

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2014/3567	Ward: Highgate
<p>Address: 22 Sheldon Avenue N6 4JT</p> <p>Proposal: Retention of all parts of the as-built property, comprising the extended house (excluding north side dormer), pool house and the associated landscaping in the front and rear gardens; elements of which are not in accordance with the approved documents of planning permission HGY/2012/0884; together with the installation of 2 proposed air conditioning units (householder application)</p> <p>Applicant: Mr & Mrs Rony & Orly Grushka</p> <p>Ownership: Private</p> <p>Case Officer Contact: Abiola Oloyede</p>	
<p>Date received: 19/12/2014 Last amended date: DD/MM/YYYY</p> <p>Drawing number of plans: 1982 PL01, 1982 PL102 Rev B, 1982 PL113 Rev B, 1982 PL114 Rev B, 1982 PL115 Rev C, 1982 PL116 Rev B, 1982 PL117 Rev C, 1982 PL118 Rev C, 1982 PL119 Rev C, 1982 PL120 Rev B, 1982 PL121 Rev B, 1982 PL122 Rev C, 1982 PL123 Rev B, 1982 PL124 Rev B, 1982 PL125 Rev B, 1982 PL126 Rev & 1982 PL201 Rev A</p>	
<p>1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION</p> <ul style="list-style-type: none"> • This application is for the retention of all parts of the as-built property, comprising the extended house (excluding north side dormer), pool house and the associated landscaping in the front and rear gardens; elements of which were not in accordance with the approved plans as per planning application ref: HGY/2012/0884 and subsequent amendments to this. This application also seeks to install two air conditioning units. • The nature and scale of the changes outlined above are on balance, considered minor in relation to the previously approved scheme, still resulting in a dwelling of an acceptable scale, bulk and design in relation to its plot size and other buildings in the immediate vicinity; as such preserving the character and appearance of this part of the Conservation Area • Having regard to the previously consented scheme the proposed development does not have any greater adverse impact on the amenity of neighbouring occupiers. • The application is coming to committee because of the extensive planning history of the site . 	

2. RECOMMENDATION

That the Committee resolve to GRANT planning permission and that the Head of Development Management is delegated authority to issue the planning permission and impose conditions to secure the following matters:

Conditions

- 1) Post installation noise assessment carried out and submitted to LPA;
- 2) In accordance with approved plans;
- 3) Removal of permitted development rights.

In the event that Members choose to make a decision contrary to Officers recommendation members will need to state their reasons.

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3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

- 3.1 This application is for the retention of all parts of the as-built property, comprising the extended house (excluding north side dormer), pool house and the associated landscaping in the front and rear gardens; elements of which were not in accordance with the approved plans as per planning application ref: HGY/2012/0884 and subsequent amendments to this. This application also seeks to install two air conditioning units.

Site and Surroundings

- 3.2 The property is a detached building, located on the south-eastern side of Sheldon Avenue along a gradual bend in this road. The property appears as a 'two storey' house but comprises of four floors including accommodation at basement and roof level, with a pool house in the rear garden which is connected to the basement via a walkway. The original property on the site has been largely rebuilt and enlarged, other than a retained facade, following permission being granted in 2012 for the refurbishment and extension of the existing dwelling house.
- 3.3 Sheldon Avenue is a long residential road which runs in between Hampstead Lane and Aylmer Road. The road lies within the Bishops Sub-Area of the Highgate Conservation Area. Sheldon Avenue has a fairly uniform appearance characterised by Arts and Crafts houses, largely developed by Copper and Quennell.

Relevant Planning and Enforcement history

3.4 Planning History

HGY/2012/0884 GTD, 07-08-12 - Refurbishment and extension of the existing dwellinghouse including partial demolition of the existing main house including the south/east (rear) external walls and part east and west (side) external walls, roof extension, erection of part two storey, part single storey rear extension and single storey side extension and excavation to create basement level, rear lightwell and basement access, swimming pool and pool house.

HGY/2012/0885 GTD, 07-08-12 - Conservation Area Consent refurbishment and extension of the existing dwellinghouse including partial demolition of the existing main house including the south/east (rear) external walls and part east and west (side) external walls, roof extension, erection of part two storey, part single storey rear extension and single storey side extension and excavation to create basement level, rear lightwell and basement access, swimming pool and pool house.

HGY/2012/1704 GTD, 18-12-12,-Approval of Details pursuant to Condition 12 (Basement Impact Assessment) attached to planning permission.

HGY/2012/1860 GTD, 16-10-12,- Non-material amendment following a grant of planning permission HGY/2012/0884 to retain the front fascade only and to alter the position and proportions of the side dormer.

