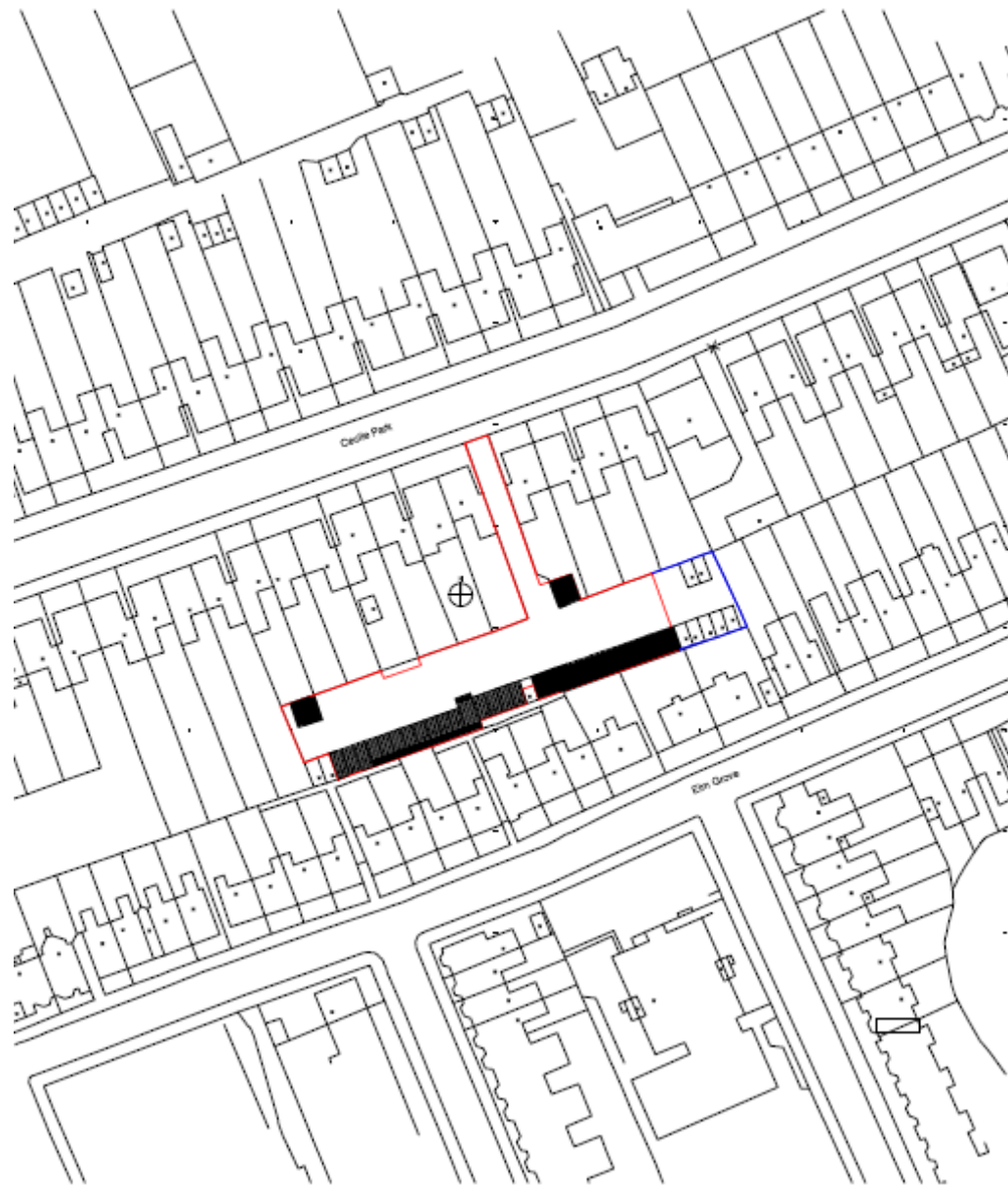


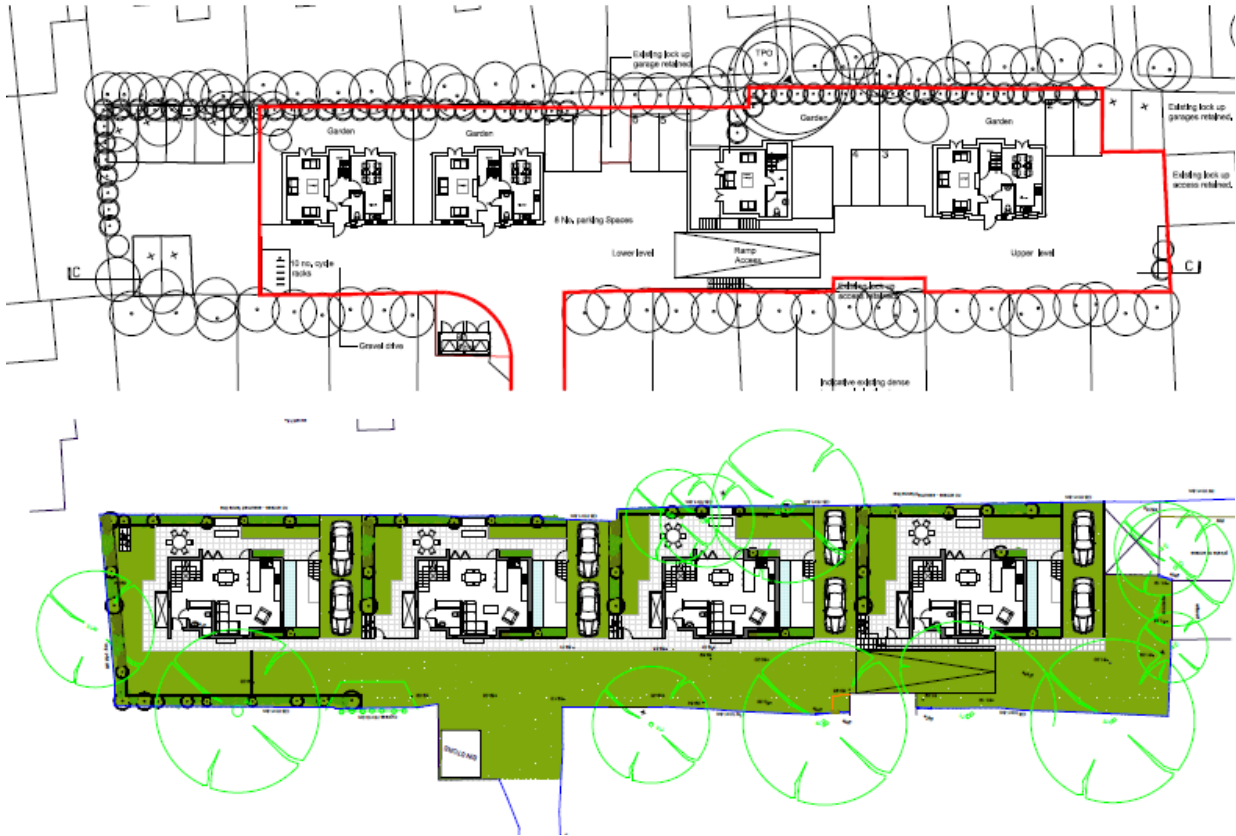
REPORT FOR CONSIDERATION AT PLANNING SUB COMMITTEE

Reference No: HGY/2012/1705		Ward: Crouch End
Address: Land rear of 27-47 Cecile Park Cecile Park N8		
Proposal: Demolition of 33 existing lock-up garages and erection of 4 x 2 storey four bedroom houses with basement floors and associated landscaping and car parking (AMENDED DESCRIPTION)		
Existing Use: Garages		Proposed Use: Residential
Applicant: Mr Guy Dudding		
Ownership: Private		
PLANS		
289/002		
Case Officer Contact: Matthew Gunning		
SUMMARY OF REPORT:		
<p>This application is for the demolition of the 33 existing lock-up garages on site and for the erection of 4 x 2 storey houses with basements floors, with associated landscaping and 8 parking spaces. The dwellings will be of modern design and will each have four bedrooms. This application follows on from a previously approved scheme in 2010 (which was renewed in 2013). This current modern designed scheme has due regards to the parameters of this previously approved scheme, namely building widths and heights and general site layout. The application site has been subject to a long planning history, including numerous planning appeals, during which time the number of units has been reduced from eight to four. The proposed scheme in terms of its layout and design is considered to be acceptable and compatible with the surrounding residential use and character of the area. While the proposal is of modern design it is considered acceptable bearing in mind the location of the site and the fact it will not compete with the surrounding buildings, which inform the character of the area. The proposal will not adversely affect the residential and visual amenities of adjoining occupiers.</p>		

