



Officer Report

Application Number:	HGY/2024/2713
Application Type:	Householder planning permission
Address:	60 Church Crescent, Hornsey, London, N10 3NE
Proposal:	single-storey side and rear extension, remodelling of lower ground and ground floor levels, along with external works to front garden to re-model the existing front staircase.
Case Officer:	Josh Parker
Valid Date:	02/10/2024
	4
Applicant:	Mr Peter Walsham
Agent:	Mr Dimitri Giorgalis

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The application site is an end-terrace dwelling house with front and rear gardens. It is bounded by numbers 58 to the north-east and 62 (detached and at a slight oblique angle) to the south-west. As with adjacent properties, the levels of the site slopes downwards from front (north-west) to rear (south-east). The rear of the site shares a boundary with Parkland Walk, a wooded former railway line which is a public walkway.

The site lies in the Muswell Hill conservation area. It does not fall within the curtilage of a listed building.

PROPOSED DEVELOPMENT

The applicant is proposing the following works to the dwelling:

Single-storey side and rear Extension, remodelling of lower ground and ground floor levels, along with some external works to front Garden to remodel the Existing Front Staircase.

SITE HISTORY AND ENFORCEMENT

All existing planning applications have been considered for this application.

PRE2024/0252 - lower ground floor rear extension, creation of side access and minor alterations to the front boundary. Date of meeting: 8th August 2024. This required a site visit from both the conservation and planning officer.

HGY/2024/0735: Erection of single storey side and rear Extension, remodelling of lower ground and ground floor levels, along with some external works to front garden to remodel the existing front staircase – Withdrawn 26/07/2024

HGY/2018/2593- Formation of replacement rear dormer roof extension and new front dormer roof extension; insertion of conservation-style roof lights on front roof slopes. Approved 04 Nov 2018.

CONSULTATION

LBH conservation: No comments were formally received on this application, but informal comments were received during the assessment of the pre-application, which included the proposed option of design in this application. No objections were raised by the Heritage Officer, who outlined that the proportions and design were acceptable.

LOCAL REPRESENTATIONS

The application has been publicised by the way of site/press notice and letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objections: 0

Support: 0

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance of Muswell Hill conservation area;
2. Impact on neighbouring amenity;

Design and appearance of 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, 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. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

This part of Church Crescent is characterised by tall terraced groupings of four properties of a coherent Edwardian architectural style. The properties feature a high degree of articulation and detailing on their front elevations, which together with consistent material finishes, gives a regular rhythm and coherent appearance to the street. Modifications to the rear have variety with modest dormers and differing ground/lower ground floor additions due to the levels of topography mentioned above.

The proposed built form to the rear consists of two separate sections being the side and rear extension. The rear extension would extend 4.0m depth from the rear façade of the host dwelling,

with a maximum height of 4.3m on the shared boundary that would replace an existing party/privacy wall on the boundary shared with neighbouring no. 58 Church Crescent. The roofing would be a combination of large, glazed sections and green roof breaking up the materials.

The new side extension would replace an existing side extension and extend deeper to the where rear bay window begins. This side portion of the extension follows the natural topography falling down towards the rear in two flat sections with a slope joining the attractive flat roofs. These additions appear subordinate to the host building and respect the form of important features like the bay windows.

The materials would consist of red stock bricks to match existing and complementary contemporary materials including the large sections of glazing. The bay ground floor windows are to be replaced with a timber sash windows.

The front elevation of the property would be subject to a number of minor alterations. The existing non-original & poorly constructed brick piers and gate on the boundary entrance wall are proposed to be removed and the boundary wall is proposed to be made good locally as necessary in the appropriate existing stone materials. The existing staircase leading down to the side extension is proposed to be remodelled to be more generous in width and height of treads, this will provide a safer more accessible route especially when navigating the route with a bicycle. The minor re-modelling of the staircase has also been considered to ensure the necessary space for the waste and recycling bins to be stored out of the way neatly. An existing small tree is due to be replanted and relocated. The works to the front are generally minor and would be largely concealed behind vegetation and the presence of the bins and therefore would not cause unduly harm to the character of the conservation area.

The development would not be visibly prominent from public advantage points, would be subordinate to the host building and sympathetic to the conservation area and therefore is considered to be an acceptable design that would preserve the character and appearance of the conservation area.

Amenity Comments

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.

62 Church Crescent

The scale, massing and siting of the rear extension would not have an unacceptable impact upon the amenity of neighbouring property at No. 62 who would share the firewall with the side return. The maximum height of the side extension be 4.15m on this boundary protruding above the existing fence which has been outlined in the drawings.

There are a limited number of windows/openings that would be impacted by the build on the boundary as the works are well separated and located between two large 3-4 storey semidetached

buildings which severely limit the light as it is. As such, whilst the extension is sizeable in bulk, length and height, the proposed additions would not appear visually overbearing when viewed from the neighbouring property and would not result in any significant increase in overshadowing, overlooking, loss of outlook or a material loss of daylight or sunlight on the neighbouring occupants of this property.

58 Church Crescent

As mentioned in the design section there is an existing fence and vegetation separating the subject site with the eastern neighbours to prevent mutual overlooking. This privacy screen would be replaced with the proposed party wall being extended to 4.3m height. Although this is a significant height, this neighbouring property benefits from being sited on a higher ground level due to the topography of the site, and as the party wall would only be 0.15 metres higher than the existing privacy fence between the two parties. The bulk, massing, scale and depth of the proposed extension would not result in an unacceptable loss of light, outlook or cause a visually overbearing impact on the occupants of this neighbouring property.

All works proposed meet all amenity tests when considering effects on light, bulk, sense of enclosure and privacy on the adjoining neighbours for the reasons discussed above.

Conclusion

Subject to conditions the proposal is considered acceptable and would preserve the character and appearance of the conservation area. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

CIL

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

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: 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.