



Officer Report

Application Number:	HGY/2024/2277
Application Type:	Householder planning permission
Address:	66 North Road, Hornsey, London, N6 4AA
Proposal:	Enlargement of existing rear dormer, and install 1 no. additional Velux window over loft access stairs
Case Officer:	Nathan Keyte
Valid Date:	15/08/2024
Applicant:	Tanya Steele
Agent:	Ms Helen Roe

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

The subject property at 66 North Road N6 4AA is a two-storey mid terrace building in use as a single household. The building is not listed however is within Highgate conservation area and as well is a locally listed terrace.

No site visit was undertaken, with the assessment informed by photos provided with the application, and with the property also viewed via the photos provided via google aerial photography.

2. PROPOSED DEVELOPMENT

The applicant is proposing to enlarge the existing rear dormer, increasing its width by one window, change windows from timber to uPVC, and install 1 no. additional Velux window over loft access stairs.

3. SITE HISTORY

HGY/2006/0257,
Address: 66, North Road, London, N6 4AA, London
Proposal: Erection of rear dormer window.,
Decision Date: 31 March 2006
Decision: Approve with Conditions

HGY/2015/1054,
Address: 66, North Road, London, N6 4AA
Proposal: Erection of single storey conservatory / dining room infill extension,
Decision Date: 5 June 2015
Decision: Approve with Conditions

4. CONSULTATION

Highgate CAAC –We are pleased that the dormer window follows a traditional pattern but we note that they are UPVC

Highgate Neighbourhood Forum – No response.

Highgate Society – No response.

Haringey Conservation Officer: - 66 North Road forms part of a terrace with Nos. 60-78. Whilst it is not set in from the side and ridge height enough to necessarily be sub-ordinate, the dormer would be similar in scale to some of the other existing dormers in the terrace and it is not visible from a public vantage point. The decorative ridge tiles would be retained and given the design of the host building and its wider context it would be considered to have a neutral impact on the significance of the Highgate Conservation Area in this instance. The windows would ideally be amended to be made of timber to match the existing.

5. LOCAL REPRESENTATIONS

The application has been publicised by the way of site notice, letters and public notices. No representations besides those identified above have been received.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and heritage
2. Impact on neighbouring amenity

Design and 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. 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. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

Policy DH5 'Roofs and Roofscape' of the Highgate Neighbourhood Plan (July 2017), which is afforded weight, states that roof extensions should respect the existing roof form in terms of design, scale, materials and detail and be restricted to the rear. Policy DH2 of the HNP is also relevant.

Paragraph 12.3.13 of the Highgate Conservation Area Appraisal and Management Plan provides a guide as it relates to roof form and extensions within the conservation area. Extensions to the front

of properties are generally unsuitable. Where side and rear roof extensions and loft conversions are acceptable, the extensions should:

- Compliment the roof form and materials of the host building.
- Hip to gable ends are noted as unacceptable.
- Dormers to the side and rear are noted as potentially acceptable in many cases, provided are subordinate in scale and suitably set in from eaves, ridges and side of the roof of the host building.
- Juliet balconies and roof terraces noted as only acceptable where they are characteristic of the area and do not harm the overall appearance of the host building.
- Roof lights should be conservation type, sitting flush with the slope of the roof.

The proposal is to enlarge the rear dormer by extending its width by 1.1m towards the northern boundary. A setback of approximately 0.9m will be retained to the northern boundary and where the depth remains consistent with the existing dormer. The dormer is proposed to be reclad in natural slate to match the existing roof, with windows proposed to be flush casement uPVC to replace the existing timber windows. While the change to uPVC is noted, the submitted documents note that these will be designed to look like traditional timber. Noting this, and the dormer will be rear facing and located within the middle of a terrace with limited outside views, the materiality proposed is not considered sufficient to justify refusal of the application in this case.

With regards to the proposed rear rooflight, there are rear rooflights noted in the host terrace and nearby development.

Considering the points above the works are considered acceptable in design and heritage terms with no harm identified being caused to the character and appearance of the conservation area, as such leaving it preserved.

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 rear dormer, by way of its design and scale without side windows and being setback from adjoining properties, will not result significant impacts on daylight, sunlight, outlook or privacy.

7. CIL APPLICABLE

N/A - While multiple applications are noted as currently proposed for the subject site, the cumulative increase in internal floor area should all be approved does not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. CONCLUSION

The proposal is considered acceptable in terms of design, heritage and amenity consideration. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above.

9. RECOMMENDATION

It is therefore recommended that this application be APPROVED in accordance with 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.

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.