
Special Planning Sub Committee

THURSDAY, 28TH JUNE, 2012 at 19:00 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

MEMBERS: Councillors Basu, Beacham, Christophides, Demirci (Chair), Mallett, McNamara, Peacock (Vice-Chair), Reid, Schmitz and Solomon

This meeting may be filmed for live or subsequent broadcast via the Council's internet site. At the start of the meeting the Chair will confirm if all or part of the meeting is to be filmed. The Council may use the images and sound recording for internal training purposes.

Generally the public seating areas are not filmed. However, by entering the meeting room and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings for web-casting and/or training purposes.

If you have any queries regarding this, please contact the Principal Support Officer (Committee Clerk) at the meeting.

AGENDA

1. APOLOGIES

2. URGENT BUSINESS

The Chair will consider the admission of any late reports in relation to the items shown on the agenda.

(Please note that under the Council's Constitution – Part 4 Section B paragraph 17 – no other business shall be considered).

3. DECLARATIONS OF INTEREST

A member with a personal interest in a matter who attends a meeting of the authority at which the matter is considered must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when the interest becomes apparent.

A member with a personal interest in a matter also has a prejudicial interest in that matter if the interest is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the member's judgement of the public interest **and** if this interest affects their financial position or the financial position of a person or body as described in paragraph 8 of the Code of Conduct **and/or** if it relates to the determining of any approval, consent, licence, permission or registration in relation to them or any person or body described in paragraph 8 of the Code of Conduct.

4. PRINCIPLES OF BASEMENT DEVELOPMENT (PAGES 1 - 122)

For the Committee to consider and adopt as interim draft guidance for applicants in dealing with the submission of planning applications including basement development.

5. PLANNING APPLICATIONS

In accordance with the Sub Committee's protocol for hearing representations; when the recommendation is to grant planning permission, two objectors may be given up to 6 minutes (divided between them) to make representations. Where the recommendation is to refuse planning permission, the applicant and supporters will be allowed to address the Committee. For items considered previously by the Committee and deferred, where the recommendation is to grant permission, one objector may be given up to 3 minutes to make representations.

6. BRACKEN KNOLL, COURTENAY AVENUE, HIGHGATE, N6 4LP (PAGES 123 - 144)

Excavation to create a basement floor (Householder Application)

RECOMMENDATION

GRANT PERMISSION subject to conditions.

7. RIDGEFIELD, COURTENAY AVENUE, HIGHGATE, N6 4LP (PAGES 145 - 164)

Partial demolition and redevelopment of existing house, retaining the front facade with minor alterations (householder application)

RECOMMENDATION

GRANT PERMISSION subject to conditions

8. 31 SHELDON AVENUE, HIGHGATE, N6 4JP (PAGES 165 - 188)

Demolition of existing building except for main front elevation and side returns.
Erection of new two-storey dwelling with accommodation in roof space and at basement level

RECOMMENDATIONS

GRANT PERMISSION subject to conditions.

9. 54 SHELDON AVENUE, HIGHGATE, N6 4ND (PAGES 189 - 220)

Demolition of existing property and erection of new 2 storey dwelling with rooms in roof and at basement level

RECOMMENDATION

GRANT PERMISSION subject to conditions.

10. 54 SHELDON AVENUE, HIGHGATE, N6 4ND (PAGES 221 - 226)

Conservation area consent for demolition of existing property and erection of new 2 storey dwelling with rooms in roof and at basement level

RECOMMENDATION

GRANT CONSERVATION AREA CONSENT subject to conditions

11. 12 DENEWOOD ROAD, HIGHGATE, N6 4AJ (PAGES 227 - 258)

Demolition and rebuilding of existing dwelling with basement floor and erection of a new two-storey house with basement floor to the front of the site

RECOMMENDATION

GRANT PERMISSION subject to conditions.

12. 12 DENEWOOD ROAD, HIGHGATE, N6 4AJ (PAGES 259 - 262)

Conservation area consent for demolition and rebuilding of existing dwelling and erection of a new two-storey house with basement floor to the front of the site.

RECOMMENDATION

GRANT CONSERVATION AREA CONSENT subject to conditions

13. 17 DENEWOOD ROAD, HIGHGATE, N6 4AQ (PAGES 263 - 286)

Excavation under existing dwelling to create a basement level (Householder Application)

RECOMMENDATION

GRANT PERMISSION subject to conditions

14. 6A GRANGE ROAD, HIGHGATE, N6 4JP (PAGES 287 - 310)

Demolition of existing house and erection of a 2 storey, 5 bedroom house with rooms at basement level and in the roofspace.

