

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2012/0706		Ward: Fortis Green
Address: 63 Lanchester Road N6 4SX		
Proposal: Demolition of existing five bedroom two storey detached house and erection of two storey, five bedroom detached house (Amended plans)		
Existing Use: Residential		Proposed Use: Residential
Applicant: Miss Justine Bell Carmody Groarke		
Ownership: Private		
DOCUMENTS		
Title		
Design and Access Statement		
Sustainability Statement		
PLANS		
Plan Number	Revision	Plan Title
132_P_00_01	P2	Proposed location plan
132_P_10_01	P3	Proposed site plan
132_P_20_20	P2	Proposed ground floor plan
132_P_20_30		Proposed ground floor area plan
132_P_20_21	P2	Proposed first floor level
132_P_20_22	P3	Proposed roof plan
132_P_20_31		Proposed first floor area plan
132_P_20_14	P1	Proposed amended plan
132_P_20_13	P1	Proposed setting out plan
132_X_00_01		Existing location plan
132_X_00_02		Existing location plan
132_X_10_01		Existing site plan
132_X_20_12		Existing roof plan
132_X_20_13	P1	Existing eucalyptus tree plan
132_X_20_20		Existing ground floor plan
132_X_20_21		Existing first floor plan
132_X_20_22		Existing roof plan
132_X_20_30		Existing ground floor area plan
132_X_20_31		Existing first floor area plan

Case Officer Contact:

