



Officer Report

Application Number:	HGY/2024/1034
Application Type:	Full planning permission
Address:	57 & 59, Cholmeley Crescent, London, N6 5EX
Proposal:	Roof extension, including a change of the roof slope to 45° to raise the roof, addition of two side and two rear dormers, and re-introduction of a chimney stack.
Case Officer:	Eunice Huang
Valid Date:	13/05/2024
Applicant:	Dickman, Greenberg and Spellman
Agent:	James O'Hara

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

The application is for a roof extension, including raising the angle of the roof slope to 45°, the raising of its height, the addition of two side and two rear dormer extensions, and the re-introduction of a chimney stack.

This assessment is based on revised plans received 12 July 2024 and 24 July 2024, with the following changes:

- Extended central chimney
- Retention of rear first floor window proportions

Site and Surroundings

The site is a pair of semi-detached dwellings located on the northern side of Cholmeley Crescent. Cholmeley Crescent is a horseshoe shaped road which is lined by mainly semi-detached houses of distinctive and varying design. The houses on the inner semicircle are smaller family homes, probably built at a later date than the houses on the outer semicircle. The houses show a variety of styles, with features including half-timbering, tiled walls, casement windows, leaded windows, red brick and pebbledash.

No's 57 & 59 are understood to have been built about 1911 and like other properties on this side of the street, they sit well elevated above street level. In terms of design and appearance these properties are a slight anomaly in that they have more a Georgian appearance compared to the pre-dominant Arts & Craft style properties which inform the character of this crescent of properties. Because of the different design and appearance to these properties, they have a somewhat more distinct presence in the streetscene and contribute positively to the character and appearance of the conservation area.

The site is within the Highgate Conservation Area (CA). The CA Appraisal sets out that the significance of the CA arises from factors including its historic pattern of development, which includes high quality residential areas such as that containing the application site.

Relevant Planning and Enforcement History

The planning history of the site has been taken into account when coming to this decision. Recent applications include the following:

57 Cholmeley Crescent

HGY/2023/2796 – Demolition of existing conservatory and erection of new rear ground floor extension and rear first floor extension, with internal reconfiguration and updated patio. – Approved with conditions 10/1/2024.

HGY/2023/0108 – Demolition of existing rear extension and first floor rear hipped roof projection. Erection of part single, part two storey rear extension, replacement of windows and landscaping works – Approved with conditions 07/3/2023.

HGY/2013/2132 – Non-material amendment following a grant of planning permission HGY/2012/2374 for alteration of white timber windows and doors to white PVC, no windows to rear elevation and one additional door to side elevation, and slight design change of roof of proposed development – Approved with conditions 2/11/2013.

HGY/2012/2374 – Erection of rear ground floor extension including alteration to the garden – Approved with conditions 11/3/2013.

HGY/2005/0267 – Erection of extension at rear first floor level and reduction in height of roof to studio – Approved with conditions 06/4/2005.

59 Cholmeley Crescent

HGY/2017/3001 – Side and rear roof extensions; installation of 2 x front rooflights; part two storey, part single storey rear extension – Approved with conditions 15/12/2017.

CONSULTATION RESPONSE

LBH Conservation: Objected to the application as originally submitted - 'the central chimney needs to be extended vertically in proportion to the roof extension. The proposed size and placement of the dormers on the side elevations would result in a bulky addition visible from the street. The prominence of the dormers should be reduced through greater setbacks from the front elevation and/or a reduction in their volume. Solar panels also must not be visible from the street'.

Officer comment: The application has been amended to address these concerns.

LOCAL REPRESENTATIONS

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: 4
Objecting: 2
Supporting: 1

Representation: 1

The following issues were raised in representations:

- Loss of daylight, due to roof extension and side dormers
- Side dormers are excessively bulky and out of character within Cholmeley Crescent.
- Rooflights should be conservation style and not project above new roof lines.
- Solar panels should be less visible than existing.
- Both houses must be developed at the same time if application were granted.
- Does not object on basis of overlooking from rear dormers to properties on Southwood Lawn Road.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and impact on the character and appearance of the conservation area.
2. Impact on neighbouring amenity.

Design and impact on the character and appearance of the conservation area

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. 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.

Crown roof

The works involve the creation of a hipped crowned roof extending across both Nos. 57 & 59. The existing "M" shaped roof is pitched at 30 degrees. The proposal would alter it to a raised crown roof with a 45 degree pitch, and front rooflights. The existing eaves would be replicated. The roof extension would facilitate second floor accommodation with a head height of 2.5m.

The proposed crown roof would complement the host building in proportion and design. It would not dominate the existing building nor neighbouring properties. The neighbouring properties have steeper roof forms compared to this pair of houses. Equally, it is noted that there is no regular rhythm or ridge height to adhere to.

While accepting the street presentation of the building will change on Cholmeley Crescent, such impacts are not significant taking account of the variation in building form and roof styles on Cholmeley Crescent. Notably, the host pair of semi-detached dwellings is distinct architecturally from other semi-detached pairs on the street. As such, the proposed roof additions would not disrupt any characteristic uniformity along Cholmeley Crescent.

Rear dormers

A rear dormer is proposed for each house in the pair. Each rear dormer has a height of 2.38m, width of 3.546m and depth of 2.563m. They are set 0.3m below the ridge of the new crown roof. The two rear dormers are set in centrally within the rear roof plane.

