

<b>ADDRESS:</b> 96 Brooke Road, London, N16 7RT	
<b>WARD:</b> Hackney Downs	<b>REPORT AUTHOR:</b> Alix Hauser
<b>APPLICATION NUMBER:</b> 2021/2436	<b>VALID DATE:</b> 08/09/2021
<b>DRAWING NUMBERS:</b> Site Location Plan; 012_0000; 012_0001; 012_0005; 012_0006 Rev 01; 012_0010; 012_0020; 012_2000; 012_2001 Rev 01; 012_2005; 012_2010; 012_2020.  Planning, Design & Access Statement prepared by Studio Hallett Ike dated August 2021.	
<b>APPLICANT:</b> Yolanda Crisp Flat A, 96 Brooke Road London N16 7RT	<b>AGENT:</b> Madeleine Ike Studio Hallett Ike 94 Marlborough Road Oxford OX1 4LS
<b>PROPOSAL:</b> Erection of single storey rear extension at lower ground floor level including associated alterations to rear staircase and openings on rear elevation at lower and upper ground floor levels.	
<b>POST SUBMISSION REVISIONS:</b> A tree plan was provided that showed the existing situation on site as well as the proposed species and number of trees proposed to be removed to facilitate the application. Given the tree plan simply evaluates the need for mitigation, a re-consultation exercise was not deemed necessary	
<b>RECOMMENDATION SUMMARY:</b> Grant planning permission subject to conditions.	
<b>NOTE TO MEMBERS:</b> None.	

<b>REASON FOR REFERRAL TO PLANNING SUB-COMMITTEE:</b>	
Major application	
Substantial level of objections received	
Other (in accordance with the Planning Sub-Committee Terms of Reference)	<b>Yes</b>

## **ANALYSIS INFORMATION**

### **ZONING DESIGNATION**

	<b>Yes</b>	<b>No</b>
<b>CPZ</b>	Zone R	
<b>Conservation Area</b>	Northwold & Cazenove	
<b>Listed Building (Statutory)</b>		X
<b>Listed Building (Local)</b>		X
<b>Priority Employment Area</b>		X

### CASE OFFICER'S REPORT

#### **1.0 SITE CONTEXT**

- 1.1 The site is an irregular shaped parcel of land located on the southern side of Brooke Road.
- 1.2 The site currently comprises a three-storey, plus basement, mid-terrace building, in use as three self-contained units. The application relates to the two-bedroom unit located at basement and ground floor levels.
- 1.3 The building is constructed in London stock brick, utilises timber framing for windows and doors and has a tiled roof. To the front of the property a two-storey bay window exists at basement and ground floor levels. To the rear, the property benefits from a flat-roofed three-storey closet wing addition.
- 1.4 The property benefits from a generous private rear garden not shared with the residents of the flats above. A number of trees are located in the rear garden including a large Sycamore Tree.
- 1.5 The building forms part of a well preserved terrace of late Victorian houses which form part of a wider streetscape of terraced buildings in Brooke Road that are also well preserved. The surrounding area is primarily residential in character and buildings generally have similar scales and appearances.
- 1.6 Stoke Newington Common and the Overground line are located to the west of the site. The site is located within the Northwold & Cazenove Conservation Area but does not comprise a listed building.

#### **2.0 CONSERVATION IMPLICATIONS**

- 2.1 The property is located within the Northwold & Cazenove Conservation Area but is not a listed building.
- 2.2 Northwold & Cazenove Conservation Area was designated on 15 September 2010. Almost all of the conservation area was built in a thirty year period between 1865 and 1895 on land owned by the Tyssen-Amhurst family. It is an excellent example of a late-Victorian residential estate built under the strict control of the ground landlord. Different builders were responsible for specific terraces or streets which resulted in a variety of different house types and designs, but with a uniformity that gives the whole area a distinct character and integrity.
- 2.3 In relation to the street in particular the CAA notes: *“There is some variety in the design and detailing of the houses in Brooke Road, but the houses are mainly three storey in height and generally attractive. They display attractive ornamentation and fine detailing including stringcourses, roof and window brackets and decorative stucco. A few houses are double-fronted as at No. 160 Brooke Road (figure 30). It is an attractive street and there are some street trees although as one of the main through roads from Upper Clapton to Stoke Newington there is a lot of traffic especially south of Evering Road.”*

- 2.4 Conservation Areas are protected through the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72 states: “*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*” The proposal is considered to be well integrated within the surrounding historic context and would assist in enhancing the character of this part of the Northwold & Cazenove Conservation Area. Further detail is provided in section 6.2.