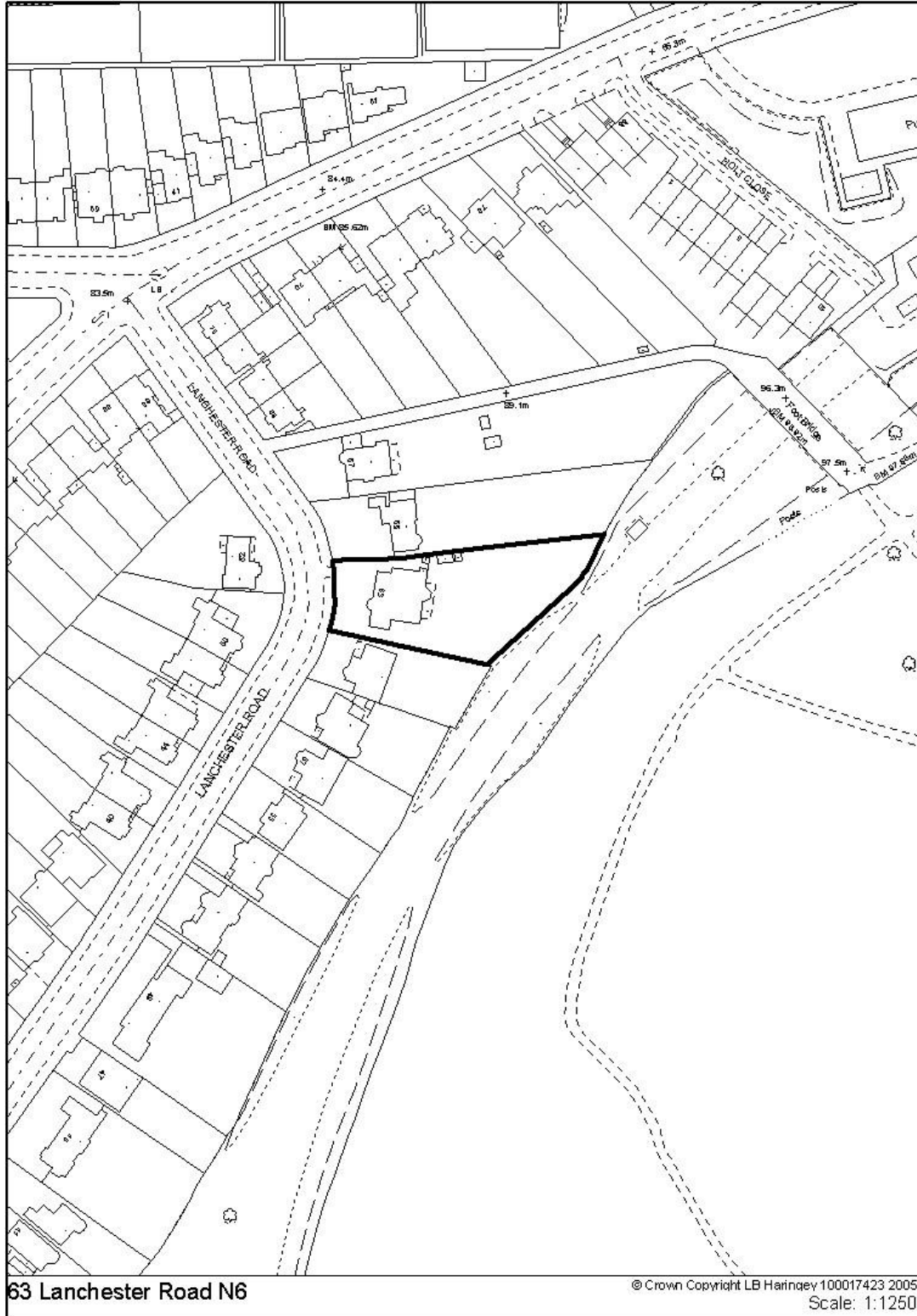
Valerie Okeiyi

P: 0208 489 5120

E: valerie.okeiyi@haringey.gov.uk

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<p>SUMMARY OF REPORT: The demolition of the existing five bedroom two storey detached house and erection of two storey, five bedroom detached house would be of a modern contemporary design of a high design standard. It is considered that the footprint, bulk, mass and design of the replacement building would be in keeping with the streetscene and make a positive contribution to the diversity of architectural styles found in the broader Highgate Area. The proposed building would respect the gaps that exist between the existing building and the site boundaries. The external facing materials of the proposed building are considered acceptable as they refer to the materials of the surrounding properties and are of a natural palate and the replacement building after amendments would not have a significant affect on the neighbouring properties.</p>	

1.0 PROPOSED SITE PLAN



2.0 IMAGES

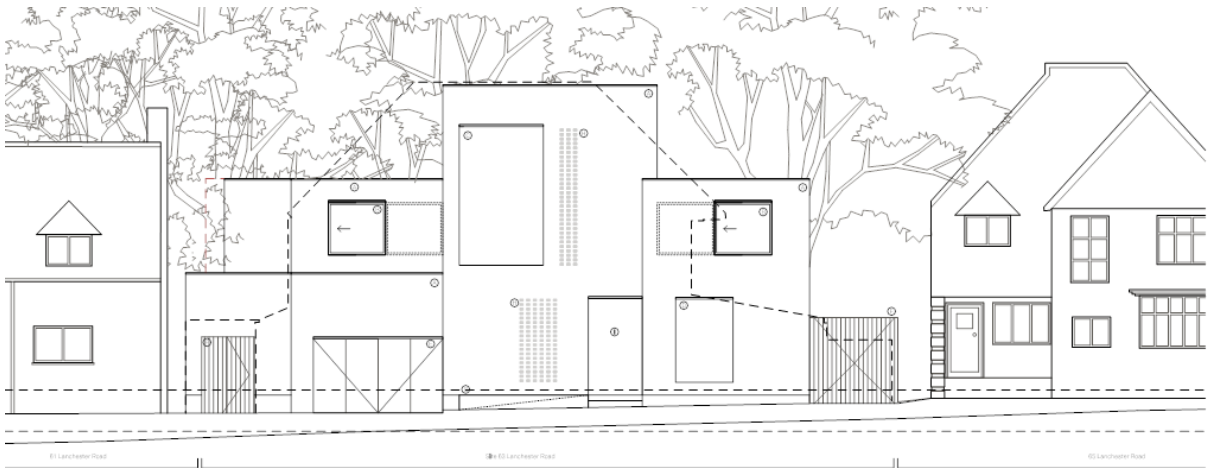
Existing view of house from Highgate Woods



