



Officer Report

Application Number:	HGY/2024/2859
Application Type:	Householder planning permission
Address:	35 Mount View Road, Hornsey, London, N4 4SS
Proposal:	Replacement of existing conservatory with ground floor rear extension
Case Officer:	Sabelle Adjagboni
Valid Date:	16/10/2024
Applicant:	MR CHRISTOPHER CHRISTODOULOU
Agent:	RP Projects LTD

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for a single storey rear extension to replace the existing conservatory.

Site and Surroundings

The application site is a three-storey mid-terrace semi-detached property. This property sits towards the western side of Mount View Road, and the surroundings are residential in character, made up predominantly of other residential terraces and other semi-detached properties.

The site is situated within the Stroud Green Conservation Area but does not have listed building status. The Stroud Green Conservation Area is characterised by late-Victorian residential terraces using a repetitive formula of house plans and elevations within limited variations. Interest was added by means of increasingly mass-produced architectural features available from builders' merchants such as window lintels, door casings, mouldings, capitals and roof details. These features, their retention, detailing, and consistency are important aspects of the Conservation Areas significance.

Relevant Planning and Enforcement history

There is no recent relevant planning or enforcement history in relation to this site.

CONSULTATION RESPONSE

The responses received following consultation on the application are summarised as follows:

LBH Conservation Officer Comment: No objection, subject to conditions.

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site and 12 letters to neighbours. No representation were received from the neighbours.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design, appearance and impact on the character and appearance of the conservation area, &
2. Impact on neighbouring amenity.

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

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.

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.

The proposed extension would have a depth of the extension would be about 4.6m with a width of 4.4m and a height of 3m. Given that the proposed extension is a single storey replacement matching the scale of the existing conservatory, the addition would remain subservient and would not overwhelm the host building. As such, from a design perspective, it is not considered that extension would be of excessive size or scale.

The flat roof design of the extension would not be visually intrusive in appearance and would be of similar form to the existing ground floor rear projection. Therefore, this design is considered suitable. The plans indicate that matching materials are proposed, and this is appropriate. The addition of rooflights and bay doors to the enlargement is considered acceptable, as these features would not have a harmful visual impact on the appearance of the extension.

The proposed rear extension would be of acceptable design, with the character and appearance of the host property and the surrounding area not adversely impacted. The features that contribute to the architectural quality of this property would not be lost. The addition would not be visible from Mount View Road, nor from any other public vantage point. This lack of visibility means that there would be a neutral impact on the character and appearance of the CA. Additionally, a condition will be added to this permission to ensure that the proposed materials match the original building. The historic significance and special interest of the CA would be preserved.

As such, the proposal is in line with the above policies.

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 resident.

The proposal matches existing conservatory in depth and height. Additionally, given that this property is a semi-detached, the proposal would be set back from the boundary by 1m. Hence there will be no impact on the neighbour's amenities over the extent of the existing.

As such, the proposal is in line with the above policies.

Conclusion

The proposal is considered acceptable in design and heritage, as well as amenity terms. 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 APPLICABLE

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.

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.

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 rooflights 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 the proposed development, to safeguard the visual amenity of neighbouring properties and to preserve the character and appearance of the Conservation Area, consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policies DM1 and DM9 of The Development Management DPD 2017.

Informatives:**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.

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.