1.0 SITE PLAN

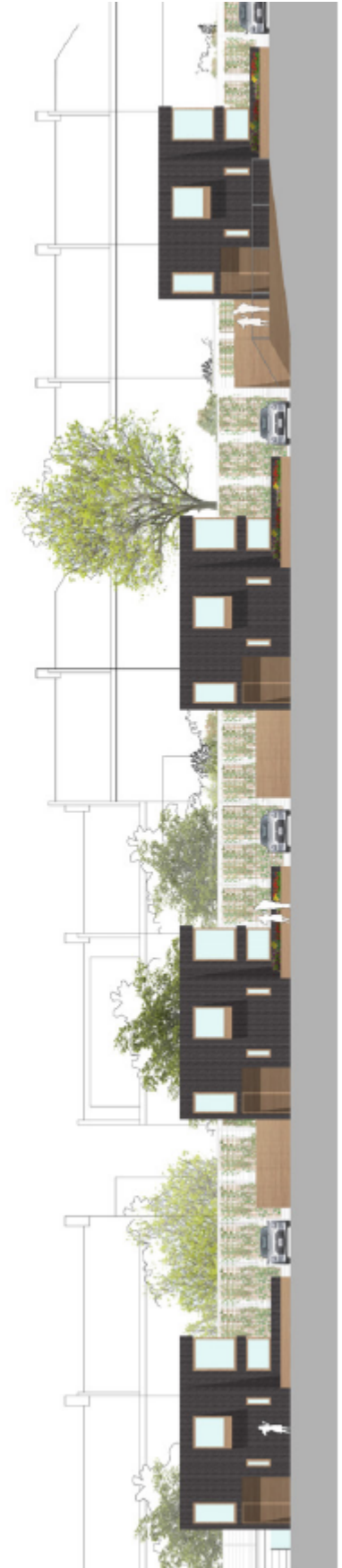
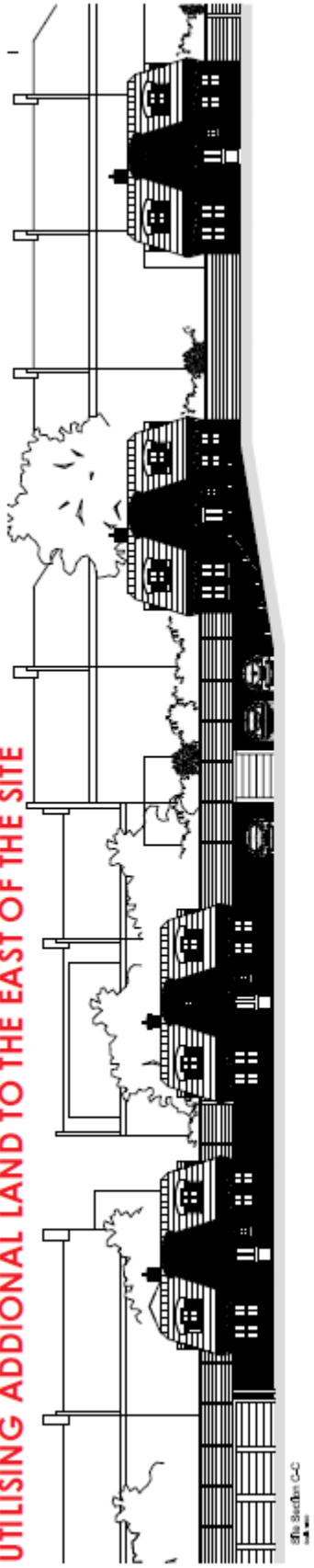


2.0 DRAWINGS & IMAGES



Previously Approved Site Layout and Proposed Site Layout

**REVISED SITE LAYOUT FOLLOWING DISCUSSIONS WITH HARINGEY PLANNING DEPARTMENT -
UTILISING ADDITIONAL LAND TO THE EAST OF THE SITE**



Previously Approved and Proposed Front Elevation



Access road to the site; in between No's 37 and 39.



View within the site – looking eastwards



View within the site – looking westwards.

3.0 SITE AND SURROUNDINGS

- 3.1 The application site is located on land to the rear of no's 27-47 Cecile Park and consists of approximately 33 lock-up garages. The site is accessed via a gravelled access road which runs in between No's 37 and 39. The garages are situated along the southern boundary of the site.
- 3.2 Along the southern boundary the site adjoins the rear gardens of properties on Tregaron Avenue. The rear garden boundary with the properties on Cecil Park consists largely of closed boarded fencing with self seeded vegetation. The site is within The Crouch End Conservation Area with the southern edge of the site forming the outer boundary of the conservation area.

4.0 PROPOSAL

- 4.1 This application is for the demolition of the 33 existing lock-up garages on site and for the erection of 4 x 2 storey houses with basements floors with associated landscaping and 8 parking spaces. The dwellings will be of modern design and will each have four bedrooms. The scheme has been amended from that initially submitted and includes the following changes:
- The spacing of the houses on the site has changed with the development now being spaced out further by using additional land to the east;
 - The width of the proposed houses have been amended to ensure they do not exceed the width of a previously approved scheme;
 - The first floor balconies have been removed;
 - The height of the two houses on the western part of the site has been lowered.
- 4.2 This proposal follows on from a scheme for four houses granted planning permission in January 2010 with the period for implementation being extended in January 2013.

5.0 PLANNING HISTORY

5.1 Planning Application History

HGY/2001/1696 - Application to erect 6 dwellings and ten garages - Refused 06/04/04 - subsequent appeal dismissed – 21st January 2005

HGY/2001/1697- Conservation Area Consent for the demolition of garages – Refused 27/07/04 - subsequent appeal dismissed

HGY/2005/1985 - Demolition of existing 35 garages and erection of 5 x 2 storey three bedroom houses with associated landscaping and 10 No parking spaces. Withdrawn 14/12/05

HGY/2005/1987 - Conservation Area Consent for the demolition of 35 garages. Withdrawn 14/12/05

HGY/2006/0580 - Demolition of existing 39 garages and erection of 5 x 2 storey three bedroom houses with associated landscaping and 10 no. parking spaces Refused 16/10/2006 - Subsequent appeal dismissed 24th January 2008

HGY/2008/1020 - Demolition of existing 39 garages and erection of 5 x 2 storey three bedroom houses with associated landscaping and 10 no. parking spaces Refused 17/12/2008 - Subsequent appeal dismissed 30th July 2009

HGY/2009/1768 - Demolition of 32 existing lock-up garages and erection of 4 x 2 / 3 storey three bedroom houses with associated landscaping and 8 parking spaces. – Approved 15/01/2010

HGY/2012/1801 - Application to replace an extant planning permission reference HGY/2009/1768 in order to extend the time limit for implementation, for demolition of 32 existing lock-up garages and erection of 4 x 2 / 3 storey three bedroom houses with associated landscaping and 8 parking spaces – Approved 15/01/2013