RECOMMENDATION

GRANT PERMISSION subject to conditions.

15. 6A GRANGE ROAD, HIGHGATE, N6 4JP (PAGES 311 - 316)

Conservation area consent for demolition of existing house and erection of a 2 storey, 5 bedroom house with rooms at basement level and in the roofspace.

RECOMMENDATION

GRANT CONSERVATION AREA CONSENT subject to conditions

16. THE CORNERWAYS, ELLINGTON ROAD, MUSWELL HILL, N10 3DD (PAGES 317 - 356)

Erection of a two storey building comprising of a two-bedroom house

RECOMMENDATION

GRANT PERMISSION subject to conditions

17. FORMER GLS DEPOT, FERRY LANE, TOTTENHAM N17 ('HALE VILLAGE') (PAGES 357 - 390)

Proposed development of 890sqm Community Centre (Use Class D1) and 64 residential units in a part 7/part 8 storey block on Block NE within Hale Village - a reserved matters application (including appearance, layout, scale and landscaping) in relation to outline consent no HGY/2010/1897 and discharge of Conditions 1, 4, 6, 7, 8, 11, 12, 41 and 42 attached to the outline consent.

RECOMMENDATION: Approve reserved matters, subject to conditions.

18. DATE OF NEXT MEETING

Monday, 9 July, 7pm.

David McNulty
Head of Local Democracy
and Member Services
Level 5
River Park House
225 High Road
Wood Green
London N22 8HQ

Helen Chapman
Principal Committee Coordinator
Level 5
River Park House
225 High Road
Wood Green
London N22 8HQ

Tel: 0208 4892615

Email:

helen.chapman@haringey.gov.uk

Wednesday, 20 June 2012

This page is intentionally left blank



Haringey Council

Report for:	Planning Sub-Committee	Item Number:	
Title:	Development Management Draft Basement Development Guidance Note		
Report Authorised by:	Marc Dorfman, Assistant Director Planning Regeneration & Economy		
Lead Officer:	Paul Smith Head of Development Management		
Ward(s) affected: All		Report for Key/Non Key Decisions: Non-key	

1. Describe the issue under consideration

For Planning Sub-Committee to consider and adopt as interim draft guidance for applicants in dealing with the submission of planning applications including basement development.

2. Cabinet Member introduction

N/A

3. Recommendations

That members approve and adopt the draft guidance as an interim measure for use by applicants and planning officers in determining planning application for Basement Development in the Borough

4. Other options considered

N/A

5. Background Report

The draft guidance note attached as Appendix 1 has been written in response to the increase in applications for planning permission for basement construction in



Haringey Council

Haringey and deals with the issues arising from such construction and how those issues should be dealt with in making and deciding planning applications.

It is considered that there can be benefits from basement development in terms of providing additional accommodation, but we need to ensure that basement schemes

- do not cause undue harm to the amenity of neighbouring properties;
- do not have a detrimental impact on the groundwater environment, including ponds and reservoirs;
- do not have any effects on surface water run-off or ground permeability;
- do not harm the recognised architectural character of buildings and surrounding areas, including gardens and nearby trees, and that conservation area character is preserved or enhanced;
- conserve the biodiversity value of the site;
- achieve sustainable development; and
- do not place occupiers at risk or have any effects on the stability or bearing capacity of adjacent land generally.

The Draft Guidance Note is designed to help applicants and others interpret the various policies and regulations that apply, this guidance note draws together the relevant national and local authority requirements and expectations for sustainable development and good practice.

The guidance applies to all properties within the Borough that propose a new basement development, or an extension to existing basement accommodation where planning permission is required. Although aimed primarily at residential properties, the guidance is also relevant to other forms of basement development for commercial, retail and leisure uses, servicing and storage.

The guidance gives detailed advice on how the Council's planning policies will be applied when we make decisions on planning applications that involve new basement development, or extensions to existing basement accommodation. It sets out the information required with applications: the term basement means all works that are subterranean, or constructed under the natural ground level.

The note also outlines the other relevant statutory requirements related to basement development including building control and licensing requirements, party



Haringey Council

wall agreements, and provides contact details for the different Council services involved from pre-planning to the post construction of a basement.

6. Comments of the Chief Finance Officer and financial implications

N/A

7. Head of Legal Services and legal implications

The legal Service has been consulted in relation to this report and their comments have been taken into account.

8. Equalities

In creating this guidance the Council is required to have regard to its obligations under equalities legislation including the obligation and section 71 of the Race Relations Act 1976. Members must have regard to these obligations in taking a decision on this report.

