



Officer Report

Application Number:	HGY/2024/0539
Application Type:	Full planning permission
Address:	Derwent Court, 54 Cecile Park, Hornsey, London, N8 9AT
Proposal:	Removal of secondary pitched roof, replacement with flat roof finish with recessed parapet finish to block of flats.
Case Officer:	Roland Sheldon
Valid Date:	13/03/2024
Applicant:	Mr J Wylson
Agent:	Mr Alan Morris

RECOMMENDATION

Approve with Conditions

1. Site and Surroundings

The subject site contains a three-storey with mansard roof (and non-original dual-pitch roof above) block of flats located on the northern side of Cecile Park, N8. The surrounding uses are residential. The site does not contain and is not located in close proximity to a listed building. The site is located within the Crouch End Conservation Area.

2. The Proposal

The proposal seeks removal of secondary pitched roof, replacement with flat roof finish with recessed parapet finish to block of flats.

3. Relevant Planning and Enforcement history

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

HGY/2007/2345: Replacement of existing glazed windows with aluminium white powder coated double glazed windows – Approved 11/12/2007

4. CONSULTATION RESPONSE

The following were consulted on the planning application:

Internal

- LBH Conservation: No comments received.

External

- Crouch End Neighbourhood Forum: No comments received.

LOCAL REPRESENTATIONS

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

Objecting: 0
Supporting: 0
Neither: 1

The following issues were raised during the public consultation that are material to the determination of the planning application:

- Concern that there is no overlooking of neighbouring properties during the construction of the development.

Officer comment: The Council can only take the privacy issues that would arise from the development itself into consideration in determining the application. It is presumed that scaffolding and barriers would be placed around the perimeter of the roof during construction that would also limit any overlooking into neighbouring rooflights.

The following local groups/societies made representations:

- No comments received.

5. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and heritage.

Design & Heritage

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. The policy also

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

The building in question was built in the 1930s in a modernist style with a red-brick treatment at ground and first floor, with horizontal white render banding at second floor level, and a red-tile mansard roof with dormer additions above.

According to the heritage statement, the secondary pitched roof with corrugated iron exterior was added sometime after the war, intended as a temporary solution to protect the flat roof and allow water to drain off quickly into the guttering. The overhang of the secondary roof projects beyond the front dormers.

The secondary roof is now beyond its design life and subject to leaking, and contains asbestos.

The proposal would see the non-original dual-pitched roof removed to reinstate the flat roof detail. This would be treated with bitumen waterproofing, with a small recessed parapet feature, treated with lead dressings. A new roof finish with slate tiling would be proposed over the dormers within the mansard roof to replace the corrugated iron covering.

In terms of visibility, when directly facing the building, there would very little difference in the appearance of the building, although loss of the dual-pitch feature will be visible from other vantage points within the street or from upper floor levels of neighbouring properties. The removal of the secondary roof and reinstatement works will reinstate the original roof form of the building, and would be considered to preserve the character and appearance of the host building and the wider conservation area.

The applicant has outlined that at present, it is not possible to enter the loft space and view the original roof parapet detailing due to the presence of asbestos, and there are no original drawings that can be found to verify this. Therefore, the intention is to return the roof to as close as possible to how it was originally designed in 1935 and to remove the (originally temporary) pitched asbestos secondary roof. The applicant believes that the original flat roof would have drained through the existing cast iron downpipes which are still in their in their current positions. It is therefore proposed that these are to be retained with no changes made to their positions.

A condition shall be imposed that following first safe access to view the original roof beneath the secondary pitched roof, detailed drawings, including elevations and sections with regards to the parapet, roof outlet, downpipes and any guttering detailing, shall be submitted to and approved in writing by the Local Planning Authority.

Conclusion

Subject to compliance with the condition, the proposal would preserve the character and appearance of the Crouch End Conservation Area.

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.

6. CIL APPLICABLE

The additional floorspace is less than 100 square metres and as such is not liable for CIL.

7. 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 Following first safe access to view the original roof beneath the secondary pitched roof, detailed drawings, including elevations and sections with regards to the parapet, roof outlet, downpipes and any guttering detailing, and details of 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: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of the Crouch End Conservation Area is preserved, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 & 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: Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

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: Scaffold screening.

During construction, the developer and their contractors are requested to take note of any potential overlooking of neighbouring properties from scaffolding that might be harmful to neighbours privacy, and where appropriate ensure that the scaffolding is screened to avoid such issues.