5.2 Planning Enforcement History

None

6.0 **RELEVANT PLANNING POLICY**

6.1 National Planning Policy

The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals

6.2 London Plan 2011

Policy 3.3 Increasing housing supply
Policy 3.4 Optimising housing potential
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
Policy 7.8 Heritage assets and archaeology
Policy 7.4 Local Character
Policy 7.6 Architecture
Policy 7.8 Heritage assets and archaeology

6.3 Haringey's Local Plan; Strategic Policies 2013

SP1 Managing Growth
SP2 Housing

SP11 Design
SP12 Conservation

6.4 Unitary Development Plan 2006 (Saved Policies)

UD3 General Principles
HSG2 Change of Use to Residential
M10 Parking for Development
OS17 Tree Protection, Tree Masses and Spines

6.5 Supplementary Planning Guidance / Documents

SPG1a Design Guidance
SPG2 Conservation and Archaeology
'Housing' SPD October 2008
SPG8b Materials
SPG9a Sustainability Statement

6.6 Other

Haringey 'Supplementary Planning Document on Sustainable Design and Construction'
Mayor of London 'London Housing Design Guide' 2010
Haringey Basement Development Guidance Note (July 2012)
Crouch End Conservation Area Character Appraisal

7.0 **CONSULTATION**

Internal	External
Transportation Cleansing Building Control Ward Councillors Hornsey CAAC Conservation Team Council Aborigulturalis	<u>Amenity Groups</u> Hornsey CAAC <u>Local Resident</u> 63a, 1 – 63 (o) Cecile Park, N8 30 – 52 (e) Cecile Park, N8 17a, 29a, 29b Cecile Park, N8 2 – 46 (e) Tregaron Ave, N8 7 – 29 (o) Elm Grove, N8

8.0 **RESPONSES**

Building Control

8.1 Further details are required to demonstrate compliance with the requirements of B5 of the Building Regulations (Access and facilities for the Fire Service), and will require an application to be submitted to this office.

Transportation

8.2 The application site falls within an area that has a medium PTAL level of 3. The site is served by the W7 route offering links to Finsbury Park underground and rail stations, with a frequency of 26 buses per hour. The site is also within walking distance of a number of bus services available at Crouch End Broadway. It is therefore, likely that the majority of prospective occupants will utilise public transport to travel to and from the site.

8.3 Although the site falls within the Crouch End restricted conversion area, the applicant has provided 8 car parking spaces in line with parking standards set out within the Haringey Council adopted UDP. However, there is a concern with the narrow width of the vehicular access, which at just over 4 metres wide would not allow refuse or similar servicing vehicles to pass private cars and cannot accommodate a dedicated route for pedestrians and cyclists entering and exiting the site. We would therefore require that the applicant submit a scheme for the shared use of the vehicular access by pedestrians/cyclists. We would also require some control within the site, in the form of signage warning exiting drivers to give priority to inbound traffic. In addition Waste Management should be consulted about the proposed refuse storage/collection arrangements as the refuse area is located more than the normal carrying distance from the nearest highway.

8.4 Providing that applicant address the above issues, the application is unlikely to have any significant impact upon the surrounding highway network, therefore the highway and transportation authority does not wish to raise any objections subject to the imposition of the following conditions:

1. The applicant erects a priority signage indicating that 'priority is given to vehicles in the opposite direction', in the form of roundel Ref. No 615, as contained in the 'Traffic Signs and General Directions 2002', at the start of the vehicular access, northbound towards Cecile Park. This would ensure that vehicles entering the site from Cecile Park would have priority over the opposing traffic at all times.

Reason: To minimise disruption to traffic on Cecile Park and curtail vehicular conflict along

London Fire & Emergency Planning Authority

8.5 Have no objection.

Local Residents

8.6 Letters of objection have been received from the residents of the following properties: 19, 25, 27c, 29b, 31, 32, 35, 44, 47, 52a Cecile Park, Flat 1 & 4, 7, 11 9, Elm Grove, 33 Ritches Road, South Tottenham, 28 30, 38, 44, 46 Tregaron Avenue who object to the application on the following grounds, as summarised:

Principle

- The narrowness of the site makes it impossible to create enough garden space for the new houses;
- Overcrowding in the area;
- This facility provides much-needed parking for cars;
- Overdevelopment of the site;
- The proposal will not be environmentally sensitive given the carbon involved in construction;

Design, Appearance & Quality

- Design and appearance of the proposed development is in no way in keeping with existing properties in the conservation area in Cecile Park;
- Much greater visual impact than the previous design;
- Black timbered, slab styling is not keeping with the character of the Conservation Area;
- Flat roofed design is totally out of context of the adjoining properties and those within the Conservation Area;
- Affect on the character and appearance of housing in the Cecile Park and conservation area;
- Size/ volume of houses are increased;
- All habitable rooms will not have adequate natural light;
- Inappropriate materials;

Impact on Amenity

- The houses shown on the site plan are no more than 12 metres from the habitable rooms in Tregaron Avenue;
- Proposal will block sunlight directly to gardens/ houses of Cecil Park;
- Proposal is intrusive because of its proximity to existing premises;
- New infill houses are within less than 5 metres of existing properties;
- The introduction of a first floor balcony will lead to clear overlooking;
- Creation of these buildings will lead to a great intrusion for neighbouring properties;
- Increase in noise pollution;
- Concern about future use of flat roofs;
- Increased window sizes will compromise privacy of adjoining residnets;

Other

- Screen tree-line shown on the plans does not exist;
- No tree survey is included in the proposal;
- There are a number of mature, protected trees which may be affected by building works in this area;
- Further pressures on existing primary school places;
- The drawings are inaccurate and misrepresent what the impact would be to the surrounding properties;
- Access for Fire Services vehicles is wholly inadequate;
- Loss of habitat for wildlife;
- No building method statement submitted;
- Retaining wall will require party wall agreement;
- Structural damage as a consequence of the creation of the basements;

- Excavation would create a deep drop from the gardens of houses in Elm Grove and Tregaron Avenue.

