



Officer Report

Application Number:	HGY/2024/2590
Application Type:	Householder planning permission
Address:	106 Russell Avenue, Wood Green, London, N22 6PS
Proposal:	Removal of existing outhouse and erection of 3m deep single-storey full-width rear extension and insertion of 3 no. rear facing conservation rooflights.
Case Officer:	Alicia Croskery
Valid Date:	20/09/2024
Applicant:	4 Mr Bujar Bajraktari
Agent:	Mr Bo Ditlefsen

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two storey terraced dwelling house on the southern side of Russell Avenue. The site falls within the Noel Park conservation area and is not a listed building. The site is also affected by an Article 4 direction which removes permitted development rights for alterations to front facades in the Noel Park Conservation Area.

2. THE PROPOSAL

Removal of existing outhouse and erection of 3m deep single-storey full-width rear extension, insertion of 3 no. rear roof lights.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

There is no relevant planning or enforcement history to the site.

4. CONSULTATION RESPONSE

LBH conservation officer:

106 Russell Avenue lies within the Noel Park Conservation Area which was built along model town principles during the late C19. The estate was built by the Artizans Company which focused on low-rise picturesque estates with integrated amenities located near railway lines. The estate contained 5 types of houses of varying sizes to accommodate different budgets but built to be of high quality, decorating the standard unit types with various types of detailing. Consistency across the estate gives the area a distinctive character and the roof forms are predominantly unaltered.

The houses on Russell Avenue and Maurice Avenue are noticeably later in style and show the influence of the Arts and Crafts movement, with large gables at regular intervals and rough cast render to facades. The rear elevation of the terrace is visible from Russell Park, particularly during the winter months with there is no tree cover.

The Conservation Area Management Plan is specific regarding full width extensions, which are generally not supported, particularly where this would involve the demolition of the original building form, such as here as it would be considered to cause harm to the significance of the Conservation Area. However given the context set out in the planning statement of nearby decisions, this harm could be limited in this location. The form of the existing outhouse could be retained as part of the external walls for the extension which would limit the harm, as this would still allow an appreciation of the original form of the building.

Regardless of the above, the materiality for the proposed extension is not considered acceptable. The brickwork to the rear is yellow stock brick which should be used in the extension rather than red and proposed felt roof is a poor-quality material which is not considered an acceptable for a pitched roof, visible from the public realm.

Officer comment: The agent has amended the extension materials to be yellow stock imperial brickwork with a natural slate roof. The proposed changes are now considered appropriate with the impact on the Conservation area to be neutral.

5. LOCAL REPRESENTATIONS

The application was advertised by letters sent to neighbouring properties, a notice placed in the local press, and a site notice placed outside the property. No local representations were received.

6. PLANNING CONSIDERATION

Design and 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 DM9 requires proposals to preserve or enhance the character and appearance of heritage assets.

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.

The proposed rear extension has a depth of 3m and a width of 5.6 metres and a height of 2.5 metres to eaves level, with a pitched roof design and a maximum height of 3.5 metres. The proposed extension will be finished with yellow brickwork and a natural slate roof covering to match the existing main rear roof. The proposed extension would be modest in bulk and scale and subordinate to the main dwelling and consistent with other rear extensions in the locality. Additionally, the proposed rooflights are conservation-style - flush with the roof plane - and will not

result in an unacceptable impact on the character and appearance of the host building or conservation area.

The proposal is considered proportionate to the host building and would not negatively impact the amenity of the site, or adjoining properties. Therefore, the local character and visual amenity of the Noel Park Conservation Area would be protected.

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 proposed extension is 0.5 metres deeper than the existing extension. The bulk, depth, height and massing of the proposed extension would not result in an unacceptable impact on neighbouring amenity by reason of loss of light, outlook or visually overbearing impact. The proposal is therefore acceptable with regards to amenity impact considerations.

7. CONCLUSION

The proposed development is in accordance with Policies DM1, DM9 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 would be acceptable in design terms, preserving the character and appearance of the conservation area, and would not result in unacceptable 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.

8. RECOMMENDATION

Approve 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.

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.