



Officer Report

Application Number:	HGY/2024/2472
Application Type:	Full planning permission
Address:	41 Midhurst Avenue, Hornsey, London, N10 3EP
Proposal:	Merging two flats into one single family dwellinghouse, erection of single storey rear extension, erection of first floor rear infill extension, application of external insulation to rear elevation, conservation-style rooflights to front roof plane and replacement of all existing front windows and door.
Case Officer:	Roland Sheldon
Valid Date:	06/09/2024
Applicant:	Mrs Natalia Kouznitsyna
Agent:	Urlewicz

RECOMMENDATION

Approve with Conditions

1. Site and Surroundings

The subject site contains a two-storey mid-terraced dwellinghouse located on the western side of Midhurst Avenue, N10. The surrounding uses are residential. The site does not contain a listed building and is located within the Muswell Hill Conservation Area.

2. The Proposal

The proposal seeks the merging of two flats into one single family dwellinghouse, erection of single storey rear extension, erection of first floor rear infill extension, application of external insulation to rear elevation, conservation-style rooflights to front roof plane and replacement of all existing front windows and door.

3. Relevant Planning and Enforcement history

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

HGY/2006/1302: Retrospective planning application for retention of single storey rear extension – Approved 22/08/2006

HGY/2006/1301: The use of the property as 2 self contained flats – 22/08/2006

4. Consultation response

a. The following were consulted on the planning application:

Internal

- LBH Conservation: Details of replacement windows and EWI have not been submitted.

Officer comment: Following a request for such details, they were provided by the applicant.

External

- Muswell/Fortis Green CA: No comments received.

LOCAL REPRESENTATIONS

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

Objecting: 4
Supporting: 0
Neither: 0

The following issues were raised in representations that are material to the assessment of the planning application:

- Proposed extensions will cause harm to the amenities of neighbouring occupants. Overshadowing impact, loss of light,
- The extensions are out of character with the dwelling/locality

5 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design and heritage and;
3. Impact on neighbouring amenity.

Principle of development

Policy DM10 of the Haringey Development Management Plan DPD (2017) outlines that the Council will resist the loss of all existing housing, including affordable housing and specialist forms of accommodation, unless the housing is replaced with at least equivalent new residential floorspace.

In this instance, the proposal seeks to convert the property from its existing use as two self-contained flats back into its original use as a single family dwellinghouse. Whilst it would result in the net loss of one residential unit on site, it is acknowledged that the proposal would solely be reverting the use of the property back into its original use as a single family dwellinghouse. Furthermore, it would not conflict with policy DM10, as there would be no net loss of residential floorspace. As such, the principle of development is acceptable.

Design & 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. 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 proposal comprises of the following elements:

- Erection of a single storey rear extension
- Erection of first floor rear infill extension
- Application of external insulation to rear elevation
- Conservation-style rooflights to front roofplane
- Replacement of all existing front windows and door.

Single storey rear extension

The proposed extension would see the existing rear conservatory removed with a replacement extension that would add an additional 2.66 metres depth when measured from the rear extent of the outrigger projection, wrapping around the outrigger and infilling the gap previously occupied by the conservatory.

The extension would be externally clad in white render, with a large expanse of glazing in the rear elevation.

Whilst the proposed extension in conjunction with the existing ground floor additions would result in a sizeable addition at ground floor level, it would not unduly harm the scale and composition of the property.

First floor infill extension

Whilst the host building belongs to a group of 6 buildings that benefit from a two-storey rear outrigger feature, it is acknowledged that the architectural form of other properties vary, including no. 39-29 adjacent to the site which do not have the outrigger feature. Whilst the proposed first floor infill would remove the existing outrigger feature, it would maintain the existing mono-pitch roof design of the existing outrigger feature. Given the mix of architectural forms on the rear elevations of properties within this part of the street and wider locality, the infill rear extension would not result in unacceptable harm to the character and appearance of the host building or the Muswell Hill Conservation Area.

External insulation to rear elevation

The proposed external insulation is shown on the elevations to be proposed as a render finish. Whilst the existing external rear face of the building is brick clad, it is acknowledged that there are a number of properties nearby within the terrace and wider group of buildings that have since been clad with light-coloured render. As the external render would be isolated to the rear of the building, taking into consideration the number of other properties that have been subject to similar alterations, the application of render would be acceptable in design terms and would preserve the character and appearance of the Muswell Hill CA.

The render wall insulation would be 100mm deep white render, and would also be applied to the existing dormer roof and roof of the extended and existing roof projection. The elevations show that the roof insulation would not result in the dormer roof extension exceeding the height of linked neighbouring dormer of no. 43. The eaves board and guttering would need to be moved 100mm forward following the application of the render, but this would not cause unacceptable alterations to the external appearance of the rear elevation of the property, given the wider context.

Window/door replacements to front elevation and rooflights

The replacement frontage windows would be timber framed with externally mounted bars where appropriate, to largely match the design and opening arrangement of the original units. The replacement front door would be timber and of an acceptable design.

The proposed front rooflights would not unduly clutter the front roof plane. A condition can be imposed on the development that requires the front rooflights to be 'conservation-style' - flush with the roof plane on which they are installed.

Subject to compliance with this condition, the proposal would preserve the character and appearance of the conservation 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. Policy DH3 of the HNP also states that proposals should not harm the amenity of adjacent properties.

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.

Due to the staggered rear building line, with the original rear building line of no. 39 projecting approximately 2.3 metres beyond the host building at first floor level, the infill of the first floor as proposed would not result in the loss of light or outlook by the occupants of this neighbouring property, given it wouldn't project beyond the first-floor rear extent of no. 39.

The ground floor rear extension would not project beyond the rear extent of the ground floor rear extension of no. 39 and would project 2.363 metres beyond the rear extent of no. 43 at a height of 3.3 metres. The alteration to incorporate a lean-to roof on the boundary shared with no. 39 would reduce its bulk and prominence.

The height, massing and scale of the ground floor rear extension would not result in an unacceptable loss of light, outlook, or result in a visually overbearing impact on the occupants of neighbouring properties nos. 39 or 43 Midhurst Avenue.

Taking the above into consideration, the proposal is acceptable with regards to amenity considerations.

Conclusion

The proposed extensions and alterations, as amended, are considered acceptable in design terms, in terms of the appearance of the dwelling and in relation to the adjacent dwellings and the character and appearance to this part of the conservation area, leaving it preserved. The extensions and alterations would also not result in an unacceptable impact on the amenities of adjoining 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. The details of the decision are set out in the RECOMMENDATION

6. CIL APPLICABLE

The additional floorspace is less than 100 square metres and as such is not liable for CIL.

7. RECOMMENDATION

GRANT PERMISSION subject to conditions

Subject to 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.

- 3 The external materials to be used for the proposed development on the front elevation of the building shall match in colour, material, 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.

- 4 The proposed rooflight(s) hereby approved shall be 'Conservation style', flush with the roof plane in which they are installed, and shall be maintained as such for the lifespan of the development.

Reason: In order to ensure a satisfactory appearance for

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.