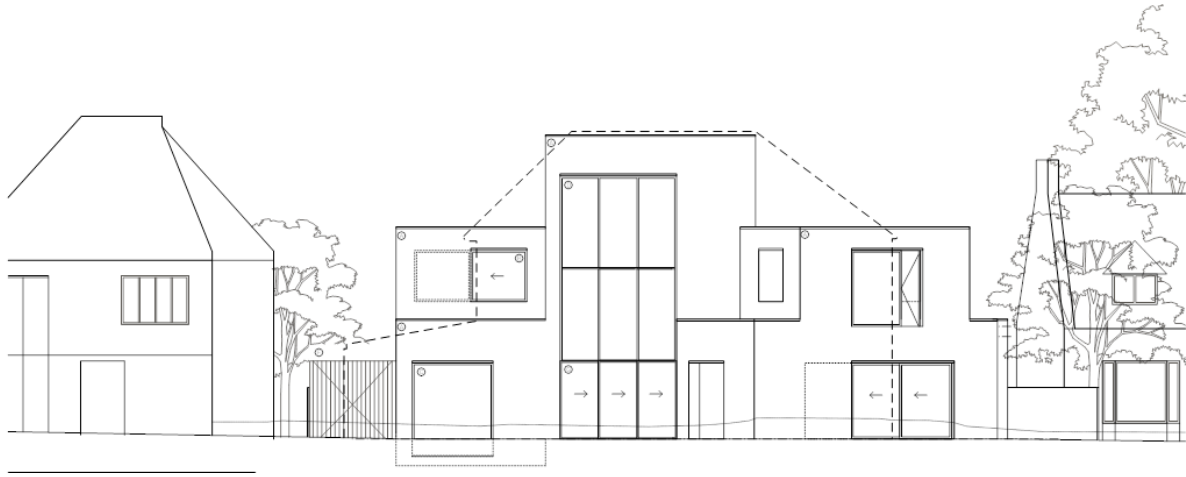
Front of house



Rear of house



Front elevation



Proposed rear elevation



Montage of front of proposed house

3.0 SITE AND SURROUNDINGS

3.1 The application site is situated at the northern end of Lanchester Road outside any conservation area. The site comprises of a large two storey detached house built in the 1920s. The building is fronted by a concrete-paved driveway and forecourt and it comprises of a two-storey bay, capped by a pitched roof followed by two further pitches towards the southern end. A single storey enclosed entrance portico is located centrally on the elevation. On the northern side of the building there is a single-storey enclosed single garage which was a later addition to the original building. On the southern edge of the building there is a brick wall which provides security to a covered garage behind, which is also a later addition. To the rear on first floor level is an existing balcony which encloses the existing patio area with steps leading into the main garden. On the side of the building facing no. 65, there is an existing outbuilding and greenhouse.

3.1 The existing building is of masonry construction, with a hard clay face brick base and a first floor of white stucco with decorative inset black 'mock Tudor' timbers. The roof is red clay tiled. The entire building has been re-glazed with white aluminium framed windows with imitation lead beading. None of the original windows remain.

3.2 The majority of the properties on this side of the street are detached in nature, however, there are some semi-detached and terraced houses located near the subject site. The rear boundary of the houses on the eastern edge of the site borders with a publicly inaccessible decommissioned railway that previously connected Finsbury Park with Alexandra Palace. This disused railway to the rear of the back garden is now part of Highgate Wood, previously known as Gravelpit Wood.

4.0 PLANNING HISTORY

4.1 Planning Application History

Planning-OLD/1950/0313-GTD-18-05-50-63 Lanchester Road -Erection of a garage.

4.2 Planning Enforcement History

No planning enforcement history

5.0 RELEVANT PLANNING POLICY

5.1 National Planning Policy

The NPPF was formally published on 27th March 2012. This document sets out the Government's planning policies for England and supersedes the previous Planning Policy Statements (PPSs) and Planning Policy Guidance notes (PPGs). The NPPF has at its core a strong presumption in favour of sustainable development.

5.2 London Plan 2011 – (Spatial Development Strategy for Greater London)

Policy 3.5 Quality and design of housing developments
Policy 5.1 Climate change mitigation
Policy 5.2 Minimising carbon dioxide emissions
Policy 5.7 Renewable energy

5.3 Unitary Development Plan

G1 Environment
G2 Development and Urban Design
UD2 Sustainable Design and Construction
UD3 General Principles
UD4 Quality Design
OS17 Tree Protection, Tree Masses and Spines
UD7 Waste Storage

5.4 Supplementary Planning Guidance / Documents

SPG1a Design Guidance and Design Statements
SPG8a Waste and Recycling
SPG8b Materials
SPG9 Sustainability Statement
SPG 3b Privacy/Overlooking, Aspect, Outlook and Daylight/Sunlight
SPG8c Environmental Performance
SPD Housing

5.5 Other

Haringey Local Development Framework – Draft Core Strategy (Submitted for Examination March 2011)
Haringey Draft Development Management Policies (Published for Consultation May 2010)
Haringey 'Draft Supplementary Planning Document on Sustainable Design and Construction'

6.0 CONSULTATION

Statutory	Internal	External
London Fire Brigade	Transportation Group Cleaving Building Control Ward Councillors CIL monitoring officer	<u>Amenity Groups</u> Muswell Hill/Fortis Green Residence Association <u>Total No of Residents Consulted: 74</u>

7.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

The main issues in respect of this application are considered to be:

- 7.1 Design, form & layout of the replacement building
- 7.2 Impact on residential amenity
- 7.3 Proposed swimming pool
- 7.4 Sustainability and environmental issues
- 7.5 Waste management
- 7.6 Trees and landscaping.
- 7.7 Parking/Access