### **3.0 RELEVANT HISTORY**

- 3.1 None.

### **4.0 CONSULTATIONS**

- 4.1 Date Statutory Consultation Period Started: 20/09/2021
- 4.2 Date Statutory Consultation Period Ended: 15/10/2021
- 4.3 Site Notices: Yes (1 on Brooke Road)
- 4.4 Press Advert: Yes (Hackney Citizen 24/09/2021)

#### **Neighbours**

- 4.5 Letters of consultation were sent to 11 adjoining owners/occupiers. At the time of writing the report no responses as a result of public consultation had been received.

#### **Statutory Consultees**

- 4.6 None.

#### **Council Departments**

- 4.7 None.

#### **Local Groups**

- 4.8 Clapton CAAC: No objection.

**5.0 POLICIES**

**5.1 Hackney Local Plan 2033 2020 (LP33)**

- LP1 Design Quality and Local Character
- LP2 Development and Amenity
- LP3 Designated Heritage Assets
- LP17 Housing Design
- LP46 Protection and Enhancement of Green Infrastructure
- LP47 Biodiversity and Sites of Importance of Nature Conservation
- LP51 Tree Management and Landscaping
- LP53 Water and Flooding
- LP54 Overheating and Adapting to Climate Change
- LP55 Mitigating Climate Change

**5.2 London Plan 2021**

- D1 London's Form, Character and Capacity for Growth
- D3 Optimising Site Capacity through the Design-led Approach
- D6 Housing Quality and Standards
- HC1 Heritage, Conservation and Growth
- G5 Urban Greening
- G6 Biodiversity and Access to Nature
- G7 Trees and Woodlands
- SI 4 Managing Heat Risk
- SI 12 Flood Risk Management
- SI 13 Sustainable Drainage

**5.3 SPD / SPF / Other**

*Mayor of London*

Sustainable Design and Construction SPG (2014)

*London Borough of Hackney*

Residential Extensions and Alterations SPD (2009)

Sustainable Design and Construction SPD (2016)

**5.4 National Planning Policies/Guidance**

National Planning Policy Framework  
Planning Practice Guidance

**5.5 Legislation**

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) Act 1990

### 6.0 COMMENT

#### 6.1 **Background**

- 6.1.1 The proposal is for the erection of a single storey rear extension at lower ground floor level including associated alterations to rear staircase and openings on rear elevation at lower and upper ground floor levels.
- 6.1.2 The extension is proposed to extend from the rear elevation for a depth of 1.5m and would infill the space between the western boundary wall and the existing closet wing, below the existing upper ground floor terrace. The extension is proposed to have a height of 2.7m to reach the floor of the terrace above.
- 6.1.3 The extension is proposed in brick to match existing with metal framed glazing. The flat roof would continue to provide an upper ground floor terrace.
- 6.1.4 As part of the proposal, the upper ground floor windows and doors in the rear elevation of the host building and the windows and doors on the rear of the closet wing at both lower and upper ground floor level are proposed to be replaced with metal windows/doors to match those being installed in the new extension.
- 6.1.5 The staircases which extend from the upper ground floor are also proposed to be amended as part of the proposal with the one attached to the closet wing being removed completely and the one from the upper ground floor terrace being rationalised. No details of the proposed material were provided.
- 6.1.6 A bay tree is proposed to be removed to facilitate the proposal.
- 6.1.7 The main considerations relevant to this application are:
- Design & Conservation
  - Amenity Impacts to Neighbouring Properties
  - Landscape & Trees
  - Biodiversity and Ecology
  - Energy & Sustainability
  - Drainage

Each of these considerations is discussed in turn below.

