



Officer Report

Application Number:	HGY/2024/2298
Application Type:	Householder planning permission
Address:	46 Langdon Park Road, London, N6 5QG
Proposal:	Removal of the existing render to the rear of the property and replacement with new external wall insulation (50mm) and silicone render finishes (20mm); and replacement rainwater goods and repairs to the existing coping stones.
Case Officer:	Nathan Keyte
Valid Date:	19/08/2024
Applicant:	Natasha Whiteman
Agent:	Mr Nicholas Kirk

RECOMMENDATION

Approve with Conditions

1. Proposed development

Removal of the existing render to the rear of the property and replacement with new external wall insulation (50mm) and silicone render finishes (20mm); and replacement rainwater goods and repairs to the existing coping stones.

2. Site and Surroundings

The application property is a three storey mid terrace property in use as three flats with part one part two storey rear outrigger. The proposal relates to the rear facades of all three flats.

The building is not a listed building, however is located within the Highgate Conservation Area.

3. Relevant Planning and Enforcement history

None.

4. Consultation

Highgate CAAC: Representation. Advising works have been started before permission granted.

Highgate Society: No response received.

Highgate Neighbourhood Forum: No response received.

LBH Conservation Officer: Submission does not provide sufficient information and junction details. The proposed EWI on this elevation would still disrupt the important relationship of the walls to the

windows, doors and roof and the others within the terrace. and considers to cause minor less than substantial harm to significance of conservation area. Raises concerns with EWI materials proposed not being particular compatible with traditionally built buildings.

[Officer comment: Details on junctions have since been provided, although the Conservation Officer notes these are not best practice, and concerns remain].

5. Local representations

The application has been publicised by way of 1 site notice displayed in the vicinity of the site, letters and public notices.

One objection was received. Impact upon character of the rear wall of the building, noting the extent of projection proposed, and that no other rear wall in the terraced property has such a projection. Concerns this would set an unwelcome precedent for the conservation area.

[Officer comment: addressed in assessment below].

6. Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design and heritage.

Design and 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.

The London Plan sets out detailed policies in relation to energy efficiency, renewable energy, climate change and water resources. Local Plan Policy SP4 promotes and requires all new developments to take measures to reduce energy use and carbon emissions during design, construction and occupation. Low- and zero-carbon energy generation are required with all new development, specifically to achieve a reduction in predicted carbon dioxide emissions through on-site renewable energy generation.

The proposal will result in the removal of the existing sand and cement white render from the rear walls and replace with external wall insulation with a white pigmented silicone render finish.

With regard to the replacement of the existing guttering and changes to coping stones around the parapets of the rear roofs, existing coping stones are to be cleaned and repointed at the perimeter of the flat roofs.

It is noted that an objection has been received from a neighbouring property relating to impact of the proposed EWI on the character of the area, as well as concerns raised by the Conservation Officer relating to joinery details and the appropriateness of the EWI material proposed.

The site is located within the Conservation Area of Highgate, but is not a listed building. Number 46 Langdon Park Road is listed as a positive contributor within the Highgate Appraisal, however from the description this relates primarily to the front façade and streetscape. The rear of the building has been changed over time, with render applied and extensions made.

The host building and its neighbour at no. 44 Langdon Park is already finished in white render, which sets it apart from other buildings within the terrace which are predominantly in brick. The EWI is only proposed to the rear facades, with the front street facing façade to remain unchanged.

Concerns regarding joinery details and the suitability of the particular EWI material proposed were raised with the Agent. The Agent advised that the EWI, Jablite solid external wall render, satisfies the requirements of the building regulations. The Agent has also advised that cold bridging is to be minimised, and following the addition of render, the chances of negative impact on the building such as moisture ingress or interstitial condensation would be minimal.

It is to be noted that due to being within a Conservation Area, even if EWI is acceptable under the building regulations, this does not necessarily mean that this translates to being acceptable on a heritage asset. However, particulars of a site/ building are also a consideration with each case to be assessed on its own merits.

In this particular case, noting the existing condition and appearance of the host building rear elevation, and that the EWI proposed is only to the rear, the changes are not considered to be of such an extent as to adversely impact the Conservation Area heritage asset or refuse the application.

Informatives are however attached to direct the making of good junctions with associated next door brickwork.

Conclusion

The proposal is considered acceptable. 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.

6. Recommendation

GRANT PERMISSION

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.

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.

Care is to be taken to make good the junctions with neighbouring properties, to promote high quality finishes, and to avoid water ingress to the property.