7.1 Design, form & layout of the replacement building

- 7.1.1 The NPPF states that “the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”.
- 7.1.2 NPPF paragraph 58 goes on to say that planning decisions should ensure that developments: will function well and add to the overall quality of the area, establish a strong sense of place, using streetscape and buildings to create attractive and comfortable places to live, work and visit, respond to local character and history, and reflect the identity of local surroundings.
- 7.1.3 UDP Policy G2 states that “Development should be of high quality design and contribute to the character of the local environment in order to enhance the overall quality, sustainability, attractiveness, and amenity of the built environment”. Similarly policy UD4 “Quality Design” states that any proposal for development will be expected to be of high quality design. The spatial and visual character of the development site and surrounding area/street scene should be taken into account and positively address urban grain and enclosure; building lines; form, rhythm and massing; layout, height and scale; landforms, soft and hard landscape, trees and biodiversity; fenestration; architectural style, detailing, materials; historic heritage; living frontages and public realm; identified local views; designing out crime and walkability. SPG1a “Design Guidance” supports the intent of policy UD4.
- 7.1.4 The proposal which has been amended seeks to demolish the existing five bedroom two storey detached house and erect a two storey, five bedroom detached house. In terms of the existing and proposed dimensions; the existing building has a total site area of 1682sqm, the ground floor area is 300 sqm, first floor area 165 sqm and total built area of 465 sqm. The proposed building would have a ground floor area of 290 sqm, first floor area of 220sqm and total built area of 510 sqm.

- 7.1.5 The exterior of the building would be faced in brickwork, masonry and hardwood detailing and steel framed window and doors. The new house would be of a flat roofed contemporary form and it has been designed with a strong vertical and horizontal emphasis. The massing of the proposed dwelling has been broken into three elements arranged with a taller mass to the centre of the composition and lower volumes to the side.
- 7.1.6 The first element (northern end) which has been revised is on the western side. It would have a strong horizontal emphasis comprising of the double garage, utility room, kitchen/living room and dining room on ground floor level and guest and master bedroom with ensuite bathroom and master dressing suite on first floor level. To the front elevation it would have a automatic steel garage door and timber gate on ground floor and aluminium framed double glazed sliding window on the upper floor. To the rear elevation it would have aluminium framed double glazed sliding windows.
- 7.1.7 The second element would consist of the tallest part of the house which would line up with the ridge line of the existing house. It would have a strong vertical emphasis and comprise of the large hallway/entrance, WC and storage/plant room on ground floor level and study/library and gallery on first floor level with void below. To the front elevation the house would have a a recessed facing brick portico on ground floor level with a frameless double glazed fixed pane window on the upper level. To the rear elevation it would comprise of a sliding glass door on ground floor level and feature window on upper level.
- 7.1.8 The third element (southern end) would be the same height as the first element and it would also have a strong vertical emphasis similar to the second element and comprise of the pool area and gym on ground floor level and three bedrooms including family bathroom on first floor level. To the front elevation the house would have a frameless double glazed fixed pane window on ground floor and alumium framed double glazed sliding window on the upper floor. To the rear elevation it would comprise of a frameless double glazed fixed panel window on grond floor and aluminum framed double glazed sliding window to the upper floor.
- 7.1.9 The amendments would include the following; the window on the northern rear side has been reduced and moved further away from the neighbour. The outbuilding located to the north of the site has been removed and the building has been set further in away from the existing Eucalyptus tree located in the neighbouring property of no. 65.
- 7.1.10 There are concerns that the form, rhythm and massing of the proposed building is not sympathetic to the existing houses on the street and it would be dwarfed by the new house which would be unduly prominent in the street scene and damaging to it. In response to the concerns raised, it is considered that the height of the proposed dwelling matches that of the existing building and the neighbouring buildings, and it would align with the established front and rear building line of the properties on the southern end and the first element would align the existing rear projection of no. 65. The ground floor

footprint would almost remain the same as existing. The proposed massing on first floor level which has been amended would not increase significantly, although it would extend closer to no. 65. The bulk of the building on the side facing no. 61 would not extend closer, however the bulk would increase on first floor compared to the single storey garage that exist. It is considered that the proposal is suited to this location and that it would not be overly bulky or out of scale in relation to the size of the site and its surroundings.

7.1.11 The replacement house would be partially obscured by vegetation when viewed from the street as the existing planter would be replaced with new planting, new trees would be planted on the side facing no. 61 and an existing tall tree exist in front of no. 65. There are concerns that the proposed house would disrupt the extensive green view towards Highgate Woods due to the large gaps between houses. In response to this, it is considered that the extensive green views would not be disrupted because the mass of the building is arranged with the taller mass to the centre, aligning the height of the existing ridge and lower volumes to the side, which allow adequate views of greenery above and too the side of the building.