#### 6.2 **Design & Conservation**

- 6.2.1 Policies LP1 (Design Quality and Local Character) of the LP33 and D3 (Optimising Site Capacity through the Design-led Approach) of the London Plan seek to adopt a rigorous design approach and ensure that all new development be of the highest architectural and urban design quality. They require development to respond in a positive manner to the existing context and local character, be compatible with the existing townscape including urban grain and plot division, and where possible enhance it.
- 6.2.2 The site sits within the Northwold & Cazenove Conservation Area. Conservation Areas are protected through the Planning (Listed Buildings and Conservation Areas) Act 1990 and particularly section 72, which states: “*special attention shall*

*be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

- 6.2.3 LP33 policy LP3 (Designated Heritage Assets) and policy HC1 (Heritage, Conservation and Growth) of the London Plan require development proposals affecting Conservation Areas or their settings to preserve or enhance the character and appearance of the area including, the established local character of individual buildings and groups of buildings (in terms of height, massing, scale, form, design, materials, detailing and use) and the rhythms and historical form of the area (in terms of the spaces between buildings, density, settings, building lines, siting, pattern of development, urban grain and plot coverage).
- 6.2.4 The proposed rear extension does not present any significant design issues. The minor scale, design and location is compatible with the existing dwelling ensuring the extension will not detract from the established residential character values and will have a minimal impact upon the appearance of the building and the wider conservation area.
- 6.2.5 Materials including brickwork to match existing and metal windows are generally considered acceptable in design terms. However, further detail should be provided in relation to the windows and doors as the simple description of ‘metal framing’ lacks clarity to fully assess its suitability. As such, in order to ensure the materials are of a suitable quality and the window frames are suitably slimline, a condition of permit will require the submission of material samples, window details and the brick bond.
- 6.2.6 The other changes proposed including replacement windows and staircase all considered appropriate subject to appropriate materials and detailing. As above, design details of the proposed windows will be required by condition. Materials details and detailed drawings will be required of the proposed replacement staircase.
- 6.2.7 Given the context of the site and the scale of the proposal, the development is considered to be in keeping with the character of the properties and the terrace. It would preserve the special character and appearance of the conservation area in compliance with Section 72 of the Act and would not harm the conservation area, in compliance with the relevant tests in the NPPF.
- 6.2.8 The development is considered acceptable in design and conservation terms, and would preserve the character and appearance of the terrace within which the property is located, the surrounding streetscene and wider conservation area.
- 6.2.9 The proposal complies with pertinent policies in the Hackney Local Plan 2033 (2020) and the London Plan (2021) and the granting of full planning permission is recommended subject to conditions regarding materials and detailing.

### **6.3 Amenity Impacts to Neighbouring Properties**

- 6.3.1 Policy LP2 of LP33 states that all new development must be appropriate to its location and should be designed to ensure that there are no significant adverse impacts on the amenity of neighbours. The individual and cumulative impacts of development proposals on amenity are relevant in considering their acceptability.

The consideration of the merits of development proposals will be balanced against the impact on amenity.

- 6.3.2 The potential impacts of residential works on the amenity values of neighbouring properties are generally considered to include daylight/sunlight, outlook (including bulk and dominance issues) and privacy/overlooking matters.
- 6.3.3 The nature of the lower ground floor extension is such that it would fit within the building bulk of the surrounding area and would be contained within the boundary western boundary wall and the existing closet wing to minimise their impact on the daylight/sunlight and outlook of neighbouring properties.
- 6.3.4 For similar reasoning the extensions would be acceptable in regard to bulk and dominance effects, and adequate outlook would be retained from surrounding properties.
- 6.3.5 The proposal's openings will share the same orientation to those existing on the property, ensuring privacy impacts are not worsened.
- 6.3.6 Given the above, the proposal is considered acceptable in amenity terms.