HGY/2012/2186 GTD, 08-01-13 -Approval of details pursuant to condition 3 (external materials) attached to planning permission HGY/2012/0884.

HGY/2012/2408 GTD, 05-02-13,-Amendments to approved scheme HGY/2012/0884 to include alterations to basement footprint, relocation of pool plant room to basement, alterations to dimensions of rear and side extensions and addition of new ground floor side windows.

HGY/2013/0310 GTD, 05-03-13 - Approval of details pursuant to conditions 8 (boundary treatment) and 16 (Considerate Constructors Scheme) attached to planning permission HGY/2012/0884.

HGY/2013/0388 GTD, 28-01-14, - Approval of Details pursuant to Condition 11 (construction management plan) attached to planning permission.

HGY/2013/1280 GTD, 30-07-13 - Non-material amendment following a grant of planning permission HGY/2012/0884 to revise the entrance portico, remove the pediment, and remove kink in side extension facade (south-west).

HGY/2014/0497 GTD, 29-04-14 - Non-material amendment following approved planning application reference HGY/2012/0884 to change the front entrance door/ portico.

3.5 Enforcement History

DEP/2013/00240, various departures reported including the following but now closed with decisions taken at the time of investigation:

- Pool house setback to boundary fence not in accordance – Breach confirmed but not expedient for formal action;
- Pool house height not in accordance – Confirmed and Enforcement Notice issued but withdrawn;
- Pool house wider than approved – Confirmed but not expedient;
- Main house wider and longer than approved – Confirmed but not expedient;
- Inconsistent plans submitted with application leading to rear elevation vertical twin dormers constructed higher than approved – Breach confirmed but not expedient;
- First floor recess between the vertical twin rear dormers has been decreased giving rise to bulkier dormers – Breach confirmed but not expedient;
- Front elevation roof dormers are deeper than approved – Breach confirmed but not expedient;
- Chimneys not constructed – No breach;
- Materials for main dwelling may not be in keeping – No breach;
- Ground floor cantilevered roof is longer than approved – Breach confirmed but not expedient;

- Basement excavation wider than approved affecting tree roots – Breach confirmed and basement width remediated;
- Ground floor rear extension not in accordance, being built closer to boundary – No breach;
- No side window in flank wall – Breach confirmed but not expedient;
- Pool house green roof not constructed – Confirmed and Enforcement Notice issued but withdrawn;
- Outbuilding in rear garden – No breach.

3.6 Appeal History

APP/2013/00870, side dormer and pool house:

- Side dormer on roof not in accordance with approved plans – Confirmed and Enforcement Notice issued and withdrawn. Separate planning application submitted.
- Pool house back elevation with proposed dehumidifiers not in accordance and brings pool house closer to boundary – Confirmed but subject to planning application HGY/2014/3567.

4. **CONSULTATION RESPONSE**

4.1 The following were consultation responses have been received:

Internal:

- 1) LBH Noise & Pollution – Raise no objection

5. **LOCAL REPRESENTATIONS**

5.1 The application has been publicised by way of a site notice displayed in the vicinity of the site and 21 consultation letters. The number of representations received from neighbours, including comments from Highgate CAAC and Highgate Society, in response to notification and publicity on the application are as follows:

No of individual responses:

Objecting: 3

Supporting: 4

5.2 The representations received objecting to the application are summarised as follows:

- Inappropriate location for air conditioning units;
- Affect of noise from the air conditioning units and the dehumidifiers;
- Full survey should be carried out to assess all noise from external plant;
- Height of the pool house in relation to fence of No 20 is not insignificant;
- The pool house is larger and closer to the boundary with No 20;

- Rear/ side elevation has towers which are not subordinate to the main roof pitch with large flanks of unbroken brickwork with no architectural craft;
- Height and width of the rear bays have been increased so that they extend to the outer ridges of the hip roof and the recess between the bays largely in filled so that the bays are no longer subordinate to the main roof or house;
- Size and position of the rear bays means they are now very visible from the road protruding from the main roof;
- Impact on the roof protection (RPA) of T11 & T13.

(Note: Comments in relation to the side dormer are considered in a different application/ ref: HGY/2014/3484)

5.3 The representations/ comments in support of the application are summarised as follows:

- Constructed to extremely high quality;
- Development adds to the streetscape of Sheldon Avenue and wider conservation area;
- Inclusion of a green roof means that the pool house is extremely concealed and well screened;
- Difference between what has been permitted and built is negligible.

