



Officer Report

Application Number: HGY/2024/2760
Application Type: Householder planning permission
Address: 58 Cromwell Avenue, Hornsey, London, N6 5HL
Proposal: Erection of rear ground floor extension and replacement of windows
Case Officer: Catriona MacRae
Valid Date: 07/10/2024
Applicant: Drs. Simon/ Lucinda Farmer/ Carr
Agent: Mr Richard Bell

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a three-storey semi-detached dwellinghouse on the west side of Cromwell Road. The site falls within the Highgate Conservation Area.

2. THE PROPOSAL

The proposed is for a ground floor rear extension and replacement of windows.

As part of the plans the existing extension will be removed to make way for the proposed.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

N/A

4. CONSULTATION RESPONSES

Internal

Conservation Officer: representation

- o Site positively contributes to the significance of Highgate Conservation Area.
- o The windows are original with curved edges on the top rails – features, their retention, and consistency are important aspects of Highgate Conservation Area.

Arboricultural Officer: no objection

- o Agree with the submitted arboricultural report and the planned removal of one Birch tree (T8) would not be worthy of a Tree Preservation Order (TPO).
- o A fence line to be fitted across the garden for protection of the root area.
- o Acknowledges no room to re plant in the rear garden but has provided a contact to help with finding another location.

Local amenity groups

Highgate Neighbourhood Forum: representation

- o Would like to see replacement tree planted.

(Officer comment: relevant condition included)

Highgate Conservation Area advisory Committee: object

- o Reservations on the replacement windows (should reinstate the original pattern).
- o Potential impact on neighbourhood's amenity.
- o Any trees lost should be replaced.

Neighbour Consultation

No of individual responses: 0

5. PLANNING CONSIDERATIONS

Design & 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.

Policy DM9 the Management of the Historic Environment states proposals for alterations and extensions in Conservation Areas should compliment the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing. Policy DH2 of the Highgate Neighbourhood Plan (2017) requires development proposals, including alterations or extensions to existing buildings, to preserve or enhance the character or appearance of Highgate's 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 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 proposal intends to remove the existing single storey extension replacing with a new extension that will extend to the boundary with 56 Cromwell Avenue.

The proposed extension would extend 7.1m deep abutting the boundary with 56 Cromwell Avenue and 7.8m wide (4.1m wider than the protruding part of the property). The proposal includes a courtyard outside the existing dining room and the intended extension, retaining the existing French door. The extension would have a flat roof with a maximum height of 3.07m and 1 no. of roof lights.

The proposed extension, with the inclusion of the courtyard, would be modest in bulk and scale and subordinate to the main dwelling. The extension would be finished in materials to match those of the existing dwelling.

The type of replacement windows are specifically designed to appear as closely to the existing windows as possible, replacing the existing single glazed windows with painted timber double glazed windows. The curved windows at the front of property will be replaced in the same curved shape. The profile proposed would be practically indistinguishable from the original/replacement timber windows to a casual passer-by. As such, it is viewed there would be no harm to the character and appearance of the conservation area. The replacement windows will also deliver benefits in terms of greater thermal efficiency and sound insulation, which are considerations that also need to be taken into account in considering this application, in particular mindful of Haringey's Climate Change Action Plan (HCCAP) and the objective to be net zero carbon by 2041.

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 boundary wall between No 56 and No 58 will be raised to 2.5m, this will help with outlook between the neighbouring properties.

The height and depth of the rear extension would not likely adversely impact the amenity of neighbouring properties. This will not affect the amenity to No 56, as the wall to the extension on the boundary has been made lower than originally planned (altered to stagger from 2.5metres), there are no side windows on the extension overlooking No 56 and there is currently a high boundary fence on the shared boundary. As such there will not be an adverse effect to neighbouring amenity in terms of conditions of light, outlook or have an overbearing effect.

6. CONCLUSION

The proposed development is in accordance with Policies DM1, DM9 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also does accord with the relevant policies of the Highgate Neighbourhood Plan 2017, London Plan 2021 and the NPPF.

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in material 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.

7. RECOMMENDATION

The application is recommended for approval 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 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 Policies DM1 and DM9 of The Development Management DPD 2017.

- 4 The replacement tree must be planted within 12 months of the works hereby approve have been completed. A planting plan and specification must first be agreed with the Urban Forest Project Officer prior to its planting. If the new tree is damaged or lost for any reason within five years of the initial planting, another tree of the same species and size must be planted in the same location, unless the Local Authority agree in writing to any variation.

Reason: To achieve good arboricultural practice and protect the visual amenity of the area.

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.