



Officer Report

Application Number: HGY/2024/1917
Application Type: Full planning permission
Address: 175 Archway Road, Hornsey, London, N6 5BL
Proposal: Installation of External Wall Insulation (EWI) on the rear and the side of the house (Amended Description)
Case Officer: Iliyan Topalov
Valid Date: 11/07/2024
Applicant: 175 Archway Road London N6 5BL Hui Li To
Agent:

RECOMMENDATION

Approve with Conditions

1. Proposed development

Initially this was application for the installation of External Wall Insulation (EWI) to all elevations of the house, however, the front elevation was omitted from the proposal, and the amended application is for the installation of EWI on the rear and the side of the house only.

2. Site and Surroundings

The application site is a two-storey mid-terrace mix use building located on the west side of Archway Road. The upper floor and the rear ground floor are residential while the front ground floor is commercial in use. The proposal site forms part of a parade which has been extended at the front. The nearby properties along Archway Road are of mixed character. The site is within the Highgate Conservation Area, but it is not a listed building.

3. Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows.

HGY/2024/1080 - Certificate of Lawful Development for the existing use of the rear ground floor as a self-contained one-bedroom flat - Approved - 02/05/2024

HGY/2000/1547 - Erection of a single storey rear extension to create a storeroom. - Approved - 19/12/2000

4. Consultation response

The responses below were received following consultation on the application:

LBH Conservation Officer: Objecting – Overall, the proposed ESI would conceal the original brickwork, important architectural features and disrupt the relationship of the walls to the roof, windows and doors this would be considered to cause less than substantial harm to the significance of the Highgate Conservation Area. There is insufficient information to fully assess the impact of the proposal on the designated heritage asset as no information has been provided on the junctions between the insulation and the various interfaces between the adjacent buildings, roof and building elements such as windows, gable ends and eaves. As the Highgate Conservation Area is a designated heritage asset great weight should be given to the asset's conservation, and any harm caused to the significance of a designated heritage asset requires clear and convincing justification and should be weighed against public (not private) benefits. Accordingly, as the

proposals are considered to cause less than harm to the significance of the Conservation Area, Conservation would not support this application.

(The full comment is available on the public register.)

5. Local representations

The application has been publicised by way of a site notice displayed in the vicinity of the site and 32 letters. 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: 0

Objecting: 0

Supporting: 0

The following local groups/societies made representations:

- Highgate Conservation Area Advisory Committee: Objects – The proposal to introduce 100mm external wall insulation (EWI) faced with brick slips (20mm) to the front elevation of this property must be refused because it would interfere with the detailing round the first-floor bay window and also the gutter to the ‘turret’ above. the EWI would be extremely likely to extend forwards of the existing pilasters on each side of the front bay, a detail which must be resolved. As it seems this is very unlikely to be achieved, this detail could not be left to Condition. The proposed External Wall Insulation would bring the face of the building at first floor level forward by at least 120mm. The visual loss of the characteristic painted stone pilasters where the bay meets the front elevation would be unacceptable.

The full comment is available on the public register.)

The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Impact on the character and appearance of the conservation area; (Officer

Comment: The application has been amended to omit the front elevation, as to reduce the impact it will have on the conservation area.)

4. Material planning considerations

Policy considerations

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, 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.

The London Plan sets out detailed policies in relation to energy efficiency, renewable energy, climate change and water resources. Local Plan Policy SP4 promotes and requires all new developments to take measures to reduce energy use and carbon emissions during design, construction and occupation. Low- and zero-carbon energy generation are required with all new development, specifically to achieve a reduction in predicted carbon dioxide emissions through on-site renewable energy generation.

DPD Policy DM21 also requires new development to consider and implement sustainable design, layout and construction techniques, with proposals required to apply the energy hierarchy to minimise energy use in order to meet/ exceed, minimum carbon dioxide reduction requirements.

Existing building stock in Haringey factors significantly in local carbon emissions. Sustainable retrofitting offers an opportunity to improve the environmental performance of existing buildings. DM21 seeks to encourage proposals for minor and householder development to incorporate energy efficient measures (such as internal roof, floor and wall insulation) as a cost-effective way to reduce carbon emissions. External wall insulation is also supported in principle although any such treatment must be sympathetic to character and historic significance of the existing building and surrounding area, having regard to other Local Plan policies, particularly Policies DM1 and DM9. The use of energy efficient appliances is also strongly recommended as a simple way to reduce energy use and carbon emissions.

Assessment

As noted above the installation of EWI to the front of the building has been omitted from this application with further information provided in respect of the works to the rear.

The first floor of the site is painted in bright red colour while the ground floor has a white render. The proposal comprises of external insulation being installed to the side and rear of the property, the proposal indicates that existing walls will be covered with Insulation Panels and Smooth Render Finish and the proposed depth is 115mm.

The existing windows are unauthorized uPVC units which are immune to enforcement action. The original windowsills were also replaced with uPVC/Metal sills. The proposed windowsills will be of similar appearance to those currently present on the property as such the proposed development will not result in a loss of detail in regard to the windowsills.

. The rear of the property does not feature decorative details at the eaves the way it does at the front elevation. Likewise, the rear windows do not feature decorative elements which would be lost if external insulation is added. As such the proposed development will not result in loss of decorative elements.

Although the rear elevation of the outrigger will be visible from Cromwell Avenue, the installation of EWI would not harm the character and appearance of this property in question, given as reflected the varied appearance to the elevation in question.

As such the character and appearance of the conservation area would be left preserved.

Conclusion

The proposal works are considered acceptable in design and heritage terms.

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

5. CIL Applicable

N/A

6. Recommendation

Grant 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.

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: 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: 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.