

Officer Report

Application Number:	HGY/2024/1982
Application Type:	Full planning permission
Address:	Second And Third Floor Flat, 126 Crouch Hill, Hornsey, London, N8 9DY
Proposal:	Erection of rear roof dormer and replacement of rear and side UPVC windows with double-glazed timber sash windows.
Case Officer:	Mark Chan
Valid Date:	08/08/2024
Applicant:	Mr Giorgio Gori
Agent:	Mr Matteo Sarno

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a second and third floor residential flat within a three-storey end-terraced building on the eastern side of Crouch Hill. The ground floor of the host building is a commercial unit whilst the first floor is another flat. The host building has an existing three-storey rear outrigger. The site is within the Crouch End Conservation Area but is not within the curtilage of a listed building. The surrounding area is mainly mixed with commercial units on the ground floor and residential on the upper floors.

2. THE PROPOSAL

The proposal is for the erection of a rear roof dormer and replacement of the rear and side UPVC windows with double-glazed timber sash windows.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

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

OLD/1981/0942 – 18/2/81 Change of use from dress retail shop to cafe/arts and crafts shop. Approved 31/03/1981.

OLD/1974/0921 – Construction of an exterior stairway from first floor level to the ground at the rear of the property. Approved 18/11/1974.

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

- **LBH Conservation Officer:** The proposed works are considered acceptable in principle. The proposed roof dormer will complement the proportions and design of the existing windows below that will be enhanced through the sympathetic replacement of uncharacteristic and utilitarian UPVC units with double glazed timber sash windows. The application is supported from the conservation stance and detailed drawings of the proposed dormer should be submitted to scale 1:20 for approval together with material specification and material samples. Detailed plan, section and elevation drawings of each proposed replacement window to the rear elevation should be submitted to scale 1:10 for approval together with material specification.

Neighbour Consultation

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

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.

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 proposed roof dormer window would be to the rear of the property. It would be 1.8m wide x 1m tall and would sit 0.8m lower than the roof ridge. The new dormer window would accommodate an additional bathroom within the duplex flat. Whilst the maximum internal head height for the new bathroom would be 2.2m which is slightly less than the required height of 2.5m, given that it is at loft level with no room to further increase the head height and is not a habitable room, the slightly lower head height is considered acceptable on this occasion.

It is observed that the adjacent property, No. 128, has an existing roof dormer as well as other neighbouring properties on Crouch Hill. Therefore, even though the proposed dormer would be slightly visible from Haringey Park, it is still considered to be in keeping with the character of the area. The new dormer would have terracotta roof tiles to match existing and its bulk, scale, and amount of glazing are considered modest and appropriate in this instance. Overall, the proposed roof dormer would complement the proportions and design of the host building and the existing windows below which would also be enhanced by the replacement of uncharacteristic and utilitarian UPVC windows with sympathetic and high-quality double-glazed timber sash windows painted in

white. As such, the proposal is considered proportionate and sensitive to the design, character and appearance of this property.

The proposal would comply with Policy DM9 of the Development Management, Development 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 scale and massing of the proposed roof dormer are considered modest and would not result in a material loss of sunlight or daylight or have an overbearing appearance to neighbouring properties. Due to the small size of the dormer, there would be no additional overlooking. There would not be material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

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 also does accord 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 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 Prior to the commencement of buildings works above grade, detailed drawings, including sections, to a scale of 1:20 to confirm the detailed design and materials of the:

- a) Windows and doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors at a scale of 1:10), which shall include a recess of at least 115mm;
- b) Finishing materials: sample panels of proposed finishing materials and roof tiles to be used showing the colour, texture and other detailing shall be provided;
- c) Any other external materials to be used,

Shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted and together with a full schedule of the exact product references for all materials.

The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 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.