



Officer Report

Application Number:	HGY/2024/2152
Application Type:	Householder planning permission
Address:	64 Sheldon Avenue, Hornsey, London, N6 4ND
Proposal:	Alterations to Fenestration, formation of new rear dormer and increasing size of existing dormers; insertion of four new conservation style rooflights; demolition of existing chimney and construction of new chimney; construction of front boundary wall with railings and sliding gates and changes to photovoltaic panels.
Case Officer:	Nathan Keyte
Valid Date:	15/08/2024
Applicant:	Naama Fischman
Agent:	George Vasdekys

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

Alterations to Fenestration, formation of new rear dormer and increasing size of existing dormers; insertion of four new conservation style rooflights; demolition of existing chimney and construction of new chimney; construction of front boundary wall with railings and sliding gates and changes to photovoltaic panels.

The design has been amended since originally lodged, to reflect the following:

- Front Gate: Lowered it by 300mm as indicated on the attached drawings. The dwarf wall in the centre has also been slightly lowered, improving visual permeability.
- Window Surroundings: Brickwork surrounds to match the existing facade and natural stone cills to match the existing ones.
- Chimney: The chimney has been amended to be fully vertical, with traditional brickwork details added.
- Photovoltaic Panels: The panels have been relocated and distributed along the side and rear facades. The positioning on the side facades has been shifted as much as possible toward the rear to minimize visibility from the main street.
- Dormers: Their location has been lowered by 200mm, with the height increased by an additional 200mm. Further adjustments to the height or position is not possible due to internal layout constraints.

Site and Surroundings

The application site is located on the eastern side of Sheldon Avenue, within the Bishops Sub-Area of the Highgate Conservation Area.

The application site previously comprised of a large two-storey detached dwelling. Permission was granted following as detailed in the planning history section of this application. The works as part of that scheme have commenced and is therefore an extant permission, with the building having been constructed.

Relevant Planning and Enforcement history

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

HGY/2015/2184 -: Planning permission granted for the replacement of the existing house with a new single dwelling house (Use Class C3). Decision Date: 22 September 2015.

HGY/2016/0386 - Non-material amendment granted following the grant of planning permission HGY/2015/2184 to alter fenestration, relocate courtyard and recess the first floor master bedroom balcony, Decision Date: 3 March 2016.

HGY/2021/0722 - Permission granted for the variation of condition 2 (approved plans) attached to planning permission HGY/2015/2184 involving alterations to front and rear façades, relocation of courtyard and swimming pool, front lightwells and internal alterations. Decision Date: 7 May 2021.

HGY/2024/0792 - Non-material amendment granted to planning permission HGY/2021/0722 [Variation of condition 2 (approved plans) attached to planning permission HGY/2015/2184 involving alterations to front and rear façades, relocation of courtyard and swimming pool, front lightwells and internal alterations] for changes to internal layout. Decision Date: 15 April 2024 Decision: Approve.

There is no open planning enforcement history in relation to the site.

CONSULTATION RESPONSE

The responses below were received following consultation on the application:

Internal:

LBH Conservation Officer: Raised concerns with the proposal as originally submitted, citing the amendments to the recently constructed building would serve to emphasise poor features of design and remove the remaining consistent characteristics.

Officer comment: The agent has since provided amended drawings, which the Conservation Officer following review has confirmed: This version of the design as now amended would have the same impact on the Conservation area as the previously approved.

External:

Highgate CAAC: Objects due to front drive landscaping, which requires to be consistent with the historical frontage of Sheldon Avenue and without gates and railings. Objection references previous applications for the site, and considers this to be a fresh application with no recognition of the current situation. BIA and BNG assessments required, in addition to a landscaping plan.

Officer comment: The application is for changes to the recently constructed building, rather than a new building. A BIA and BNG requirement are not triggered by the application. The design has

been amended as it relates to the front boundary, though railings and wall elements remain – the agent having cited a number of other similar boundary treatments in the vicinity of the application site.

The Highgate Society: No response.

Highgate Neighbourhood Forum: No response.

LOCAL REPRESENTATIONS

The application has been publicised by way of 1 site notice displayed in the vicinity of the site, public notices and letters. No representations besides those mentioned above have been received.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

- 1.. Design, impact on the character and appearance of the conservation area.
2. Impact on neighbouring amenity.
3. Trees and landscaping.
4. Other considerations.

Design, impact on the character and appearance of the conservation area

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.

Front boundary treatment proposed is considered acceptable. The front boundary wall will be 0.63m with 1.8m plinths and railings up to a combined height of 1.5m and will be consistent in scale with nearby properties, with landscaping works approved under previous permissions to be installed and maintained.

Changes to the building elevations, including chimney, dormers, window surrounds and rooflights will result in a similar impact as the extant planning permission and will not result in harm to the conservation area.

As a result of the design now put forward, the proposal is considered to be acceptable in terms of impacts upon the streetscape and character of the area.

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.

The proposed changes to fenestration, elevations and dormers will not result in additional impacts upon adjoining neighbour amenity beyond what is already allowed by the extant planning permission.

Other considerations

The proposal will not replace the need for the consent holder for the extant planning permission HGY/2021/0722 to meet its requirements for the outstanding conditions to be actioned, such as condition 7 relating to achieving carbon emission reductions. An informative is put on to this effect.

Conclusion

The proposal is considered acceptable, and the design and appearance of this building ensures the character and appearance of the conservation area is maintained. As such the works here are 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. The details of the decision are set out in the RECOMMENDATION.

CIL APPLICABLE

Not applicable – application introduces under 100m² of additional floor area.

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.

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building unless otherwise stated on the approved drawings.

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: Remaining Conditions

This permission does not replace the need for the consent holder for the extant planning permission to meet its requirements for the outstanding conditions to be actioned, such as condition 7 relating to achieving carbon emission reductions.

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.