9. Head of Procurement Comments

N/A

10. Use of Appendices

Appendix 1 – The Development management Draft Guidance Note June 2012

11. Local Government (Access to Information) Act 1985

Town and Country Planning Act 1990 Section 54a

Planning and Compulsory Purchase Act 2004

Town and Country Planning (General Permitted Development) Order 1995

Town & Country Planning (General Permitted Development) (Amendment) (No2) (England) Order 2008

The National Planning Policy Framework March 2012

The London Plan 2011 Published 22 July 2011

The Haringey Unitary Development Plan Adopted 2006

Haringey Supplementary Planning Guidance and Documents, Adopted 2006

Haringey Local Development Framework

Draft Local Plan and Proposals Map May 2010

Haringey Draft Development Management Policies May 2010

Haringey Sustainable Design and Construction Supplementary Planning Document October 2010

This page is intentionally left blank



HARINGEY COUNCIL PLANNING REGENERATION & ECONOMY

Draft Basement Development Guidance Note



June 2012
Development Management

**DEVELOPMENT MANAGEMENT
DRAFT BASEMENT DEVELOPMENT GUIDANCE NOTE**

Executive Summary

- 1. Introduction**
- 2. National Planning Policy**
- 3. Local Planning Policy**
- 4. Geology & Hydrology**
- 5. Haringey's Current Position**
- 6. When does this guidance apply?**
- 7. What permissions are required**
- 8. Permitted Development**
- 9. Assessing the Impact of Basement Development**
 - **Application Types**
 - **Basement Impact Assessment**
- 10. Impacts to Neighbours from Demolition and Construction**
- 11. Sustainable Construction**
- 12. Planning & Design consideration**
- 13. Size of Development**
- 14. Conservation & Listed Buildings**
- 15. Listed Building Consent**
- 16. Basement Walls, Windows and Doors**
- 17. Trees, Landscape and Biodiversity**
- 18. Building Regulations**
- 19. Decision Making**
- 20. Mandatory Planning Conditions**
- 21. Other Conditions Which May be Applied**
- 22. Use of S106 Agreements**

23. Cumulative Development

24. Other Mitigation Measures

25. Appendices

1. **Professional Qualifications for Submission of Assessments**
2. **Basement Applications in Highgate**
3. **Extract from Haringey's Hidden Streams revealed**
4. **Flood Risk Map**
5. **Development Plan Policies**
 - **Summary of Haringey's Unitary Development Plan Saved Policies**
6. **Development Management DPD**
 - **DMP8 - Basements & Lightwells**
 - **DMP13 - Sustainable Design and Construction**
 - **DMP14 - Flood Risk Water Courses and Water Management**
 - **DMP20 - General Principles**
 - **DMP21 –Quality Design**
7. **Useful Terms**
8. **Executive Summary of North London Strategic Flood Risk Assessment**

Paul Smith/Tay Makoon

Executive Summary

This guidance applies to all developments in Haringey that propose a new basement development or an extension to existing basement accommodation where planning permission is required. Permitted development rights mean that some basements will not require planning permission.

The development of basements particularly in residential areas has become a popular way of gaining additional space in homes. The Council has seen an increase in the number of applications received for basement development in recent years; however this is lower than the numbers received by inner London boroughs. Since the start of 2006 to date approximately 55 basements developments have been granted planning permission.

The nature of these applications varies greatly from basements as part of new demolition/ rebuild projects to smaller basement development which can have an impact on the environment and nearby structures. These impacts are of concern to the Borough and local residents. While small isolated basements may have little impact except where they are not properly constructed as has been the case in some instances, the cumulative effect of incremental development of basement in close proximity can create a significant impact in relation particularly to ground water flow and land stability.

The Council will only permit basements and other underground development where you can demonstrate it will not cause harm to the built and natural environment and local amenity, including to the local water environment, ground conditions and biodiversity. Addressing these issues may require the submission of a variety of information to provide the Council with a basis for determining applications. The level of information required is commensurate with the scale, location and complexity of the scheme. The information required would normally need to cover the following:

1. Surface flooding
2. Ground water flow
3. Land stability
4. Environmental affects and residential amenity

This interim draft guidance note is intended to set out a framework for the Council, applicants and residents in which basement development in Haringey can be assessed and decisions made as to whether or not to grant planning permission for such development.

