number:		HGY/2024/0176	
Application Type:		Full planning permission	
Address:		53 Ferme Park Road, Hornsey, London, N4 4EB	
Proposal:		Erection of side and rear extensions and loft and basement conversions with alterations to the front, side and rear elevations including demolition of the previous rear extensions in order to provide 1 x 2-bedroom, 1x 4-bedroom and 1x 5-bedroom residential units.	
Case Officer:		Nathan Keyte	
Valid Date:		22/01/2024	
Applicant:		Mr John Gaffiero	
Agent:		Mr Sumant Doorgapershad	

1. SITE AND SURROUNDING

- 1.1. The application site comprises a three/four storey end of terrace dwelling located on the western side of Ferme Park Road. The existing use of the site for the purposes of this application is as a single dwelling.
- 1.2. Additions have since been made to the front, side and rear of the building, which have not been undertaken in accordance with planning permission HGY/2016/3155.
- 1.3. There is a large area of open space that adjoins the site to the north and north west, and which is not accessible to the general public. The site lies within the Stroud Green Conservation Area.
- 1.4. A visit was undertaken to view the property from the public domain on 14.03.2024.

2. PROPOSED DEVELOPMENT

Background

- 2.1. Planning permission was granted under HGY/2016/3155 for the Erection of side and rear extensions and loft and basement conversions with alterations to the front, side and rear elevations including demolition of the previous rear extensions in order to achieve 1 x 2 bed, 1x 4 bed and 1x 5 residential units.
- 2.2. However, changes to the final design were undertaken and implemented that were not in accordance with the approved plans, and where no permission was sought for the changes. The reason for the changes is stated in the current application to relate to the need to meet building regulations in terms of minimum clearances height of the stairs from the first floor to the loft on the side extension, and the resulting impacts on internal layout to accommodate this.
- 2.3. An application was lodged in 2023 (HGY/2023/3120) seeking the changes to the built form of the building. However considering the extensions and alterations were linked to the permission to create the three flats, the Applicant withdrew the application and lodged for the current application which includes the creation of the three flats. Should this application be successful, it would supersede that of HGY/2016/3155).

Proposed Development

- 2.4. As with the previous permission HGY/2016/3155, the proposal is for extensions to the original host building, and the conversion of it from a dwelling to three units, being 2b, 4b, and 5b units.
- 2.5. The key differences noted between the previous approved scheme and the current proposal include:
 - Removal of northern chimney
 - Modification of the appearance of the existing chimneys as shown on the proposed plans (though this may be an error on the plans).
 - Roof ridge raised by approximately 0.3m
 - Proposed rear dormers no longer set below roof level or set in from the northern side of the roof.
 - Increase in roof pitch of the side extension. This creates a more simplified flat roof form compared to the previously approved roof form.
 - Change to the number and size of windows proposed on the side and rear extensions, and reduction in detailing provided. Previously these

were to be the same size and level as the host building windows, with matching materials and cills and heads to be replicated.

- No windows on the northern wall of the proposed rear extension.
- Change of proposed northern external steps from Flat B to the rear garden, to provide a door at basement/ ground level and steps to upper ground level.
- Additional window adjacent to front door of the proposed side extension.
- The storage location of refuse is not shown.
- Reduction in size/ change in layout of the front facing loft bedroom in Flat B.
- Reduction in front roof lights proposed by one and increase in rear rooflight by one.

- 2.6. The general internal layout otherwise remains relatively the same. The development therefore focuses upon the differences in design matters between the extant planning permission and what is now proposed.

3. SITE HISTORY

HGY/2018/1973

Address: 53, Ferme Park Road, London, N4 4EB

Proposal: Approval of details pursuant to condition 4 (secure and covered cycle parking facilities) attached to planning permission HGY/2016/3155

Decision Date: 13/07/2018.

Decision: Approve

HGY/2014/0320,

Address: 53, Ferme Park Road, London, N4 4EB

Proposal: New side and rear extension and formation of new rear dormer to replace existing rear dormer (Householder Application),

Decision Date: 25 March 2014

Decision: Approve with Conditions

HGY/2016/0648,

Address: 53, Ferme Park Road, London, N4 4EB

Proposal: Erection of side and rear extensions and loft and basement conversions with alterations to the front, side and rear elevations including demolition of the previous rear extensions in order to achieve 1 x 3 bed, 1x 4 bed and 1x 5 residential units,

Decision Date: 25 April 2016

Decision: Withdrawn

HGY/2002/1155,

Address: 53, Ferme Park Road, London, N4 4EB, London

Proposal: Installation of rear dormer windows.,

Decision Date: 24 September 2002

Decision: Permitted Development

HGY/2016/3155,

Address: 53, Ferme Park Road, London, N4 4EB

Proposal: Erection of side and rear extensions and loft and basement conversions with alterations to the front, side and rear elevations including demolition of the previous rear extensions in order to achieve 1 x 2 bed, 1x 4 bed and 1x 5 residential units,

Decision Date: 8 November 2016

Decision: Approve with Conditions

HGY/2018/1973,

Address: 53, Ferme Park Road, London, N4 4EB

Proposal: Approval of details pursuant to condition 4 (secure and covered cycle parking facilities) attached to planning permission HGY/2016/3155,

Decision Date: 13 July 2018

Decision: Approve with Conditions

OLD/1965/0181,

Address: 53, Ferme Park Road, N4

Proposal: A garage.,

Decision Date: 17 March 1965

Decision: Approve with Conditions

HGY/2023/3120,

Address: 53 Ferme Park Road, Hornsey, London, N4 4EB

Proposal: Retention of the side extension and roof alterations which is a variation to the permission granted under planning approval reference: HGY/2016/3155,

Decision Date: 22 December 2023

Decision: Withdrawn

4. CONSULTATION

Stroud Green Resident's Association – no comment received.