6. MATERIAL PLANNING CONSIDERATIONS

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

1. Changes to design and form/ impact on the character and appearance of the conservation area;
2. Impact on residential amenity of neighbouring occupiers
3. Impact on trees.

Background

6.2 As outlined above planning permission and conservation area consent (HGY/2012/0884 & HGY/2012/0885) were granted on 21st August 2012 for the refurbishment and extension of 22 Sheldon Avenue. The works as approved involved the demolition of the entire house with the exception of the facade to the street and the rebuilding of the dwelling with a basement with a pool house structure located to the rear connected to the new basement via an underground link. As outlined above this application is being submitted to regularise the development as minor departures from the original planning permission HGY/2012/0884 and subsequent permitted amendments to this consent (as outlined in the Planning History above) have occurred. This current application also seeks to include the placing of two air conditioning units at the side of the pool house. Works in respect of this aspect of the proposal have not been carried out as yet. This application does not include the as-built side

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dormer on the north elevation of the property; which is rather being considered under a different application (Ref: HGY/2014/3484).

Changes to design and form/ Impact on the character and appearance of the Conservation Area

- 6.3 There is a legal requirement for the protection of the Listed Building and Conservation Area and Historic Park. The Legal Position on the impact on these heritage assets is as follows, and Sections 66(1) and 72(1) of the Listed Buildings Act 1990 provide:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

“In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.” Among the provisions referred to in subsection (2) are “the planning Acts”.

- 6.4. The *Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council* case tells us that *“Parliament in enacting section 66(1) did intend that the desirability of preserving listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.”*

- 6.5 The *Queen (on the application of The Forge Field Society) v Sevenoaks District Council* says that the duties in Sections 66 and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving of listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in *Barnwell*, it has now been firmly dispelled. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area or a Historic Park, it must give that harm considerable importance and weight. This does not mean that an authority’s assessment of likely harm to the setting of a listed building or to a conservation area is other than a matter for its own planning judgment. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasized in *Barnwell*, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is not irrebuttable. It can be outweighed by material considerations powerful enough

to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.

- 6.6 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given "considerable importance and weight" in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.
- 6.7 London Plan Policy 7.8 requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Haringey Local Plan Policy SP12 requires the conservation of the historic significance of Haringey's heritage assets. Saved Haringey Unitary Development Plan Policy CSV5 requires that alterations or extensions preserve or enhance the character of the Conservation Area.
- 6.8 This application is largely for the same use and overall similar design and form to the scheme approved as per planning reference HGY/2012/0884:

“Refurbishment and extension of the existing dwellinghouse including partial demolition of the existing main house including the south/east (rear) external walls and part east and west (side) external walls, roof extension, erection of part two storey, part single storey rear extension and single storey side extension and excavation to create basement level, rear lightwell and basement access, swimming pool and pool house. “

- 6.7 The minor departures from the approved scheme are outlined and commented upon below.

Adjustment to siting and height of the pool house

- 6.8 The changes to the height of the pool house occurred due to moving the foundations above ground level and inverting a down stand beam. The applicant has indicated that the installation of the structural elements as permitted would possibly have resulted in unnecessary damage to the protected trees in the neighbouring garden.
- 6.9 The change has resulted in the pool house sitting slightly closer to the boundary fence with No 20 and being marginally higher than that permitted. The pool house is approximately 20cm higher than approved, (closest to the boundary with No. 20). The approved plans showed the pool house as having a flat roof; however, to ensure that the permitted green roof drains properly, it has been built with a shallow slope which results in the roof being 39cm higher than approved on the other side. In this instance the gap between the side of the structure and the fence with No 20 varies given the structure does not sit

parallel to the fence but rather at a slight angle. The boundary between no 22 and its neighbour is characterised by mature vegetation (primarily in the garden on the neighbouring property) and a fence. These changes to the position and height of this structure are considered to be minor with limited impact on residential amenity and on the character and appearance of the conservation area. There is no harm to the Conservation Area. The pavilion structure whilst significant in the garden space continues, in officers views, to have a similar “presence” and impact as the previously approved structure. This is assisted, from elevated viewpoints, by the green roof.