7.1.12 There are concerns that the house would be totally out of keeping with the other houses on this part of the road and it would set a precedent for similar developments on Lanchester Road similar to the numerous re-developments on Grange Road. It is considered that the existing house is a modern building of high design standards that would be sympathetic in form, scale and proportions, grain and materials and could be sympathetic to the road making a significant contribution to the streetscene in this location.

7.2 Impact on residential amenity

7.2.1 Policy UD3 requires that developments proposals demonstrate that there is no significant adverse impact on residential amenity.

7.2.2 Even though the plans have been amended the neighbour from no. 65 is concerned that the proposed dwelling would significantly reduce light and sunlight entering their house and no. 61. In response to this the scheme has been revised so that the first floor has been set in further away from no. 65; reducing its overall bulk and scale and furthermore, the house would be predominantly obscured by the existing Eucalyptus tree that already causes some degree of overshadowing to no. 65. The proposed house would not extend any closer to the side facing no. 61 and furthermore, four new trees would be planted on the boundary shared with no. 61 to provide screening.

7.2.3 In terms of addressing visual amenity; the solar thermal panels and photovoltaic panels would be concealed by the low parapet around this area of the roof as it provides minimal visual intrusion when compared to an equivalent traditional pitched roof used in conjunction with similar equipment.

7.2.3 It is considered that the scale, massing, height and alignment of the replacement house after amendments has been designed to ensure there is no significant impact on the residential and visual amenities of neighbouring occupiers. Furthermore, the architects have confirmed that the new 2 storey extension due south and to the east of the house at No. 65 would not throw increased shadow over their habitable rooms – particularly the ground floor south east .

7.3 Proposed swimming pool

7.3.1 The proposal seeks to erect a swimming pool located on the southern side of new house. It would have approximate dimensions 2.8m wide, by 10m long, by a maximum of 2m deep. There are concerns that the plans do not contain a hydrology survey as there are a number of underground streams flowing from Highgate Wood through Lanchester Road. The main concern is that the rebuilding of no. 63, with deep foundations required for the swimming pool may have an adverse impact on the flow of water from Highgate Woods and impact nearby properties and trees. In response to this the architects have pointed out that the swimming pool presents a relatively shallow and narrow intrusion into the ground, situated at high elevation and surrounded by relatively impermeable London Clay geology, through which water would not flow quickly.

7.3.2 However, in order for the implications of the swimming pool in this case to be fully understood (and which would need to be done for construction stage) a condition requiring an assessment of the hydrological and hydro-geological impact of the development should be submitted to the LPA prior to the commencement of the development. In addition a construction management plan would also need to be submitted.

7.4 Sustainability and environmental issues

7.4.1 In terms of sustainability, measures have been proposed in terms of its layout, form of glazing and insulation. The building would be heated from a ground source heat pump. Solar thermal panels for domestic hot water heating and top-up heating for the internal swimming pool would be located in concealed locations on the highest flat roof of the building. The same area would be used to accommodate photovoltaic panels to generate electricity and mechanical ventilation would be incorporated into internal areas of the house and would incorporate highly efficiency heat recovery equipment.

7.4.2 The building would be heated from a ground source heat pump. Individual control of the heating in each area would be provided with the provision for potential remote control to minimise energy use when the building is unoccupied. Solar thermal panels for domestic hot water heating and top-up heating for the internal swimming pool would be located in concealed locations on the highest flat roof of the building. The same area would be used to accommodate photovoltaic panels to generate electricity. Mechanical

ventilation would be incorporated into internal areas of the house and would incorporate highly efficiency heat recovery equipment. Particular emphasis in this respect would be given to the internal swimming pool area.

7.5 Waste management

7.5.1 The proposal would locate the bin stores through the garden access adjacent to the proposed family room. The applicants point out that high quality timber refuse stores would be provided to include enough space for household waste, general waste, recycling and composting.

7.5.2 A condition of consent would require full details of proposed waste storage and collection arrangements.

7.6 Trees and landscaping

7.6.1 The existing planter to the public pavement border would be replaced with a new high quality brick planter. This would improve the quality of the existing boundary conditions of stained concrete pavers, and planters that are at the end of their service life.

7.6.2 The existing mature landscape to the rear garden would be maintained in its entirety. An arboriculturist report has been carried out to illustrate that the proposals do not negatively affect the existing mature trees. As previously mentioned the additional new trees would be provided to increase screening and privacy to the south of the site. A new soft landscaping feature is proposed to the rear of the house.

7.6.3 The proposal would be conditioned so that details of landscaping referred to in the application, a scheme of hard and soft landscaping including the existing trees to be retained and replacement trees are submitted to and agreed before the development is commenced.

