London Borough of Hackney Development Management

DELEGATED REPORT

**Address:** 124 Tottenham Road London N1 4DY

**Reference No:** 2016/0573

**Case Officer:** Raymond Okot

**Ward:** De Beauvoir

**Listed Building:** No

**Conservation Area:** De Beauvoir

**Consultation Check:**

<table>
<thead>
<tr>
<th>Officer</th>
<th>Initial</th>
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**Proposal:** Erection of a roof extension to create an additional storey

**Site Description:** The proposal site comprises a two storey mid terrace property located on the north side of the road. The property is in use as a single family dwelling house. Whilst the terrace is of mixed building character, the subject property forms part of a clear group of distinctive wide fronted properties with consistent roofline. The front and rear of the group of buildings is prominent in views (including longer views) from Tottenham Road, Culford Road and Culford Grove. The building is finished in brick and has timber sash windows. The building form is relatively unusual in Hackney. The site is located in the De Beauvoir Conservation Area.

<table>
<thead>
<tr>
<th>Development Constraints North:</th>
<th>Development Constraints East:</th>
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<tbody>
<tr>
<td>Residential</td>
<td>Residential</td>
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<th>Development Constraints South:</th>
<th>Development Constraints West:</th>
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<tr>
<td>Residential</td>
<td>Residential</td>
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**Relevant History:**

2010/0939 - Demolition of rear garage to open up garden, demolition of existing ground floor rear addition and part demolition of existing first floor extension in order to create new enlarged ground and first floor rear extensions together with the replacement of UPV windows with traditional sash windows on ground and first floor levels of the building. Granted 14-06-2010

2010/0957 - Demolition of existing rear garage to open up garden, demolition of existing ground floor rear addition and part demolition of existing first floor rear extension. (Conservation Area Consent) Granted 14-06-2010

2010/0940 - Rear ground floor extension (1m beyond building line of adjacent property, 126 Tottenham Road); Rear first floor extension to match adjacent building line; demolition of Garage to open up garden and the replacement of UPVC windows with traditional sash windows on ground and first floor levels of the building. Refused 14-06-2010
Consultations (Internal):
None

Consultations (External):

Kingsland CAAC – Object in terms of the principle of a mansard and precedent

Site notice and press advert displayed and 21 Neighbour letters sent – 13 objections received raising the following material planning considerations;

- Design
- Impact on conservation area
- overlooking
- loss of light

These matters are addressed within the report

The following issues were raised which are not material to the determination of this planning application;

- Structural issues
- The behaviour of tenanted properties rather than those occupied by owners
- Precedent (each application will be assessed on its own merits)

Policy:

<table>
<thead>
<tr>
<th>Development Plan</th>
<th>London Plan 2015:</th>
<th>Hackney LDF Core Strategy:</th>
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<tbody>
<tr>
<td>Hackney DMLP:</td>
<td>7.4 (Local character), 7.6 (Architecture) and 7.8 (Heritage assets and archaeology).</td>
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<tr>
<td>SPD:</td>
<td>24 (Design), 25 (Historic Environment)</td>
<td></td>
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<tr>
<td>Other</td>
<td>DM1 (High Quality Design), DM2 (Development and Amenity), DM28 (Managing Heritage Assets).</td>
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<tr>
<td>SPD:</td>
<td>Hackney Residential Extensions and Alterations Supplementary Planning Document 2009</td>
<td></td>
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<tr>
<td>Other</td>
<td>NPPF</td>
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Background:

The proposed development involves the erection of an extension at roof level to create an additional storey. The proposed extension would have traditional mansard style with steep pitched elevations set behind small parapets (which would involve building up the rear parapet) with dormer windows. The proposed development would add two additional bedrooms bathrooms and a study to the property.

Comment:
Principle of development:

The principle of improving existing housing stock is supported by local and regional planning policy. In light of this, the proposed development is considered to be acceptable in principle, subject to assessment of other material planning considerations.

Design:

The Council's residential extensions and alterations SPD seeks to protect rooflines in terraces of properties where there are no existing extensions which break the roofline. In this instance, the terrace, and in particular the distinct group of building of which the site forms part does not feature any such extensions, and both the front and rear roof forms are consistent and prominent in views from the public realm. Whilst the proposed extension would have a traditional mansard design, in absence of other similar extensions in the terrace it is considered that the proposed extension would be an obtrusive and incompatible form of development which would fail to respect the character and appearance of the terrace and surrounding streetscene and would fail to preserve or enhance the character and appearance of the De Beauvoir Conservation Area. As such the proposed development is considered unacceptable in design terms.

Amenity:

Given the relatively modest increase in height, distance from surrounding properties to the north and south, and position of the extension in relation to properties to the east and west the proposed development is not considered to have an unacceptable detrimental impact on the amenity of neighbours in terms of loss of light or outlook, increased sense of enclosure or overbearing impact. Given the position of existing windows in the building and distance and/or orientation from windows in surrounding properties the proposal is not considered to give rise to an unacceptable increase in overlooking over and above the existing situation.

Conclusions:

The proposed development, by reason of its size, design and position would result in an obtrusive and incompatible form of development which would fail to respect the character and appearance of the subject property and surrounding streetscene and would fail to preserve or enhance the character and appearance of the De Beauvoir Conservation Area.

Recommendation: REFUSAL

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<th>NAME/SIGNATURE</th>
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<tr>
<td>PLANNING OFFICER</td>
<td>07/04/2016</td>
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<td>Area Manager/ Deputy Area Manager</td>
<td>07/04/2016</td>
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Hackney Neighbourhoods and Housing

Site photos

Front elevation

View west along terrace
Hackney Neighbourhoods and Housing

Rear of terrace

2016/04/06

Rear of terrace

2016/04/06
Hackney Neighbourhoods and Housing

View east along terrace

Long view of terrace