



Officer Report

Application Number:	HGY/2024/0375
Application Type:	Householder planning permission
Address:	Flat 1 Cromer House, 2 The Park, Hornsey, London, N6 4JJ
Proposal:	Removal of existing door on the property's rear elevation and its replacement with a new timber patio door and windows, and the insertion of one high level window on the side elevation.
Case Officer:	Mercy Oruwari
Valid Date:	14/02/2024
Applicant:	Mr C Proukakis
Agent:	Mr Dimitrios Dakos

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for replacement of the slimline double glassed doors at the rear of the property with wider double glassed timber framed doors. The doors would have newly installed timber framed windows either side and a transom window above the doors. The steps would also be widened in relation to the new door width.

The works also include the installation of a new timber framed window on the lower ground level on the western side elevation. This would serve the new relocated bathroom replacing the boiler/cupboard in line with the internal reconfiguration of the flat.

Site and Surroundings

The site is occupied by a three storey, detached Victorian villa with a partially habitable loft space creating a fourth floor. The property is currently in use as four separate flats with the host flat having sole access to the rear garden. This property is situated on the northern side of The Park in a row of four similar Victorian villas, which sit between the Bishops Road and Bloomfield Road junctions. The setting is residential in character, with the areas to the north, west and east being made up of a mixture of Victorian and more modern buildings. The properties in these areas are predominantly of semi-detached or detached form. The land opposite the site is occupied by large mature trees, however beyond these there are substantial blocks of flats on the Hillcrest estate. The site is located within the Highgate Conservation Area (CA) but does not fall within the curtilage of a listed building.

The CA Appraisal covering this area identifies the four Victorian villas on the northern side of The Park (1 – 4 The Park), including the host property, as buildings that make a positive contribution to the character of the CA. The villas are described as 'handsome gault brickwork dwellings of 1877, with broad steps up to front doors housed in porches framed by columns'.

Relevant Planning and Enforcement history

- HGY/2023/2679 - Alterations to existing garage and formation of new access stairs at rear. Approved with conditions
- HGY/2023/2681 - Alterations to rear balcony and formation of new rear door – Approved with conditions
- HGY/2011/0229 - Demolition of existing garage and erection of 2 storey 1 bedroom house with rooms at basement level. Withdrawn.
- HGY/2004/2677 - Erection of side extension at upper ground floor level above garage. Creation of steel spiral staircase with balustrade to rear of extension. Withdrawn

2. LOCAL REPRESENTATIONS

The application has been publicised by way of 1 site notice displayed in the vicinity of the site and letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 0

No local groups/societies made representations.

3. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and heritage.

Design and appearance

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. 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.

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 '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.

The works here relate to the replacement of the existing timber-frame doors at the rear of flat 1 which provide access to the rear garden. The single glazed slimline doors would be replaced with wider double doors with sliding sash windows on either side and a transom window above. All the new glazing would be double glazed. Although the opening would be widened it would not be significant enough to have a detrimental impact on the character of the property or this row of houses. In addition, being at the rear of the property on the ground level it would not be highly, and most likely not at all visible from any public viewing point.

The proposed new window on the western side elevation of the house would be installed on the lower ground level. As the properties are detached the side elevations are partially visible from the street. Although the side elevations are partially visible all four are not totally identical. Such works as additional windows being installed, or openings being bricked up has altered the uniformity of the side elevations of the four properties.

The proposed window to be installed would be a small white timber framed unit to match the rest of the fenestration. The window would be double glazed. Considering the modest size, and the window being located on the side rather than on the principal elevation, it would not be a dominant feature. The new window would therefore not have a notable impact on the character of the host property or this group of properties overall.

Given that the proposals are minor in terms of scale, there will be no detrimental impact on the character and appearance of the Highgate Conservation Area and as such the proposals are acceptable.

Conclusion

The proposal is considered acceptable in terms of its impact upon the character and appearance of the host property and surrounding conservation area. Furthermore, the scheme complies with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and Policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021, Highgate Neighbourhood Plan 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. The details of the decision are set out in the RECOMMENDATION

4. CIL APPLICABLE

N/A

5. RECOMMENDATION

GRANT PERMISSION

Subject to the following condition(s)

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 Notwithstanding the plans hereby approved the replacement rear ground floor door/window and new side elevation window shall be white painted timber unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to safeguard the special architectural or historic interest of the building/ estate consistent with the London Plan 2016, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 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.