8.7 A resident of No 37a Palmerston Road supports the proposal as it will prove much needed extra housing to the area and will make the alley and proposed planning area safer than it currently is with the garages.

9.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

Background

9.1 As outlined above this application follows on from a scheme for four houses granted planning permission in January 2010. The period time for implementing this permission was extended in January 2013 by the approval of an 'extant application'.

9.2 The application site has been subject to various planning applications and appeal decisions, which are of material importance and are important in terms of identifying/ assessing the relevant material considerations. These material considerations are considered to be:

- Planning appeals;
- Loss of garages;
- Design, form & layout;
- Impact on the character and appearance of the conservation Area;
- Impact on residential amenity;
- Impact on trees;
- Sustainability.

Planning Appeals

9.3 As outlined above there have been numerous appeals on this site over the years. These include an appeal in 2001 (APP/Y5240/A/01/1058981) on a scheme for 7 houses, which was found to be unacceptable due to impact/ loss of trees. In 2005 a scheme for 6 houses (APP/Y5240/A/04/1149813) was dismissed on the grounds that while changes to the design and layout overcame the harm caused to the conservation area the scheme would give rise to unacceptable overlooking and would have an overbearing impact on the occupiers of some of the adjoining properties in Elm Grove and Tregaron Avenue.

9.4 In an another Appeal in 2007 (APP/Y5240/A/07/2037862) involving a scheme for 5 houses, the Inspector found that the scheme would provide a satisfactory living conditions for the existing and future occupiers, but felt that the changes to the elevation would result in a style and pattern of development that would detract unacceptably from the character and appearance of conservation area.

9.5 In he last appeal for this site in July 2009 (APP/Y5240/A/2093786) relating to a scheme for 5 houses, an Inspector found the scheme to be acceptable, with

the exception of Unit 5, which was considered to harm the health of the tree close to it.

Loss of Garages

- 9.6 The issue of the loss of the garages has been considered in the previous appeals, both in terms of impact on local parking conditions as well as the affect on the conservation area. In terms of the effect on local parking conditions an Inspector concluded:

“...the loss of the existing garages would cause no significant harm, nor would it conflict with any of the development plan policies identified at the Inquiry.” (para.33/ 2009 appeal decision)”.

- 9.7 In considering its impact on the conservation area, the Inspector considered that the existing garages made no positive contribution to the area but rather detracted from it “due to the ugliness of their design; their lack of visual relation to the houses that give the area its special character” (para.37). Based on the Inspector’s decisions and the 2010 consent, the demolition of the existing garages on site are considered to be acceptable.

Design, Form & Layout

- 9.8 The NPPF has a general presumption in favour of sustainable development, whilst encouraging the delivery of homes of a high quality design and a good standard of amenity for all. On the specific issues of design the NPPF states that:

“Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.”(para 60)

- 9.9 London Plan policies 7.4 and 7.6 requires planning decisions to have regard to local character and for development to comprise details and materials that complement, but not necessarily replicate the local architectural character. Policy SP11 of the Local Plan requires development to create places and buildings that are of high quality, attractive and sustainable.

- 9.10 This current modern designed scheme of four houses has due regards to the parameters of the previously approved scheme, namely building widths and heights and general site layout. The houses will have a maximum height of 5.8 metres above ground level reflecting the previously approved scheme. Like the previously approved scheme the dwellings will be situated between 3.8 and 6 metres from the northern boundary of the application site and between 3.2 and 5.2 metres off the southern boundary of the site.

- 9.11 As outlined above the scheme has been amended from that initially submitted with the houses now being the same width as those previously approved but spaced out further by including additional land to the east. The heights of the two houses on the western part of the site have also been lowered; to be achieved by lowering the level of this part of the site.
- 9.12 The design of current four houses is one of modern contemporary design to enable an open plan layout on two floors and a generally more spacious and contemporary environment. The façade treatments to the buildings will include a simple palette of materials, which may incorporate, brick, stained timber, or render. In this case a condition will be imposed seeking detail/ samples of the specific materials proposed. The proposed buildings will have flat roofs in part providing green/ sedum roofs. A condition will be imposed requiring details of the construction, planting and maintenance and its retention.
- 9.13 The scheme will have a basement floor beneath all four houses with associated lightwells. The inclusion of basement floors and lightwells, which are increasingly common in modern houses in London, will not be openly visible from outside the site. Similar to the 2010 scheme this proposed scheme includes large amount of landscaping, in particular along the boundaries.
- 9.14 The four houses will have a floorspace of approximately 160 sqm. The dwellings meet the floor space requirements of the London 'Housing Design Guide' 2010. The dwelling will also meet the 50 square metre garden amenity space requirement (an average of 82m² of garden space per dwelling with the smallest garden space being 72m²).
- 9.15 Access to the site for emergency vehicle and service vehicles is considered acceptable. The scheme meets the minimum 3.7 width for fire appliance access and has a sufficient turning head at the end of the site access for emergency and service vehicles to manoeuvre.

