



Officer Report

Application Number:	HGY/2024/0958
Application Type:	Full planning permission
Address:	Flat C, 284 Archway Road, Hornsey, London, N6 5AU
Proposal:	Conversion of loft space to form master bedroom and ensuite with installation of 3 x front and 3 x rear conservation-style rooflights.
Case Officer:	Emily Whittredge
Valid Date:	05/04/2024
Applicant:	Mr John Gabriel
Agent:	Mr Christopher Brooks

RECOMMENDATION

Approve with Conditions

1. Site Description

The application relates to the top floor flat of a three storey property on the north east side of Archway Road, Highgate. The property is located within a uniform terrace that has been extended with a modern residential development to the south. The properties within the terrace feature three storey closet wings. The rear of the terrace is visible from Holmesdale Road to the east.

The site falls within Highgate Conservation Area and forms part of a group of designated Locally Listed Buildings, in the terrace comprising nos. 278 to 310 Archway Road.

2. Policies and Constraints

Highgate Conservation Area

Locally Listed Building

Critical Drainage Area

Family Housing Protection Zone DM16

Archway Road Local Centre SP10

3. Relevant Planning and Enforcement History

None.

There is planning and enforcement history within the terrace that is relevant to this planning decision. The history is as follows:

Planning

Flat C, 290, Archway Road, London, N6 5AU

HGY/2019/3092 Retrospective application for the retention of the existing rear dormer (Class use C3) Refuse 20/12/2019. Appeal dismissed.

290, Archway Road, London, N6 5AU

HGY/2014/2864 Loft conversion incorporating a rear dormer. Approve with Conditions 02/12/2014

Second Floor Flat, 292, Archway Road, London, N6 5AU

HGY/2019/3094 Retrospective application for the retention of the existing rear dormer (class use C3) Refuse 20/12/2019. Appeal dismissed.

292, Archway Road, London, N6 5AU

HGY/2013/2258: Formation of rear dormer. Approve with Conditions 19/12/2013

Second Floor Flat, 278 Archway Road, Hornsey, London, N6 5AU

HGY/2024/0150 Erection of rear dormer, installation of one front roof light. Approve with conditions 26/04/2024

Enforcement

290, Archway Road, Hornsey, London, N6 5AU UNW/2019/00167 Unauthorised Works Closed 25/09/2020

292, Archway Road, Hornsey, London, N6 5AU UNW/2019/00168 Unauthorised Works Closed 22/11/2019

Both enforcement cases closed following removal of extensions directly above the outrigger roof extensions, with the rear dormers retained.

4. Neighbour Consultations

The application was publicised by way of letters sent to neighbouring properties, a site notice placed outside the premises and a press notice placed within the local press.

Comments Received

No comments were received in response to neighbour notification.

5. Representations

An objection was received from the Highgate Conservation Area Advisory Committee on the following grounds:

- No Heritage Statement provided
- Four roof lights are excessive for the front slope

- Elevation and plan drawings inconsistent
- No section drawings provided so unclear if there is sufficient headroom
- Unclear what type of roof lights are proposed
- Since No 284 is one of the houses listed in para 6.4.31 of the HCA CA (above) as retaining original glazed tiles around the front door, if permission is granted, protection measures need to be included in the CMP to ensure the safety of any surviving original features.

Officer response: The proposal was amended in response to officer objections, namely removing the roof light above the front bay and reducing the size of all roof lights. Analysis of the proposal is outlined below. A design and access statement was included and sufficient information has been provided for officers to assess the proposal. Regarding architectural details around the front door, no changes are proposed to the exterior of the building apart from the roof within the scope of this application.

An objection was received from the Highgate Society on the following grounds:

- Excessive number of roof lights and insufficient information to understand proposal

Officer response: See above.

6. Design and Impact on the Conservation Area and Locally Listed Building

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. 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 DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017). 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.

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.

The terrace in which the host building is located is locally listed, and is a positive contributor to the wider conservation area as part of the surviving townscape and character of the area. The site also falls within the Highgate Conservation Area. The rear roofscape of the terrace is largely unaltered, apart from the rear dormers and front roof lights of Nos. 290 and 292. The application seeks to convert the loft of the property. No roof extensions are proposed, but it is proposed to install front and rear conservation-style roof lights.

Six roof lights are proposed, three to the front roof slope and three to the rear. The planning, appeal and enforcement history of the terrace have been taken into account in this decision. There

are few examples of front roof lights in the terrace, but the examples that exist at Nos. 290 and 292 were allowed following enforcement action. A further conservation roof light was recently granted at 278. The proposal has been amended in response to officer objections to the size and location of the roof lights, namely all roof lights were reduced in size, and the one above the front bay was omitted entirely as being in an inappropriate location.

The resulting 3 front and 3 rear roof lights are considered acceptable in scale and siting and would not be considered to result in an unacceptable cluttering of the roof profiles, or to cause unacceptable harm to the character and appearance of the terrace. A condition will be imposed to secure the use of conservation-style roof lights to ensure a satisfactory appearance to the development. While the application has not indicated any works to the roof tiles, a further condition will be added for the avoidance of doubt that matching materials shall be used in the development, to address any works to the roof tiles.

Taking into account the planning and enforcement history of the terrace, and the appearance of the existing terrace, overall, the proposal is considered to preserve the character and appearance of the conservation area and the locally listed building. As such, subject to conditions, the development is considered acceptable with regards to design and heritage considerations.

6. 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. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

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.

The proposed roof lights would be contained within the roof form of the building and would not give rise to any material increase in overlooking of neighbouring properties than is currently available with the existing situation on site. As such, the proposal is acceptable in amenity terms.

7. Conclusion

The proposal is considered acceptable in respect of its appearance and impact on the conservation area and locally listed terrace, and would not result in an unacceptable impact on the amenities of neighbouring occupants.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

8. RECOMMENDATION

Grant permission subject to 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 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 rooflight(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 standard of development that preserves the character and appearance of the conservation area, in accordance with policy HC1 of London Plan 2021, policy SP12 of the Haringey Local Plan 2017, and policies DM1 and DM9 of the Haringey 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.

