



Officer Report

Application Number:	HGY/2024/3060
Application Type:	Householder planning permission
Address:	24 Southwood Lawn Road, Hornsey, London, N6 5SF
Proposal:	External alterations including replacement of existing front porch, alterations to fenestration including new rear bay, removal of render from side elevation and replacement front and side boundary treatment (AMENDED PLANS).
Case Officer:	Sion Asfaw
Valid Date:	07/11/2024
Applicant:	Mr. Hugo Reis
Agent:	Mr Hugo Reis

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two-storey end of terrace dwellinghouse on the south side of Southwood Lawn Road. The site falls within the Highgate conservation area.

Southwood Lawn Road runs from the southern end of Highgate Avenue west before turning northeast to join Jackson's Lane just before the junction with Southwood Lane. These properties are of the early late Edwardian era with an Arts and Crafts style influence, displaying a variety of details and decorative features

2. THE PROPOSAL

The proposed is for external alterations including replacement of existing front porch and alterations to fenestration including new rear bay. As set out below aspects of the works have been removed from those initially applied for.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2017/3331- The demolition of existing side and rear extensions and the erection of a single storey side/rear extension. Approve with Conditions 22/12/2017

4. CONSULTATION RESPONSES

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses: 2

Objecting: 2

Supporting: 0

The following issues were raised in representations and are addressed further on in this report or below:

- Concerns over replacement of clinker stone wall with brick due to historical significance and suggestion for repair instead.

Internal & External Consultees

The following were consulted on the planning application:

Highgate Conservation Area Advisory Committee:

- believes this application should be refused due to the loss of an original clinker wall. The lack of detail about replacement windows is also unacceptable, as is the potential loss of an original front door and any significant alterations to the rear given the location of the house on a bend in the road.

Highgate Society:

- loss of clinker wall discouraged.

LBH Conservation Officer:

- Porch: The porch roof should not project beyond the bay windows to maintain the balanced front elevation.
- Boundary Wall: The clinker brick wall is an important historic feature and should be retained.
- Windows & Doors: Either remove the proposed replacements or provide detailed information on their design.
- Render Removal: Provide evidence that the render is a modern addition and include a removal method and sample patch.
- Timber Fence: Clarify the impact of new foundations on the boundary tree and consult with the tree officer.
- Rear Opening: Amend the size and siting to retain the building's consistent window proportions. (Officer comment: revised plans implement recommendations made.)

5. PLANNING CONSIDERATIONS

Design & heritage

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, the policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

Rear Elevation

The proposal includes the removal of the existing ground-floor bay window and alterations to the rear elevation, introducing a more cohesive design with folding doors that align with the internal and external dimensions of the existing front bay window. These changes will create a consistent aesthetic across both elevations, thereby enhancing the architectural integrity of the property.

The amendments to the size and sitting of the rear opening ensure that the design remains proportionate and symmetrical, preserving the original wall space and minimising visual impact. The updated dimensions reduce the overall width and height of the opening, improving its compatibility with the surrounding architecture.

Given the limited visibility of the rear elevation from public viewpoints, the design changes are unlikely to negatively impact the conservation area. Additional planting will be introduced to maintain garden privacy.

Front elevation alterations

The proposed improvements to the front elevation focus on enhancing both the aesthetic and functional elements of the property. The existing porch roof will remain at its current depth, ensuring it does not project further than the bay windows, in line with conservation feedback.

The existing clinker brick boundary wall and fence will remain unchanged, addressing concerns raised by the Conservation Officer and amenity groups. Additionally, the updated design incorporates a new front door and slimline double-glazing window details, ensuring that the stained glass will be retained and protected.

The new tiled path, permeable paving for the parking area, and brick boundary wall with railings and piers contribute positively to the streetscape. The introduction of a sliding gate improves functionality while maintaining the visual integrity of the front elevation. These updates harmonise with the surrounding context and enhance the character of the conservation area.

Render replacement

The proposal initially included the removal of the existing render and the application of a smoother replacement render. However, in response to conservation concerns, it was acknowledged that roughcast render is a characteristic feature of the street and contributes to the historic significance of the conservation area.

Given the existing render's compromised condition, its removal is justified. However, to ensure that the replacement render is appropriate, a condition has been added.

Impact on the character and appearance of the conservation area

In relation to the works as outlined above, as amended, they will not harm the character and appearance of the conservation area, leaving it preserved.

Impact on Neighbouring Amenity

London Plan Policy D6 requires that design must not negatively impact the amenity of surrounding properties, particularly in terms of daylight, sunlight, and overshadowing. DPD Policy DM1 mandates that proposals maintain a high standard of privacy and amenity for both users and neighbours, minimizing overlooking and visual intrusion.

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 rear alterations, including the folding doors, remain modest in scale and proportionate to the main dwelling. The design ensures that the extension does not cause overshadowing or significant loss of daylight to neighbouring properties. Privacy screening and additional planting mitigate any potential overlooking issues, maintaining the privacy of neighbouring gardens.

The front elevation changes, including the retained boundary wall and new planting, do not negatively impact neighbouring properties. The removal of the bike store and integration of an enclosed refuse store address previous concerns, enhancing the streetscape without causing undue disruption.

Overall, the size, siting, and associated design of the proposal, as revised, is considered acceptable and would not result in harm to the amenity of adjoining and neighbouring occupiers, nor would it lead to noise viewed to be harmful to neighbouring amenity. The proposal is acceptable in amenity terms.

6. CONCLUSION

The proposal works are considered acceptable in terms of design, heritage and neighbouring amenity and complies with relevant planning policies outlined above as well as policies of the Highgate Neighbourhood Plan 2017.

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 Notwithstanding the details contained within the approved plans no works for the application of render to the external walls shall be carried out on the site until details of the proposed render including specification, colour and texture have been submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

Reason: In order to preserve or enhance the character or appearance of the Highgate Conservation Area consistent with Policy DM9: Management of the Historic Environment, policy HC1 of the London Plan 2021, and Policy SP12 of the Haringey Local Plan.

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: 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: 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.