



Officer Report

Application Number:	HGY/2024/0552
Application Type:	Full planning permission
Address:	Flat 7, 32 Shepherds Hill, Hornsey, London, N6 5AH
Proposal:	Installation of rooflight on the rear roof slope.
Case Officer:	Mark Chan
Valid Date:	05/04/2024
Applicant:	Mrs JESSICA CHALMERS
Agent:	Mrs Annie Asif

RECOMMENDATION

Approve with Conditions

1. CONSULTATION

No representations were received in response to notification and publicity of the application.

LBH Conservation Officer – No objection raised.

2. PLANNING ASSESSMENT

The subject site contains a loft floor flat within a three-storey detached building on the southern side of Shepherds Hill. The site is located within the Highgate Conservation Area but does not fall within the curtilage of a listed building.

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

OLD/1989/1781 – 31/3/89 Conversion into 8 2 bed self-contained flats including new rear dormer window + inset roof terraces, excavation of rear + front + alterations to front + rear elevations + car parking. Approved 06/07/1989.

This application is being considered against Local Plan Policy SP11 'Design' and DPD Policy DM1 'Delivering High Quality Design' which requires buildings/ structures to be of a high, site specific, and sensitive design quality and to safeguard neighbouring amenity. Equally and more specifically it is being considered against DPD Policy DM12 'Housing Design and Quality' which 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.

In terms of amenity London Plan Policy D6 and DPD Policy DM1 both emphasise the importance of protecting amenity of surrounding housing. Policy D6 highlights the need to consider daylight, sunlight, and overshadowing effects on neighbouring properties, ensuring they receive sufficient light appropriate for their context while minimising overshadowing. Similarly, DPD Policy DM1 stresses the requirement for high-quality design to guarantee privacy and amenity for both the development's users and neighbouring residents. This includes providing adequate sunlight, daylight, and aspects to adjacent buildings and land, while also ensuring an appropriate level of privacy to prevent overlooking and maintain the amenity of neighbouring properties.

This application is seeking consent for the installation of a rooflight on the rear (south) roof slope. The main issues with this application are the effect of the development on the character and appearance of the surrounding area and the impact on the neighbouring residential amenities, as discussed below.

Rooflight

The proposed rooflight would be 0.7m x 0.9m in size and sit mostly flush on the rear (south) roof slope of the building. It would allow additional daylight into the kitchen and living area. The rooflight would be similar to the other existing rooflights in the building in terms of design and material. Given its rear location and height, it would not be visible from the street scene. Overall, the proposed rooflight is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

Impact on neighbouring amenity

Given the scale, location and nature of the proposal, it is not considered to materially harm the residential amenities of the occupiers of neighbouring properties in terms of loss sunlight/daylight, privacy or outlook. The proposal is acceptable in amenity terms.

Overall, the proposed development is considered acceptable in terms of design and amenity consolidation, in accordance 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, as well as according 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.

3. CIL APPLICABLE

N/A – Under 100sqm no new unit.

4. RECOMMENDATION

It is therefore recommended that this application be APPROVED 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.

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.