#### **6.4 Landscape & Trees**

- 6.4.1 A mature Sycamore tree is located approximately 12-15m from the proposed extension. As such, it is considered that the proposal would not unacceptably impact on this tree during the course of construction, given the distance between the two features.
- 6.4.2 A bay tree is proposed to be removed to facilitate the rear extension. This tree is considered to be of low retention quality and its loss is considered acceptable. To ensure that suitable replacement tree planting is undertaken, a condition of permit will require replacement tree planting in accordance with policies LP51 (Tree Management and Landscaping) of LP33 and G7 (Trees and Woodlands) of the London Plan.
- 6.4.3 On this basis, the proposal is acceptable on tree grounds.

#### **6.5 Biodiversity & Ecology**

- 6.5.1 Policy G5 (Urban Greening) of the London Plan and LP46 (Protection and Enhancement of Green Infrastructure) of LP33 requires that all development should enhance the network of green infrastructure and seek to improve access to open space.
- 6.5.2 The development, whilst not providing any additional open space, will ensure that the existing open space to the rear of the site is maintained.
- 6.5.3 Given the constraints of the site, the nature and scale of the proposed development and acknowledging that the development will not result in a net loss of biodiversity, the level of landscaping maintained within the rear garden is considered acceptable in this instance.

- 6.5.4 Policy G6 (Biodiversity and Access to Nature) of the London Plan states that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. Policy LP47 (Biodiversity and Sites of Importance of Nature Conservation) of LP33 reinforces this policy, stating that all development should protect and, where possible, enhance biodiversity leading to a net gain.
- 6.5.5 In order to help preserve endangered urban biodiversity and result in protection of biodiversity values, it is considered that swift or bat boxes should be required as a condition of permit.
- 6.5.6 Given the small scale nature of the proposal, subject to the provision of bat or swift boxes, it is considered to have an acceptable impact on the biodiversity of the site and the wider Borough and is deemed to be in accordance with Hackney Local Plan policies LP46 and LP47 and London Plan policies G5 and G6.

### **6.6 Energy & Sustainability**

- 6.6.1 All new developments need to consider statutory requirements to reduce pollution, energy and carbon emissions, and should incorporate best practice design principles and guidance where appropriate.
- 6.6.2 Policy SI4 of the London Plan and LP54 of LP33 require all development to regulate internal and external temperatures through orientation, design, materials and technologies which avoid overheating, in response to the Urban Heat Island Effect and addressing climate change.
- 6.6.3 Policy LP55 of LP33 applies to all new developments and states they must actively seek to mitigate the impact of climate change through design which minimises exposure to the effects, and technologies which maximise sustainability.
- 6.6.4 A development of this scale would be expected to comply with any building regulations to ensure the statutory requirements to reduce pollution, energy and carbon emissions are met. The development would be required to demonstrate that it incorporates fabric efficiency measures.
- 6.6.5 The proposed extension will enhance the heat retention of the unit through the use of solid masonry and by constructing an insulated cavity wall. Furthermore, the proposal will replace the existing single-glazed windows with double-glazed windows to improve the thermal efficiency of the windows.
- 6.6.6 Overall, the proposal is considered to result in a sustainable form of development. The proposal is considered to result in a sustainable form of development and is deemed to be in accordance with London Plan policy S1 4 and LP33 policies LP54 and LP55.

### **6.7 Drainage**

- 6.7.1 London Plan policy SI 12 states that development proposals must comply with the flood risk assessment and management requirements over the lifetime of the development and have regard to measures proposed in flood management plans. Policy SI13 of the London Plan states that development proposals should aim to



achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.

- 6.7.2 Policy LP53 of LP33 requires all development to have regard to reducing flood risk, both to and from the site, over its expected lifetime. The policy further states that all development should decrease vulnerability to flooding through appropriate siting, design and on-, and off-site mitigation.
- 6.7.3 The proposed extension has a minor footprint of 5sqm and is located on an area of existing hardstanding below a terrace. The proposal is not located within a critical drainage area and proposes to retain a significant amount of planting and permeable area within the rear garden. As such, and given the scale of the development, no mitigation measures are considered necessary in this instance.