Changes to rear/ side elevations

- 6.10 The form and design of the rear first and second floor symmetrical projections are different to those permitted; namely being higher than those on the approved plans but at very similar width. The primary noticeable difference in the appearance of these features is the higher eaves line. Officers consider that these changes do emphasise the height and bulk of these features especially when viewed from within the rear garden area (and in oblique glimpses from between the properties). This alteration is unwelcome but officers consider it is of very limited impact upon the character and appearance of the conservation area and no harm is caused, given the much more mixed form and appearance of the rear elevations of this and nearby properties.
- 6.11 Given also the detached nature of the houses in question and its large plot sizes and planted boundaries the projecting elements here to the rear are not highly visible features. The concern in the representations received in relation to blank elevations is noted, however the omission of the windows in question is minor and in addition Officers would point out that it is not uncharacteristic for flank elevations to have limited glazing.
- 6.12 The first and second floor projections in question, have been built in red brick with clay tiled hipped roofs and have white painted timber joinery and as such are sympathetic to the style of the house.
- 6.13 The changes to rear elevation also include the addition of a flat roof light on the green roof over the utility room to the south of the property and the omission of 2 x roof lights over the kitchen area. The applicant has indicated that the roof light in tandem with the approved roof light is a better arrangement than the 3 smaller lights shown on the permitted plans. Officers consider the effect of this change to be negligible.

Changes to front elevation

- 6.14 There have been no changes to the front elevation other than the minor repositioning of the front dormers and chimney stacks. The new roof form has an eaves position and ridgeline matching the original house. These changes are very minor in nature as such largely preserving the appearance of the original facade. No harm is caused to the conservation area

- 6.15 Overall it is considered that the elevations to the consented scheme coupled with the minor departures outlined above still result in a dwelling of an acceptable form and design sympathetic to the character and appearance of this part of the conservation area, as such preserving its character and not causing harm.

Impact on the amenity of neighbouring occupiers

Daylight/sunlight, outlook & overshadowing

- 6.16 The London Plan 2011 Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking and aspect.
- 6.17 As set out in Officers report in respect of application reference HGY/2012/0884 it was considered that in terms of the pool house there would be no significant adverse impact on the amenity of neighbours in terms of outlook and no adverse impact on sunlight/daylight to neighbouring gardens. It was also highlighted in this report that outlook should not be mistaken for impact on private views which are not protected through the Planning system. Given the relationship and boundary treatment to the property and notwithstanding the changes to the pool house officers consider that the change in the impact of the structure in comparison with the permitted development is nominal and would continue to be subordinate to the main dwelling. The impact upon neighbouring properties is accordingly considered, on balance, to be acceptable.

Noise and disturbance

- 6.18 In terms of noise and disturbance, saved UDP Policies UD3 and ENV6 require development proposals to demonstrate that there is no significant adverse impact on residential amenity including noise, pollution and of fume and smell nuisance. In addition saved UDP Policy ENV7 necessitates developments to include mitigating measures against the emissions of pollutants and separate polluting activities from sensitive areas including homes.
- 6.19 As outlined above this planning application includes the positioning of two air conditioning units at the side of the pool house. The plant equipment will be hidden between the pool house and the boundary fence with No 20. The plant equipment will not be visible from here given the location and presence of planting along the boundary.
- 6.20 A noise report has been submitted with the application to address the potential noise issues associated with the proposed location of the air conditioning external units.
- 6.21 The assessment finds that the installation of units in the location proposed would not harm the neighbour's residential amenity. At the time of carrying out the noise report two options for the positioning of the equipment were

considered (position 1 located to the rear of house and located 3m from the neighbouring patio doors and position 2 located 13m away from the nearest effected window on the side of the pool house). As per the plans submitted position 2 is the one chosen.

- 6.22 The report submitted outlines that the new plant equipment should be designed to achieve a 16.1dBA at 1m from the nearest noise sensitive property window (patio doors of No 20) if the externally located equipment is to be operated on a 24 hour basis. The report outlines that in terms of the position in question the proposed plant will not require acoustic treatment in order to meet the recommended design noise limits for the prescribed period of operation (24 hours daily).
- 6.22 In this particular case the solid wooden fence will have a screening effect of 10dBA while there will be a reduction of 22dB due to distance of 13m away from the nearest window. The predicted noise level from the proposed external plant will be in the order of 15dBA when measured at 1m outside the nearest effected residential window.
- 6.23 In this particular case it is nevertheless considered prudent to impose a planning condition requiring a post installation noise assessment to be carried out and submitted to the LPA with any additional steps necessary to mitigate such noise outlined, with the noise emitted limited to a level at least 10dBA below the existing background noise level (L90) when measured at the nearest noise sensitive premises. It will be expected that the equipment operate at night time quiet mode (between the hours of 19.00 and 7.00). As such subject to these safeguards it is considered that the air conditioning units here and their associated location will not harm the amenity of neighbouring residential properties. Officers would also point out that air conditioning equipment as per the details here are not uncommon in respect of large residential dwelling of the type in this area.