7.7 Parking/Access

7.7.1 Vehicular access to the proposed building would maintain the two existing dropped curb locations and the location of the existing driveway. A new double garage is proposed in the location of the existing garage. In terms of parking the Council consider that the proposal would not result in any increase in the parking requirement for the site. Further to this the applicant intends to retain the current level of parking provision.

7.7.2 In terms of access the proposed building would improve the accessibility of the existing site by providing step free access to the front door. The front door is of a generous size to allow easy and safe access to wheelchair users. An accessible toilet is provided at ground floor level, as well step free access to all the main living areas, including the garden terrace. All thresholds from public pavement to front door are flat and level to allow easy access. The visitor car

parking space complies to wheelchair accessible parking. All living, and circulation areas are generous enough for wheelchair users. There is potential for an entrance level bed space, which could be easily provided in the family room, as there are two living areas provided. A through-floor lift could be easily retrofitted in the location of the proposed storeroom adjacent to the proposed stairs.

8.0 CIL APPLICABLE

8.1 The proposal will not be liable for the Mayor of London's CIL as the additional floorspace does not exceed 100sqm.

9.0 HUMAN RIGHTS

9.1 All applications are considered against a background of the Human Rights Act 1998 and in accordance with Article 22(1) of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003 where there is a requirement to give reasons for the grant of planning permission. Reasons for refusal are always given and are set out on the decision notice. Unless any report specifically indicates otherwise all decisions of this Committee will accord with the requirements of the above Act and Order.

10.0 EQUALITIES

10.1 In determining this planning application the Council is required to have regard to its obligations under equalities legislation including the obligations under section 71 of the Race Relations Act 1976. In carrying out the Council's functions due regard must be had, firstly to the need to eliminate unlawful discrimination, and secondly to the need to promote equality of opportunity and good relations between persons of different equalities groups. Members must have regard to these obligations in taking a decision on this application.

12.0 CONCLUSION

12.1 To conclude, the demolition of the existing five bedroom two storey detached house and erection of two storey, five bedroom detached house would be of a modern contemporary design of a high design standard. It is considered that the footprint, bulk, mass and design of the replacement building would be in keeping with the streetscene and make a positive contribution to the diversity of architectural styles found in the broader Highgate Area. The proposed building would respect the gaps that exist between the existing building and the site boundaries. The external facing materials of the proposed building are considered acceptable as they refer to the materials of the surrounding properties and are of a natural palate and the replacement building after amendments would not have a significant affect on the neighbouring properties.

12.2 The proposal would therefore be in accordance with policies; UD4 Quality Design, UD3 General Principles, UD2 Sustainable Design & Construction, M10 Parking for development of the Haringey Unitary Development Plan 2006 and the Councils SPG 1a 'Design Guidance, SPG 8b Materials, SPG 3b Privacy/Overlooking, Aspect, Outlook and Daylight/Sunlight .

12.1.1 Given the above this application is recommended for APPROVAL subject to condition.

13.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions

IMPLEMENTATION

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

PRE-COMMENCEMENT CONDITIONS

MATERIALS & SITE LAYOUT

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the extensions hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

4. The details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

5. Notwithstanding the details of landscaping referred to in the application, a scheme of hard and soft landscaping including details of existing trees to be retained and replacement trees and appropriate safeguard measures are put in place shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted, is commenced.

Reason: In order for the Local Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

6. Details of the proposed boundary treatment shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The approved boundary treatment shall thereafter be installed prior to occupation of the new residential unit.

Reason: In the interest of the visual amenity of the area and residential amenities of neighbouring occupiers.

WASTE

7. That a detailed scheme for the provision of refuse and waste storage within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality

8. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall include identification of potential impacts of basement developments methods of mitigation of such impacts and details of ongoing monitoring of the actions being taken. The approved plans should be adhered to throughout the construction period and shall provide details on:

- i) The phasing programming and timing of the works.

- ii) The steps taken to consider the cumulative impact of existing and additional basement development in the neighbourhood on hydrology.
- iii) Site management and access, including the storage of plant and materials used in constructing the development;
- iv) Details of the excavation and construction of the swimming pool;
- v) Measures to ensure the stability of adjoining properties,
- vi) Vehicle and machinery specifications

Reason: In order to protect the residential amenity and highways safety of the locality

9. Prior to the commencement of the development hereby permitted an assessment of the hydrological and hydro-geological impacts of the development and any necessary mitigation measures found to be necessary shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the details approved.

Reason: To ensure the development provides satisfactory means of drainage on site and to reduce the risk of localised flooding.

10. The site or contractor company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out on the site.

Reason: In the interests of residential amenity.

11. No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved by the LPA. This shall be with reference to the London Code of Construction Practice. In addition either the site or the Demolition Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.

