



Officer Report

Application Number: HGY/2024/2041
Application Type: Householder planning permission
Address: 9 Willowdene, 18 View Road, Hornsey, London, N6 4DE
Proposal: Proposal is for a single storey ground floor rear and front infill extensions, alteration to rear fenestration.
Case Officer: Catriona MacRae
Valid Date: 23/07/2024
Applicant: Thornell
Agent: Mr Thoma Papa

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a 2-storey mid-terrace dwellinghouse on the south-western corner of the Willowdene development, accessed from View Road. The site falls within the Highgate Conservation Area and does not fall within the curtilage of a listed building.

2. THE PROPOSAL

The proposed is for a single storey ground floor rear and front infill extensions, alterations to rear fenestration.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2021/2437 – Erection of first floor extension to dwellinghouse. Refused.

- Siting, scale and massing would unduly detract from the uniformity and composition of the Willowdene group of houses.
- Fails to preserve the character and appearance of the Highgate Conservation Area.

HGY/2020/2975 – Single storey ground floor rear and front infill extensions, alterations to rear fenestration.

Approve with conditions.

- Key changes from previous application: front infill extension has moved back to 0.6m from the façade (previously 0.4m).
- Rear fenestration changes, different doors.

10 Willowdene, 18, View Road, London, N6 4DE: HGY/2015/1020 – Erection of a first floor side extension above a garage. Approve with conditions.

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

- LBH Conservation Officer – No comment.

Local amenity groups

The following local groups/societies made representations:

- The Highgate Society

- Highgate Neighbourhood Forum
- Highgate Conservation Area Advisory Committee – Object.

The following issues were raised in representations and are addressed further on in this report or below:

- Proposed alterations would not be in keeping with development and Highgate Conservation Area as alterations would change the character of the property, disrupting the pattern of development.
- Potential negative impact on neighbours due to rear extension.

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows: 0

No of individual responses: 0

5. PLANNING CONSIDERATIONS

Design & appearance

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

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. Policy DH2 of the Highgate Neighbourhood Plan (2017) requires development proposals, including alterations or extensions to existing buildings, to preserve or enhance the character or appearance of Highgate's conservation area.

The Highgate Conservation Area Character Appraisal describes the Willowdene development (in which the application site is located) as a development of houses around a shared courtyard garden in a neo-Georgian style. Dwellings within the Willowdene development were designed with staggered building lines, linked by recessed single storey pitched roof elements. The rear elevations of nos. 6 -10 Willowdene front onto Denewood Road but are significantly set-back and screened by a boundary wall and planting.

The proposal seeks to retain the central section of the infill dual-pitch element and extend it to meet the rear extent (Denewood Road) and to meet the front extent with a recessed door 0.6metres from the frontage of the dwelling facing the central courtyard. The extensions would have a flat roof design and would be externally clad in bricks to match the existing dwelling.

The extension would be finished in complementary materials to match those of the existing dwelling. The replacement front door would have timber frames and glazed surrounds. The rear elevation fenestration alterations would be constructed with aluminium frames.

The proposal is considered proportionate and subordinate to the host building and would not negatively impact the amenity of the site, or the group of buildings in which it is located and would preserve the character and appearance of the Highgate Conservation Area.

The proposal would comply with Policy DM9 of the Development Management, Development Plan, Policy DH3, DH4 and DH5 of the Highgate Neighbourhood Plan 2017, and would preserve or enhance the character and appearance of the conservation area. The proposal would be acceptable in heritage terms.

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.

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 works would not project beyond the rear or front elevations of the existing property and would not significantly alter the existing arrangement of fenestration and will not affect the amenity to No 10 Willowdene. As such, there would be no significant impact on neighbouring residential amenity.

6. CONCLUSION

The proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development accords with the relevant policies of the Highgate Neighbourhood Plan, the London Plan 2021 and the NPPF. The proposed development accords with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. RECOMMENDATION

The application is recommended for approval subject to the following 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: 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: 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.