Impact on Trees

- 6.24 Part e) of saved UDP Policy UD3 states that the Council will require development proposals to consider appropriate tree retention, where UDP Policy OS17 seeks to protect and improve the contribution of trees to local landscape character.
- 6.25 Within the garden of No 20 next to the pool house are a number of trees, which include T11 (Silver Birch) and T13 (Oak) and a number of conifers. T11 and T13 are semi-mature trees, healthy for their age and species. As indicated in the Officer's report it was expected that these trees could tolerate some minor intrusion into their root protection area (RPAs) with the layout of the pool structure (approx 10%).
- 6.26 In the case of the foundation of the pool house a cantilevered internal decking design was used. The agent has indicated that the basement, pool house foundations and decking were undertaken in accordance with the 'Site Specific Arboricultural Survey and Method Statement (AMS)' dated 20 April 2012.

6.27 The Council's Arboricultural Officer has indicated that the trees in questions have experienced an element of crown dieback but also indicates that the dieback here may not be a result of any single factor. Tree dieback can be caused by many factors namely severing roots, nutrient deficiency, soil compaction, water availability, extreme weather conditions. The physical compaction of soil typically caused by construction machinery may have contributed to this in addition to the works at No 20, where the existing house on site was demolished and rebuilt with a larger footprint and associated basement. It is however important to bear in mind that trees can naturally regenerate and as such the trees here will need to be monitored with possible remedial actions taken (i.e. aeration). Representations made express a concern about the long term effects of the works on the boundary trees. The Council's tree officer is however of the view that the impact of the works does not justify refusal of the application.

Conclusion

6.28 This application details a number of changes to the consented development that have been undertaken during the course of the construction. Many of these are very minor in nature but cumulatively have prompted officers to recommend to the applicants submit a planning application. Officers have considered that the nature and scale of the changes outlined above are considered minor in relation to the previously approved scheme and resulting in a dwelling of an acceptable scale, bulk and design in relation to its plot size and other buildings in the immediate vicinity; as such preserving the character and appearance of this part of the Conservation Area and not causing harm. Moreover, the proposed development does not in officers view (subject to a condition on noise testing) have any significant adverse impact on the amenity of neighbouring occupiers.

6.29 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. CIL

7.1 As per the approved plans/ planning application ref: HGY/2012/0884 the net additional floorspace ((929 sqm minus 535.5 sqm) was liable for Mayoral CIL.

8.0 RECOMMENDATIONS

8.1 GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) 1982 PL01, 1982 PL102 Rev B, 1982 PL113 Rev B, 1982 PL114 Rev B, 1982 PL115 Rev C, 1982 PL116 Rev B, 1982 PL117 Rev C, 1982 PL118 Rev C, 1982 PL119 Rev C, 1982 PL120 Rev B, 1982 PL121 Rev B, 1982 PL122 Rev C, 1982 PL123 Rev B, 1982 PL124 Rev B, 1982 PL125 Rev B, 1982 PL126 Rev & 1982 PL201 Rev A

8.2 Subject to the following conditions:

- 1) Within 6 months of the permission hereby approved a post installation noise assessment shall be carried out and submitted to and approved in writing by the Local Planning Authority to confirm compliance with the noise criteria outlined in the noise report submitted with any additional steps necessary to mitigate such noise outlined including details of night-time quiet mode settings. The post installation noise assessment/ measures shall ensure that the external noise level emitted from plant equipment will be lower than the lowest existing background noise level by at least 10dBA, as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. The approved details thereafter shall be implemented within 3 months of the approval of such detail and permanently retained and maintained. Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy 7.15 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006

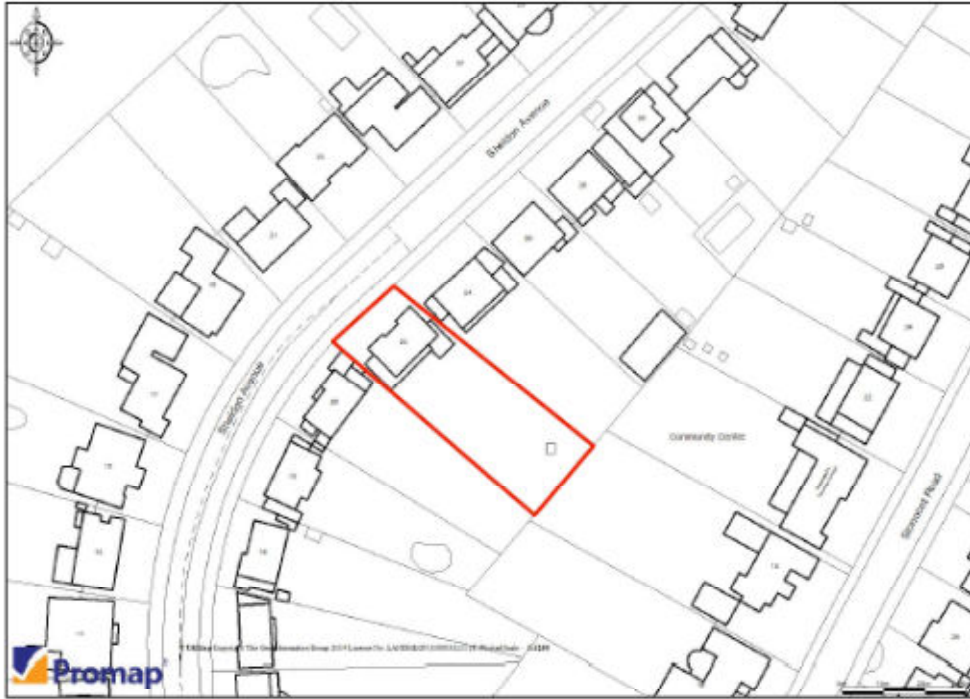
- 2) The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