Impact on the Character & Appearance of the Conservation Area

- 9.16 The effect of the proposal on the character and appearance of the conservation area has been considered in the previous planning applications and appeals. In addition the Crouch End Conservation Area Appraisal adopted in September 2010 noted the under-used nature of the lock-up garages and how they detract from the character and appearance of the conservation area.
- 9.17 The appraisal (para. 7.54) outlines that the site received planning permission in January 2010 for "replacement of the garages with discrete, well-planned contemporary residential buildings within the generally open setting of this part of the conservation area" which would not compete with the prevailing Victorian and Edwardian buildings nor have a harmful effect on the character or appearance of the Crouch End Conservation Area.

- 9.18 It is acknowledged that in the 2008 appeal decision the Inspector had specific concerns about the design of the proposed scheme and said that “proposal fails to reflect the special characteristics of the conservation area which derives to a large extent from carefully crated finely designed houses of harmonious proportions appropriate for their setting”. The Inspector also had specific concerns about the design of the proposal which she described as being of a “very ordinary, plain appearancedominated by large expanse of roof”.
- 9.19 While taking these comments on design into account Officers need to be mindful of guidance on design outlined in NPPF (referred to above). Officers would argue that successful design in conservation areas does not come necessarily from copying the style of 19th century houses, but rather development being sympathetic to its townscape, in terms of building height, set back, plot width, rhythm. The site in question is a backland site and as such will not compete with the Victorian and Edwardian buildings which front onto streets and represent the historic pattern of the development and character of this part of the Conservation Area.
- 9.20 The new dwelling by reason of their location will not affect views within or of the conservation area. Given the existing nature of the site the proposed development, namely the building forms and materials and associated landscaping, will serve to enhance the character and appearance of this part of the conservation area.

Impact on Residential Amenity

- 9.21 The London Plan 2011 Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Local plan policy also expects new development to maintain the level of privacy enjoyed by adjoining properties and not to create problems of overlooking.
- 9.22 All habitable rooms to the north elevation facing Cecile Park Road are over 20 metres apart. As pointed out above the first floor balconies have been removed. There are no first floor habitable windows on the rear elevation at first floor level, other than one small obscured glass window per dwelling to serve a bathroom.
- 9.23 Concerns have been raised by residents of Cecil Park properties. about overlooking from the first floor windows. While it is recognised that these windows are larger than the previously approved scheme, there is a separation distances of over 20m between these facing window, which meets the necessary standard. In addition there are mature trees in gardens of these properties which will provide some screening.. There will be no loss of light to the properties on Cecil Park given the distances in question.
- 9.24 In the 2009 appeal decision the Inspector concurred with the view of the 2008 appeal decision that the dwellings proposed on plots 1 – 4 would not be

unduly intrusive. The Inspector however was concerned in respect of the impact of the house at plot 5, which he viewed as having a significant adverse effect. This fifth house was subsequently omitted.

- 9.25 Bearing in mind previous planning appeals for this site and the 2010 consent the proposed scheme has taken careful consideration in terms of its layout and design to ensure that the privacy and amenity of neighbouring occupiers will not be adversely affected. As such the proposal is considered to be in accordance with policy UD3 and with sections 8.20-8.27 of the Housing SPD.

Impact on Trees

- 9.26 As referred to above the various schemes for this site have raised concerns in respect of their impact on trees. In specific the scheme with a house on plot No 5 raised specific issues in terms of its impact on trees. In the July 2009 Appeal the Inspector found that the future health of the trees in the close proximity to plot 5 would be likely to be put at risk.
- 9.27 The house on plot 5 was removed from the scheme and therefore the concerns of the Inspector in terms of the potential effect of this house was overcome.
- 9.28 The Council Arboriculturist commented on the 2010 application and concluded that through the use of appropriate conditions the new development could be constructed without any detrimental effects on the existing trees in adjacent gardens. A number of conditions in respect of the protection of trees will be placed on the consent.

Sustainability & Energy Efficiency

- 9.29 Within the NPPF, the London and Local Plan there are strong policy requirements requiring sustainability and energy efficiency to be incorporated into the design of residential units. In the case of the proposed scheme will:
- represent a beneficial use of previously developed land;
 - incorporate photovoltaic panels, ground source heat pumps, suds drainage;
 - be substantially more energy efficient through the use of high levels of insulation, top spec glazing and thermal insulation;
 - have a green roof which will reduce heat gain and losses; refuse surface water run off and reduce building maintenance, in addition to providing an ecological habitat;
- 9.30 Overall the proposed scheme is considered to be of sustainable and energy efficient design.