Reason: In order for the Local Planning Authority to ensure the site is risk free.

12. Prior to the commencement of the development a recycling plan should be submitted to the LPA to show a method statement to maximise recycling of the existing materials in the new building and how they would use recyclable materials from other sources and green/renewable materials

Reasons: To reduce the embodied energy impact of demolishing the old building to build a new one.

POST-COMMENCEMENT

SURFACE WATER DRAINAGE

13. Prior to the occupation of the development hereby permitted the applicant shall install surface water drainage channels at the boundary of the existing crossovers with the adjacent footway.

Reason: To ensure surface water from the site is not discharged onto the public highway.

CONSTRUCTION

14. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

INFORMATIVE

Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out

REASONS FOR APPROVAL

The demolition of the existing five bedroom two storey detached house and erection of two storey, five bedroom detached house would be of a modern contemporary design of a high design standard. It is considered that the footprint, bulk, mass and design of the replacement building would be in keeping with the streetscene and make a positive contribution to the diversity of architectural styles found in the broader Highgate Area. The proposed building would respect the gaps that exist between the existing building and the site boundaries. The external facing materials of the proposed building are considered acceptable as they refer to the materials of the surrounding properties and are of a natural palette and the replacement building after amendments would not have a significant affect on the neighbouring properties

The proposal would therefore be in accordance with policies; UD4 Quality Design, UD3 General Principles, UD2 Sustainable Design & Construction, M10 Parking for development of the Haringey Unitary Development Plan 2006 and the Councils SPG 1a 'Design Guidance, SPG 8b Materials, SPG 3b Privacy/Overlooking, Aspect, Outlook and Daylight/Sunlight.

13.0 APPENDICES

13.1 Consultation Responses

No.	Stakeholder	Question/Comment.	Response
	INTERNAL		
1	Transportation	Notwithstanding that the application site is not located within an area that has not been identified within the Haringey adopted UDP (2006) as that suffering from a high level of on-street parking pressure, the proposal will not result in any increase in the parking requirement for the site. Further to this the applicant intends to retain the current level of parking provision. Therefore the highway and transportation authority do not wish to raise any objections to the above proposal subject to condition:	As noted in para. 7.71 of the report vehicular access to the proposed building will maintain the two existing dropped curb locations and the location of the existing driveway. A new double garage is proposed in the location of the existing garage. The transportation team therefore have no objection to the proposal
2	Waste Management	The proposal will locate the bin stores through the garden access adjacent to the proposed family room. The applicants point out that high quality timber refuse stores will be provided to include enough space for household waste, general waste, recycling and composting.	Noted condition 7 would require full details of proposed waste storage and collection arrangements.
3	Commercial Environmental Health	<u>Control of Construction Dust:</u> No works shall be carried out on the site until a detailed report, including Risk Assessment,	Noted condition 11 attached to the recommendation would ensure the risk on site is limited

		detailing management of demolition and construction dust has been submitted and approved by the LPA. This shall be with reference to the London Code of Construction Practice. In addition either the site or the Demolition Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.	
	AMENITY GROUP	Question/Comment	Response
1	Muswell Hill/Fortis Green Residence Association	<p>The proposed new building is design as a group of blocks with strong vertical and horizontal lines which emphasise its bulk and height in relation to nos. 61 and 65 Lanchester Road. These buildings would be dwarfed by the new house which will be unduly prominent in the street scene and damaging to it.</p> <p>The views from the road between the houses through to Highgate Woods will be restricted.</p>	<p>As noted in para. 7.1.10; it is considered that the height of the proposed dwelling matches that of the existing building and the neighbouring buildings, and it would align with the established front and rear building line of the properties on the southern end and the first element would align the existing rear projection of no. 65. The ground floor footprint would almost remain the same as existing. The proposed massing on first floor level which has been amended would not increase significantly, although it would extend closer to no. 65. The bulk of the building on the side facing no. 61 would not extend closer, however the bulk would increase on first floor compared to the single storey garage that exist. It is considered however that the proposal is suited to this location and that it would not be overly bulky or out of scale in relation to the size of the site and its surroundings</p> <p>As noted in para. 7.1.11 it is considered that the extensive green views would not be disrupted because the mass of the building is arranged with the taller mass to the centre, aligning the height of the existing ridge and lower volumes to the side, which allow adequate views of greenery above and too the side of the building.</p>