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

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A, B, D & E of Part 1 to Schedule 2 of that Order shall be carried out on site.

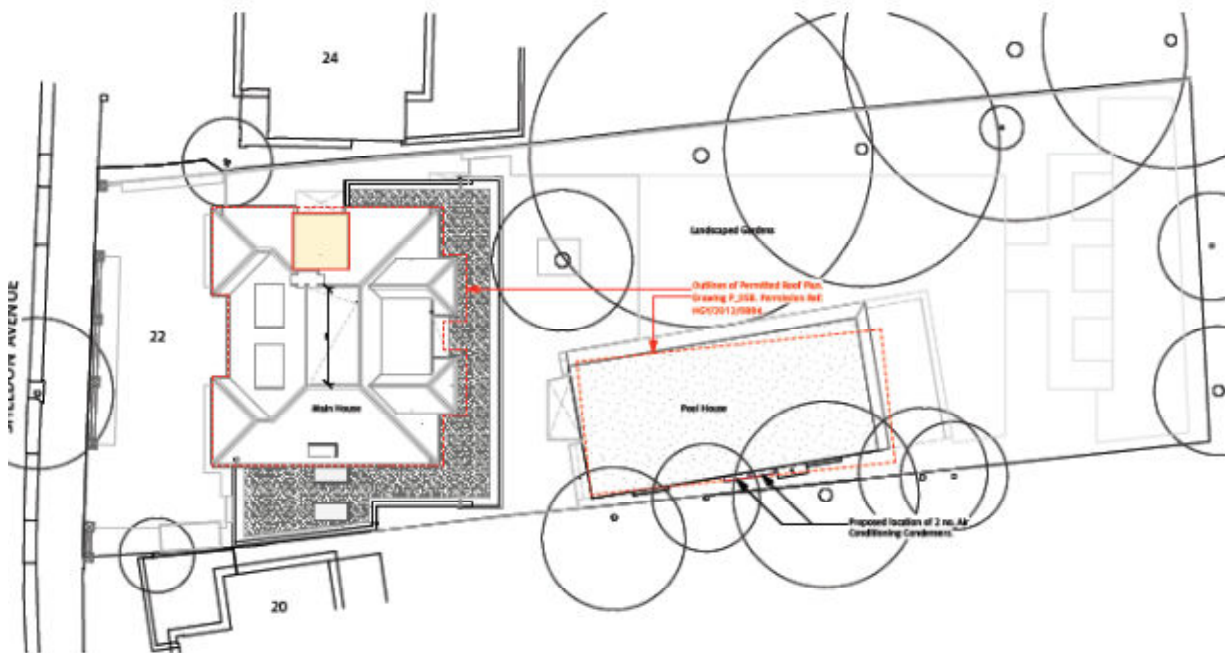
Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