The rear dormer additions would be subservient within the new crown roof, and in relation to the existing rear façade. There has been a history of alterations and additions to the rear façade of this dwelling, including rear extensions at No. 57. As such, the addition of the rear dormers would not disrupt the integrity and symmetry of the rear façade between the pair. Nor would they dominate neighbouring properties. There is an established pattern of rear dormer development on this section of Cholmeley Crescent. Thus, the rear dormers are viewed to be acceptable given the elevation in question and given that the backs of neighbouring properties have been significantly altered or extended at roof level.

Side dormers

The new roof form would also include side dormers for each dwelling. The side dormer at No. 57 has a width of 2.847m, height of 2.44m, and depth of 2.4m. The side dormer at No. 59 has a width of 2.853m, height of 2.428m, and depth of 2.448m. Both are set 0.3m below the ridge of the new crown roof. Both side dormers are set back from the front elevation, roughly central on the side roof plan.

Each dormer has a slightly different positioning within the side elevation, because of the differing existing layouts between dormers; The dormer at No. 59 accommodates a stairwell. The heights of the side dormers have been reasonably minimised to accommodate useable floor to ceiling heights.

3D perspectives submitted within the Design & Access Statement demonstrate that the side dormers would not be readily apparent from the street, except for limited angles. The proposed setbacks, elevated position of these houses aid in rendering the dormers subservient to the front façade. Furthermore, the narrow building separation distances from adjoining properties, and chimneys on host building, aid in obscuring the side dormers from sight. The views available of the dormer are acceptable within the context of the two adjoining houses and the wider street, which include more dominant roof additions.

Chimneys

Two existing chimney stacks would be extended vertically in proportion to the roof extension, maintaining visually harmony in the building appearance. The proposal reinstates a chimney stack at No.59, which would match the appearance of that at No. 59. This chimney provides symmetry to the front façade of the building and would aid in obscuring the side dormer behind.

Solar panels

The proposal also located solar panels on the top of the crown roof, at No.57. The solar panels are also setback from the front façade. The submitted 3D perspectives demonstrate that these solar panels would not be visible from the street. This would be a marked improvement upon the existing arrangement of solar panels on the front roof plane at No. 57.

Heritage impact

While accepting the street presentation of the building will change on Cholmeley Crescent, such impacts are not significant taking account of the variation in dwelling forms and roof styles on Cholmeley Crescent. Notably, the host pair of semi-detached dwellings is distinct architecturally from other semi-detached pairs on the street. As such, the proposed roof additions would not disrupt any characteristic uniformity along Cholmeley Crescent. The proposed roof additions are sensitive to the host building, and do not detract from an appreciation of the original front façade features and existing two storey form, maintaining its significance.

Accordingly, the proposed bulk, scale and proportions of the roof additions would not dominate conservation area. The character and appearance of the conservation area, which needs to be considered as a whole, is not viewed to be harmed (left preserved). Thus, the proposal is consistent with Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires the Local Authority to pay special attention to the desirability of preserving the character and appearance of conservation areas.

The quality of the proposed materials and their detailing will be integral to the overall success of the scheme, in terms of the scheme's visual appearance, its relationship with the surrounding streetscape character, and the expression of the building's massing and architectural composition. Conditions are being imposed to secure such detail.

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 amenity of neighbouring resident.

The proposed roof additions would not appear overbearing when viewed from neighbouring properties. The form and volume of the roof additions are in keeping with those extant in the crescent. The subject site is located between two dwellings with substantial roof additions, including to the front, side and rear. In this context, the proposed subservient roof additions would not have an overbearing effect.

Nor would the extensions have an adverse overshadowing impact upon neighbouring properties. The subject site and adjoining properties are oriented on a north-south axis, which mitigates the extent of overshadowing, with shadows falling towards rear gardens. The applicant has submitted direct sunlight studies, demonstrating that there would be an acceptable increase in overshadowing upon neighbouring properties. Specifically, additional overshadowing would occur for a bathroom window within a dormer at No. 61. Due to the non-habitable use and the minor extent of the additional shadows, this is acceptable.

In relation to privacy impact, the rear dormers and altered rear window would not enable additional significant views compared to existing windows. Furthermore, the ground levels of the subject site is lower than properties to the rear, addressed to Southwood Lawn Road. Side dormer windows are proposed with obscured glazing, and a condition will be attached to secure this. The proposal therefore would not have a material adverse overlooking impact in this context.

Conclusion

The proposed development is in general accordance with Policies DM1, DM9 & DM12 of the Development Management, Development Plan Document 2017, Policies SP11 & SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords 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. Planning permission should be granted for the reasons set out above.

CIL

Based on the information provided, the Mayoral CIL charge will be £8,243.13 (119sqm x £69.27) and the Haringey CIL charge will be £50,271.55 (119sqm x £422.45). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

RECOMMENDATION

GRANT PLANNING 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 Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity 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 Prior to commencement of the development hereby approved, detailed drawings at a scale of 1:20 of the reinstated chimney shall be submitted to, and approved in writing by, the Local Planning Authority.

These drawings shall clearly show dimensions, brick bond type, detailing and other materials.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of the Highgate Conservation Area is preserved, consistent with Policies SP11 and SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 and DM12 of The Development Management DPD (2017).

- 5 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 appearance for

- 6 Prior to the first occupation of the development hereby approved, the second floor side windows shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained and maintained thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with 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.

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.

INFORMATIVE : Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayoral

CIL charge will be £8,243.13 (119sqm x £69.27) and the Haringey CIL charge will be £50,271.55 (119sqm x £422.45) (Indexation included). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

Note: The CIL rates published by the Mayor and Haringey in their respective Charging Schedules have been inflated in accordance with the CIL regulations by the inflation factor as published on-line.