Stroud Green CAAC – no comment received.

Haringey Conservation Officer – no comments received.

- 4.1. The application has been publicised by the way of letters and public notices. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No. of responses: 4

Objecting: 3

Supporting: 0

Neutral: 1

The following matters material to planning were raised:

- Painted brickwork of the side extension is not in keeping with the character of local buildings.
- Roof extension form and side extension not matching approved plans and impacts on the conservation area.
- Roof extension roof line not being straight and with multiple angles.

The following non material planning matters were raised:

- Dangerous building practices without safety measures.

5. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of Development
2. Design and character and appearance of the conservation area; and
3. Impact on neighbouring amenity
4. Parking and Highway Safety
5. Other matters

Principle of Development:

- 5.1. Development Management 2017 DPD (DPD) Policy DM16 states that the Council will only permit conversion of larger homes (properties with 3 bedrooms or more) to small self-contained flats where – inter alia – they are located outside a Family Housing Protection Zone (FHPZ), have a floorspace of 120 sq.m or more, and provide a mix of unit sizes in line with DM policy DM11.
- 5.2. Part B of the policy is also relevant to the principle of conversion, in setting out that conversions within the FHPZ are still potentially acceptable but only where they comply with criteria (b – g) of part A of policy DM16, and result in no net loss in the number of family-sized units.

- 5.3. The original dwelling exceeds 120 sq.m and where a mix of unit sizes is provided, including family sized units. The principle of development remains acceptable.
- 5.4. Regarding standards of accommodation, the units will generally meet the minimum required unit sizes under the London Plan 2021, and where each will have access to the rear garden as per the extant permission HGY/2016/3155.

Design and Appearance of the Conservation Area:

- 5.5. 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.
- 5.6. 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.
- 5.7. 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, detailing of the original building, including external features such as chimneys, and porches.
- 5.8. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy

D6. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

- 5.9. A certain scale and form of development was approved under permission HGY/2016/3155, following revisions to the originally submitted scheme. The key differences between this approved form and what is currently proposed is outlined earlier in this report. In particular, the changes to the roof ridge height, roof form proposed, and windows proposed are noted. From a visit to view the site, it is noted that the roof form has been constructed, and differs further from the proposed plans in that the roof form introduces a number of variations within the front and side elevation.
- 5.10. The proposal is considered to result in a significant diminution in design quality. The roof form appears heavy, and along with the dormer design, removal of the north chimney, raised height of the side extension, and raising of the roof ridge height, will not be a subordinate or sympathetic addition to the host building. It is further noted that the proposed plans do not reflect the roof form as it is currently erected on the site – with multiple angles in form observed within the roof as noted by the objections received.
- 5.11. The colour change indicated at the time of the site visit on the front façade of the side extension would also not be supported, and not considered to match or compliment the host building front façade, though it is noted there is no Article 4 Direction that applies to the site.
- 5.12. The size of the windows proposed to the side extension and rear extension, will also appear unsympathetic to the host building by way of their size and design, in particular on the front and side elevations where sill details are not replicated.
- 5.13. The concerns raised above with the design of the proposal are further exacerbated by the prominence of the site on the end of terrace and adjoining a large open space, and will be highly visible from the streetscene.
- 5.14. In conclusion, the proposed design is unsupportable from a design and conservation perspective as the external appearance of the built form, by reason of its design and height, would introduce an incongruous development and result in a low level of less than substantial harm to the Conservation Area. 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.

Statutory Duty

- 5.15. In coming to the above conclusion, special attention has been given to the desirability of preserving or enhancing the character or appearance of the conservation area in accordance with s72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 5.16. While the proposal will result in the creation of two additional dwelling units, and while the points regarding the purpose of the design changes from the previously approved scheme under HGY/2016/3155 are noted, the benefits of these are not considered sufficient to outweigh the harm caused to the conservation area by the proposed design.

Amenity Comments

- 5.17. 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.
- 5.18. 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.
- 5.19. The proposed rear dormers and rear extension, though differing in design to that previous approved, will provide a similar level of outlook and bulk by way of its design to that of the extant planning permission, will not result significant impacts on daylight, sunlight, outlook, privacy nor create a sense of enclosure.

Parking and Highway Safety

- 5.20. The Council's Transportation Team had been previously consulted on the same application and raised no objection.
- 5.21. The site is located within an area that has a medium public transport accessibility level rating of 3. It is therefore considered that the prospective

residents of this development would use sustainable modes of transport for the majority their journeys to and from this site.

- 5.22. The retention of 1 off-street car parking space to support the proposed 3 units, was previously approved under HGY/2016/3155 and would not be impacted by the revised proposed.
- 5.23. Cycle parking will be provided in accordance with the details approved under HGY/2018/1973.

Other matters

- 5.24. Refuse storage has not been demonstrated on the subject site. In permission HGY/2016/3155 this was to be located in the front garden space, of which there is sufficient area to be provided. Were the application otherwise be found to be acceptable, details relating to refuse would be secured by way of condition.
- 5.25. Basement works were approved under permission HGY/2016/3155, and the revisions will not significantly change what was previously considered.

Conclusion

- 5.26. The proposed extension in terms of its design, siting and detailing, compared to that previously consented, overall constitutes an unsympathetic, incongruous and awkward addition to this property harmful to the terrace to which it is attached and streetscene, as well as failing to preserve or enhance the character to this part of the conservation area. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

6. RECOMMENDATION.

Reason for refusal:

- 1. The proposed extension in terms of its design, siting and detailing, compared to that previously consented, overall constitutes an unsympathetic, incongruous and awkward addition to this property harmful to the terrace to which it is attached and streetscene, as well as failing to preserve or enhance the character to this part of the conservation area, 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.