## **7.0 CONCLUSION**

- 7.1 The proposed design, scale and position of the development will respect the character and appearance of the subject building and the surrounding streetscene, would not harm the setting of the conservation area and would not have an unacceptable detrimental impact on the amenity of adjoining occupiers.
- 7.2 The proposal is deemed to comply with the relevant policies in the Hackney Local Plan 2033 (2020) and the London Plan (2021) and the granting of planning permission is recommended subject to conditions.

### 8.0 RECOMMENDATIONS

#### Recommendation A

8.1 That planning permission be GRANTED, subject to the following conditions:

##### 8.1.1 **Commencement within three years**

The development hereby permitted must be begun not later than three years after the date of this permission.

REASON: In order to comply with the provisions of Section 91(1) of the Town and Country Planning Act 1990 as amended.

##### 8.1.2 **Development in accordance with plans**

The development hereby permitted shall only be carried out and completed strictly in accordance with the submitted plans hereby approved and any subsequent approval of details.

REASON: To ensure that the development hereby permitted is carried out in full accordance with the plans hereby approved.

##### 8.1.3 **Materials samples**

Full details and physical samples of materials used for all external surfaces including roofing, cladding, walling and glazing must be submitted to and approved by the Local Planning Authority, in writing, before any work on the relevant parts are commenced. The development shall not be carried out otherwise than in accordance with the materials thus approved which shall be implemented in full prior to the first use of the development and retained in perpetuity

REASON: To ensure the external appearance of the building is satisfactory and does not detract from the character and appearance of the Northwold & Cazenove Conservation Area.

##### 8.1.4 **Detailed Drawings**

Detailed drawings of the proposed development showing the matters set out below must be submitted to and approved by the Local Planning Authority, in writing, before the relevant parts of the works are commenced. The development shall not be carried out otherwise than in accordance with the details thus approved which shall be implemented in full prior to the first occupation of the development.

a) 1:20 sections and elevations of the windows and 1:5 sections of the glazing bars.

b) Details of the brick bond, mortar and proposed joins to the original building.

c) Materials details and 1:20 sections and elevations of the proposed staircase.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the Northwold & Cazenove Conservation Area.

**8.1.5 Tree Replacement**

Prior to superstructure works, details of replacement planting within the rear garden must be submitted to and approved by the Local Planning Authority in writing.

The replacement planting, when approved, shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years, such maintenance to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

REASON: In the interest of providing reasonable environmental standards and enhancing biodiversity.

**8.1.6 Biodiversity**

Prior to the first occupation of the development hereby approved a minimum of two nesting bricks and/or boxes shall be provided at or close to eaves level of the development hereby approved. The bricks/boxes shall be retained thereafter in perpetuity.

REASON: In the interests of biodiversity

**Recommendation B**

8.2 That the Sub-Committee grants delegated authority to the Director of Public Realm and Head of Planning (or in their absence either the Growth Team Manager or DM & Enforcement Manager) to make any minor alterations, additions or deletions to the recommended conditions set out in this report provided this authority shall be exercised after consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee (who may request that such alterations, additions or deletions be first approved by the Sub-Committee).

**9.0 INFORMATIVES**

The following informatives should be added:

- SI.1 Building Control
- SI.7 Hours of Building Works
- NPPF Applicant/Agent Engagement

**Signed..... Date.....**

**Aled Richards** - Director, Public Realm

No.	Background Papers	Name, Designation & Telephone Extension of Original Copy	Location Contact Officer
1.	Application documents and LBH policies/guidance referred to in this	Alix Hauser Planning Officer	2 Hillman Street London

	<p>report are available for inspection on the Council's website</p> <p>Policy/guidance from other authorities/bodies referred to in this report are available for inspection on the website of the relevant authorities/bodies</p> <p>Other background papers referred to in this report are available for inspection upon request to the officer named in this section.</p> <p>All documents that are material to the preparation of this report are referenced in the report</p>	x6377	E8 1FB
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