Planning Obligations

9.31 The proposal will also be liable for the Mayor of London's CIL as the proposal is for three additional units. This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

10.0 SUMMARY & CONCLUSION

10.1 The application is for the demolition of the 33 existing lock-up garages and for the erection of 4 x 2 storey houses with basements floors, with associated landscaping and 8 parking spaces. The dwellings will be of modern design and will each have four bedrooms.

10.2 This application follows on from a previously approved scheme in 2010 (which was renewed in 2013). This current modern designed scheme has due regards to the parameters of this previously approved scheme, namely building widths and heights and general site layout. The application site has been subject to a long planning history, including numerous planning appeals, during which time the number of units has been reduced from eight to four.

10.3 The proposed scheme in terms of its layout and design is considered to be acceptable and compatible with the surrounding residential use and character of the area. While the proposal is of modern design it is considered acceptable bearing in mind the location of the site in question and the fact it will not compete with the surrounding buildings which inform the character of the area. The proposal will not adversely affect the residential and visual amenities of adjoining occupiers.

10.5 The proposal is in accordance with policies 3.3-3.5, 7.4 and 7.6 of the London Plan 2011, SP0, SP1, SP2, SP11 and SP12 of the Local Plan 2013 and saved policies UD3, UD7, HSG2, M10 and OS17. This application is therefore recommended for APPROVAL.

11.0 RECOMMENDATIONS

GRANT PERMISSION TO REPLACE EXTANT PERMISISON

Subject to the following 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 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

MATERIALS & BOUNDARY TREATMENT

3. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

4. Details of a scheme depicting those areas to be treated by means of hard and soft landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme shall include a schedule of species and a schedule of proposed materials/ samples to be submitted to, and approved in writing by the Local Planning Authority.

The approved landscaping scheme shall thereafter be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.

5. Prior to the first occupation of the building a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for an initial scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance

Reason: To ensure that the green roof is suitably designed and maintained.

TREE PROTECTION

6. A pre-commencement site meeting must take place with the Architect, the consulting Arboriculturist, the Local Authority Arboriculturist, the Planning Officer to confirm tree protective measures to be implemented. All protective measures must be installed prior to the commencement of works on site and shall be inspected by the Council Arboriculturist and thereafter be retained in place until the works are complete.

Reason: To safeguard the health of existing trees which represent an important amenity feature.

7. Details of the proposed foundations in connection with the development hereby approved and any excavation for services shall be agreed with the Local Planning Authority prior to the commencement of the building works.

Reason: In order to safeguard the root systems of those trees on the site which are to remain after building works are completed in the interests of visual amenity.

8. The works required in connection with the protection of trees on the site shall be carried out only under the supervision of the Council's Arboriculturist. Such works to be completed to the satisfaction of the Arboriculturist acting on behalf of the Local Planning Authority.

Reason: In order to ensure appropriate protective measures are implemented to satisfactory standards prior to the commencement of works in order to safeguard the existing trees on the site.

CONSTRUCTION

9. 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 1300 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.

10. 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.

11. 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; taking into account additional development in the neighbourhood;
- ii. Site management and access, including the storage of plant and materials used in constructing the development;
- iii. Details of the excavation and construction of the basement;
- v. Measures to ensure the stability of adjoining properties/ gardens.
- vi. Vehicle and machinery specifications.

.Reason: In the interests of residential amenity and highway safety

12. Before development commences other than for investigative work:

a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-

- a risk assessment to be undertaken,
- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

13. 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. (Reference to the London Code of Construction Practice) and that the site or Contractor Company 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 to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

OTHER

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A, D & E of Part 1 to Schedule 2 of that Order shall be carried out on site.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

15. No dwelling shall be occupied until it has been demonstrated in writing to the Local Planning Authority that the development hereby permitted will meet or exceed Code for Sustainable Homes Level 4. Reason: To ensure a sustainable construction consistent with Policy 5.2 of the London Plan 2011.

16. Prior to the occupation of the dwellings hereby permitted a priority signage shall be erected indicating that 'priority is given to vehicles in the opposite direction', in the form of roundel Ref. No 615, as contained in the 'Traffic Signs and General Directions 2002', at the start of the vehicular access, northbound towards Cecile Park. This would ensure that vehicles entering the site from Cecile Park would have priority over the opposing traffic at all times.

Reason: To minimise disruption to traffic on Cecile Park and curtail vehicular conflict along

REASONS FOR APPROVAL

The position, position, scale, mass, detail and alignment of the proposed dwellings are considered acceptable in relationship with neighbouring

properties and the adjoining conservation area. The scheme will not lead to significant degrees of overlooking or loss of privacy to neighbouring occupiers. The proposal is in accordance with policies 3.3-3.5, 7.4 and 7.6 of the London Plan 2011, SP0, SP1, SP2, SP11 and SP12 of the Local Plan 2013 and saved policies UD3, UD7, HSG2, M10 and OS17.

INFORMATIVE: The new development will require numbering. The applicant should contact the Local Charges at least six weeks before the development is occupied (Tel: 020 8489 5573) to arrange for the allocation of a suitable address.

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.