9.0 PLANS & IMAGES

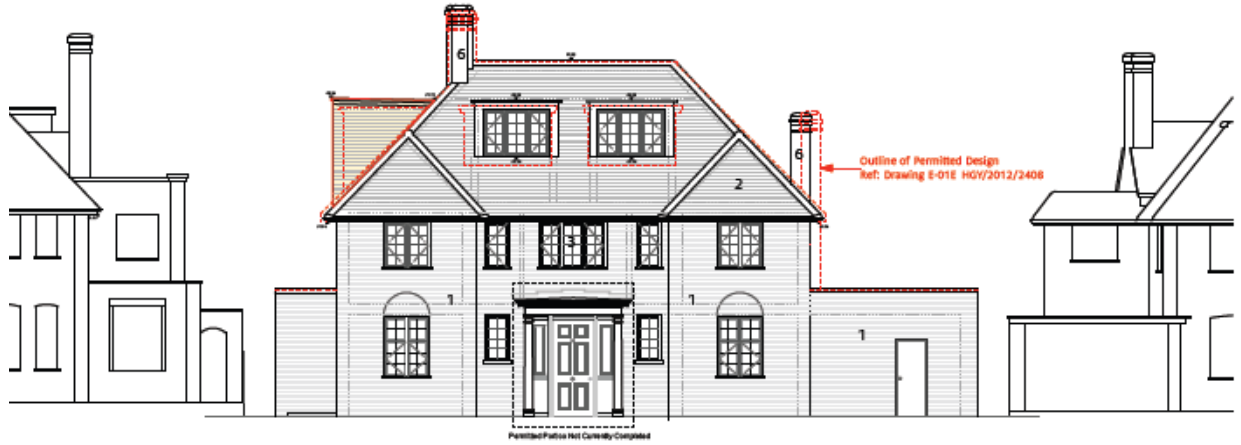


SITE LOCATION PLAN
SCALE 1:1250

Site Location Plan



Site Plan



AS BUILT FRONT ELEVATION - 1:100 @ A3



AS BUILT REAR ELEVATION - 1:100 @ A3

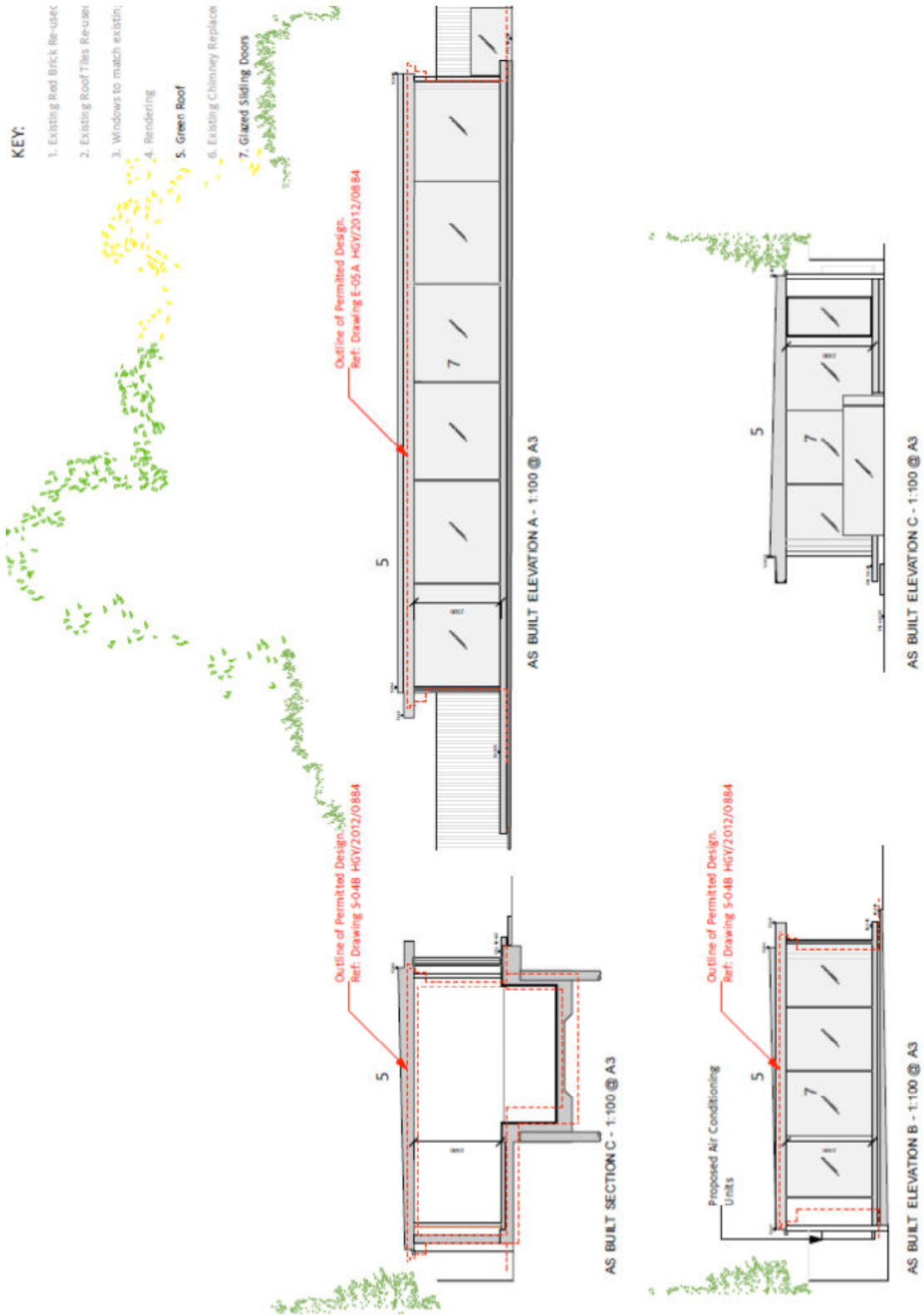


AS BUILT NORTH ELEVATION - 1:100 @ A3

AS BUILT SOUTH ELEVATION - 1:100 @ A3

Elevations

- KEY:**
- 1. Existing Red Brick Re-use