2.	The Highgate Society	<p>The 38% embodied energy in the existing structure could be maintained and be useful for many years to come. The embodied energy in the new structure could not be offset in the lifetime of a new building unless it were a net contributor by means of renewable energy production to replace the embodied energy lost by demolition.</p> <p>The scheme is of a high design standard</p> <p>The proposal is not appropriate for this site and it would have a detrimental impact on the immediate neighbours. We do not consider the alterations are sufficient to address the major concerns raised in our previous letter of objection. Our particular concern is the proximity of 2 storey side extensions to the boundary which break down the existing rhythm of the street and the open suburban character of the neighbourhood.</p>	<p>Noted condition 12 attached to the recommendation would ensure the scheme reduces the embodied energy impact of demolishing the old building to build a new one.</p> <p>Noted in para. 7.1.12, it is considered that the modern scheme would be of a high design standard</p> <p>Noted in para. 7.1.10; it is considered that the height of the proposed dwelling matches that of the existing building and the neighbouring buildings, and it would align with the established front and rear building line of the properties on the southern end and the first element would align the existing rear projection of no. 65. The ground floor footprint would almost remain the same as existing. The proposed massing on first floor level which has been amended would not increase significantly, although it would extend closer to no. 65. The bulk of the building on the side facing no. 61 would not extend closer, however the bulk would increase on first floor compared to the single storey garage that exist. It is considered however that the proposal is suited to this location and that it would not be overly bulky or out of scale in relation to the size of the site and its surroundings. As noted in para. 7.1.11 it is considered that the extensive green views would not be disrupted because the mass of the building is arranged with the taller mass to the centre, aligning the height of the existing ridge and lower volumes to the side, which allow adequate views of greenery above and too the side of the building.</p>

		In addition the swimming pool is not deemed to be problem in terms of basement guidance. We would dispute this as the section shows an unrealistic construction for the base of the pool which indicates that the impact will be less than is likely to be the case. The applicant should provide further structural details on this so the true depth of the basement and its impact can be assessed	Noted condition 9 attached to the recommendation requiring an assessment of the hydrological and hydro-geological impact of the development to be submitted prior to the commencement of the development.
	NEIGHBOUR CONSULTED	objection letters received including letters received after amendments made	Response
		<p>The house will be totally out of keeping with the other houses on this part of the road.</p> <p>The proposed solar panels may further restrict the views of trees behind the house</p> <p>Impact on wildlife and environment</p> <p>The plans contains significant inaccuracies</p>	<p>It is considered that the existing house is a modern building which has a limited contribution to the character and appearance of this part of Lanchester Road. It is accepted that a modern building sympathetic in form, scale and proportions, grain and materials would be acceptable and could be sympathetic to the road making a significant contribution to the streetscene in this location.</p> <p>It is considered that the solar panels that would be concealed entirely behind the brick parapets would not restrict the views of trees behind the house.</p> <p>It is not considered that the scheme would impact on wildlife and the environment; as the existing mature trees would be retained, further landscape improvements are proposed, including, new planting to the south.</p> <p>The architects have confirmed that the plans have been revised to address any inaccuracies.</p>

		<p>The proposed dwelling even after amendments would significantly reduce light and sunlight entering the adjoining house at nos. 61 and 65</p> <p>The proposed house will disrupt the extensive green view towards Highgate Woods due to the large gaps between houses. the proposed house will have much higher double storey wings which considerably close the gap between it and the adjacent houses and blocks the views from the street to the trees beyond the house.</p> <p>The plans do not contain a hydrology survey. There are a number of underground streams flowing from Highgate Wood through Lanchester Road. The rebuilding of no. 63, with deep foundations required for the swimming pool may have an adverse impact on the flow of water from Highgate Woods and impact nearby properties and trees</p> <p>The proposal does not include specific project management measures to minimise pollution from dust and noise. Building pollution could become a significant health risk</p>	<p>Noted in para. 7.2.2 the scheme has been revised so that the first floor has been set in further away from no. 65; reducing its overall bulk and scale and furthermore, the house would be predominantly obscured by the existing Eucalyptus tree that already causes some degree of overshadowing to no. 65. The proposed house would not extend any closer to the side facing no. 61 and furthermore, four new trees would be planted on the boundary shared with no. 61 to provide screening. It is considered therefore that the scale, massing, height and alignment of the replacement house after amendments has been designed to ensure there is no significant impact on the residential and visual amenities of neighbouring occupiers</p> <p>As noted in para. 7.1.11 it is considered that the extensive green views would not be disrupted because the mass of the building is arranged with the taller mass to the centre, aligning the height of the existing ridge and lower volumes to the side, which allow adequate views of greenery above and too the side of the building.</p> <p>Noted condition 9 attached to the recommendation requiring an assessment of the hydrological and hydro-geological impact of the development to be submitted prior to the commencement of the development.</p> <p>Noted condition 11 attached to the recommendation would ensure the risk on site is limited.</p>
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