APPENDIX 1: COMMENTS ON OBJECTIONS

No.	Stakeholder	Comments	Response
1	Building Control	Further details are required to demonstrate compliance with the requirements of B5 of the Building Regulations (Access and facilities for the Fire Service), and will require an application to be submitted to this office. Please see link below:	- LFEPA consulted and raise no objection.
2	LFEPA	Have no objection.	- Noted
3.	Local Residents	<ul style="list-style-type: none"> - The narrowness of the site makes it impossible to create enough garden space for the new houses. - Overcrowding in the area. - Overdevelopment of the site. - This facility provides much-needed parking for cars. - The proposal will not be environmentally sensitive given the carbon involved in construction. - Design and appearance of the 	<ul style="list-style-type: none"> - The building footprint and forms sit comfortably within the constraints of the site and represent a reduction in hardsurfacing compared to the existing garages. - In comparison to the existing structures on site the built areas will be reduced. The density of the scheme is considered acceptable. - The loss of the garages spaces has been considered in previous appeals. - The environmental performance/ sustainability of a development needs to be looked at on a longer basis, not just the construction stage. - As discussed above, given the nature of the site the building

No.	Stakeholder	Comments	Response
		<p>proposed development is in no way in keeping with existing properties in the conservation area in Cecile Park.</p> <ul style="list-style-type: none"> - Affect on the character and appearance of housing in the Cecile Park and conservation area. - Much greater visual impact than the previous design. - Black timbered, slab styling is not keeping with the character of the Conservation Area. - Inappropriate materials. - Flat roofed design and is totally out of context of the adjoining properties and those within the Conservation Area. - Size/ volume of houses are increased. - All habitable rooms will not have adequate natural light. 	<p>forms and design can work without affecting the character of the conservation area;</p> <ul style="list-style-type: none"> - New design building of high quality can sit alongside historic buildings rather than just directly imitating earlier styles. What is important is that they do not compete or detract from the existing character of the area. In this case the unsightly appearance to this site will be improved therefore enhancing the appearance of the conservation area -Size and form of buildings have been further reduced. - LPA will require details of materials to be submitted. More brick may need to be incorporated. - The structures on site are already flat roofed. Flat roofed buildings can work in the context of this site. The flat roofs will have sedum roofs to soften their appearance. - The width of the buildings have now been reduced and in addition the height of two of the buildings have been marginally reduced. - Lightwells will be created to give light to the basement floor accommodation.

No.	Stakeholder	Comments	Response
		<ul style="list-style-type: none"> - The houses shown on the site plan are no more than 12 metres from the habitable rooms in Tregaron Avenue. - Proposal will block sunlight directly to gardens/ houses of Cecil Park. - Proposal is intrusive because of its proximity to existing premises. - New infill houses are within less than 5 metres of existing properties. - The introduction of a first floor balcony will lead to clear overlooking. - Creation of these buildings will lead to a great intrusion for neighbouring properties. - Increase in noise pollution. 	<ul style="list-style-type: none"> - The principle of positioning 4 building on this site has been established. These will sit at a lower ground level in comparison to the building on Tregaron Avenue/ Elm Grove and will have no first floor facing windows (other than 4 bathrooms windows). While the buildings sit close to boundary of the site, they are positioned and designed not to adversely affect the amenities of adjoining residents. - Bearing in mind the height of the proposed buildings and separation distances (21m) there will be no loss of light to the properties on Cecil Park. - As discussed above. - As discussed above. - The balconies have now been removed - It has already been found by previous Inspectors that the living conditions of adjoining residents will not be adversely affected. - Any increase in noise in association with these four houses in an urban environment/ existing background noise levels will not be significant.

No.	Stakeholder	Comments	Response
		<ul style="list-style-type: none"> - Concern about future use of flat roofs; Increased window sizes will compromise privacy of adjoining resident. - Screen tree-line shown on the plans does not exist. - No tree survey is included in the proposal. - There are a number of mature, protected trees which may be affected by building works in this area. - Further pressures on existing primary school places. - The drawings are inaccurate and misrepresent what the impact would be to the surrounding properties; - Access for Fire Services vehicles is wholly inadequate. - Loss of habitat for wildlife. - No building method statement 	<ul style="list-style-type: none"> - The flat roofs will have PV panels and a sedum roof and are not intended for use as external amenity space. A condition can be imposed preventing such use. - - The extent of vegetation has been noted. Additional landscaping and planting along sensitive site boundaries is proposed and will be secured by way of a planning condition. - The position relating to the long term health of trees remained unaltered from the previous proposal which was considered to be acceptable. The mature trees along the site boundaries will be retained. - Noted, however there is equally a significant need for housing. School place provision typically increases with additional housing provision. - It is accepted that current OS maps may now show all of the rear extensions to properties on Tregaron Avenue, however the footprints of the original buildings are shown correctly. - This matter has been addressed and LFEPA raise no objection. - The built area on site will be reduced and more landscaping provided, in addition to green roof, which will support bio-diversity.

No.	Stakeholder	Comments	Response
		<p>submitted;</p> <ul style="list-style-type: none"> - Retaining wall will require party wall agreement. - Structural damage as a consequence of the creation of the basements. - Excavation would create a deep drop from the gardens of houses in Elm Grove and Tregaron Avenue; 	<ul style="list-style-type: none"> - There is no requirement to submit such a statement at this stage. A construction management plan will need to be submitted prior to the commencement of works on site. - Party Wall Agreements, Building Control regulations and supervision in addition to appropriate construction methods can provide the necessary safeguard.