 - 2. Existing Roof Tiles Re-use
 - 3. Windows to match existin;
 - 4. Rendering
 - 5. Green Roof
 - 6. Existing Chimney Replace
 - 7. Glazed Sliding Doors



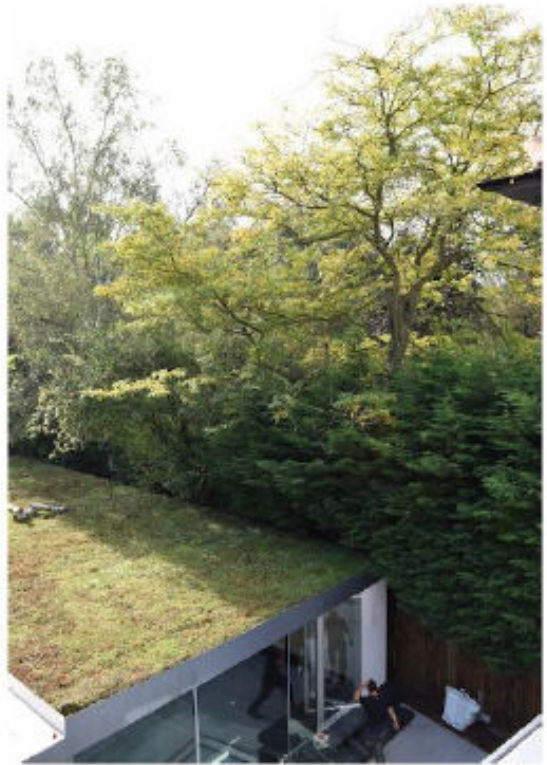
Cross Section of Pool House



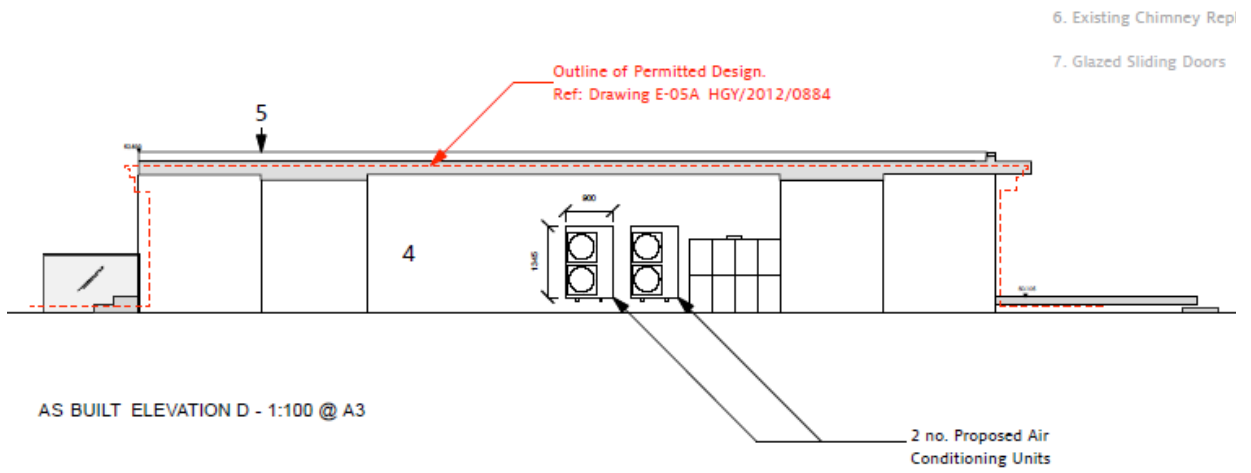
Street Elevation



Part of side elevation seen from No 20



Side/ Roof of Pool House



Location of AC Units