1. INTRODUCTION

- 1.1 To help applicants and others interpret the various policies and regulations that apply, this guidance note draws together the relevant national and local authority requirements and expectations for sustainable development and good practice.
- 1.2 The guidance applies to all properties within the Borough that propose a new basement development, or an extension to existing basement accommodation where planning permission is required. Although aimed primarily at residential properties, the guidance is also relevant to other forms of basement development for commercial, retail and leisure uses, servicing and storage.
- 1.3 The guidance gives detailed advice on how the Council's planning policies will be applied when we make decisions on planning applications that involve new basement development, or extensions to existing basement accommodation. It sets out the information required with applications: the term basement means all works that are subterranean, or constructed under the natural ground level.
- 1.4 The note also outlines the other relevant statutory requirements related to basement development including building control and licensing requirements, party wall agreements, and provides contact details for the different Council services involved from pre-planning to the post construction of a basement.
- 1.5 While some basement extensions do not require planning permission, basement light wells are classed as an engineering operation rather than an enlargement of a dwelling house, and will therefore require planning permission.
- 1.6 This guidance refers to the physical aspects of basement development, and does not attempt to consider the separate questions of land use such as the acceptability of new self-contained residential units within a new basement development or an extension to basement accommodation which are dealt with in other existing guidance which is supplementary guidance note SPG3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes (Adopted 2006).
- 1.7 Generally basements should sit below the footprint of a house and should not excessively project into the front and rear garden.

2. NATIONAL PLANNING POLICY

- 2.1 There is no specific policy within national planning policy in respect of basement development other than national planning policy on flood risk. Paragraph 10 Meeting the Challenge of Climate Change, Flooding and Coastal Change of the National Planning Policy Framework March 2012 sets out the Government's spatial planning policy on development and flood risk. The guidance seeks to protect development from flooding, as well as preventing flooding.

- 2.2 The National Planning Policy Framework outlines the responsibility of Local Planning Authorities to prepare and implement planning strategies which help to deliver sustainable development by ensuring that flood risk is understood and managed effectively as an integral part of planning process. This is primarily achieved through preparation of Strategic Flood Risk Assessments (SRFAs) or Regional Flood Risk Appraisals (RFRAs) as appropriate. SFRAs must be prepared by Local Planning Authorities in consultation with the Environment Agency, emergency response teams and the local drainage authority.
- 2.3 The SFRA should build upon existing flood maps by taking into account other sources of flooding in order that it can provide a basis from which to apply the Sequential Test and Exception Test in development allocation.
- 2.4 To determine the suitability of land for development in areas at risk of flooding, a sequential risk based approach should be applied at the outset of the planning process. The aim of the Sequential Test is to guide new developments to areas with the lowest probability of flooding. Flood zones are the basis of the sequential approach. Zones 2 and 3 are shown on Environment Agency Indicative Floodplain Maps with Flood Zone 1 being all land falling outside Zones 2 and 3.
- 2.5 In areas at risk of sea or river flooding, preference should be given to locating development in Flood Zone 1. If there is no reasonably available site in Flood Zone 1, the flood vulnerability of the proposed development should be taken into account in locating the development in Flood Zone 2 and then Flood Zone 3.
- 2.6 The North London Boroughs of Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest are in the process of compiling their Local Development Framework (LDF) to guide future development needs of the Boroughs. The seven Boroughs have a history of co-operating on waste matters, having combined to prepare a Joint waste Development Plan Document (JWDPD) also known as the North London Waste Plan (NLWP). Due to an already active collaboration means for the Strategic Flood Risk Assessment (SFRA) to be procured. Mouchel was commissioned in July 2007 to undertake a SFRA in order to ensure that flood risk is considered as part of the spatial planning process.
- 2.7 In order to ensure a robust approach to flood risk appraisal, management and reduction, the findings of the SFRA need to be incorporated into each of the Boroughs' Development Framework Documents and support documents. This will ensure a holistic and robust approach to flood risk management, ensuring that the matter is taken into account at all stages of the planning process. The findings of the SFRA demonstrate the level of flood risk within the boroughs. Key issues identified by the SFRA will be a priority for future spatial planning in the seven North London.
- 2.8 Future policy should seek to address how defences will be maintained and address how development can be accommodated. These issues are considered in greater detail in subsequent policy recommendations.

The Boroughs should endeavour to ensure that the findings of the SFRA feed into policy preparation and is incorporated within planning policy.

- 2.9 As part of the review, new evidence is being gathered through the Level 2 Strategic Flood Risk Assessment study to inform the policy development and ensure that flood risk is addressed appropriately throughout the borough. The study is to include the identification of the potential impact of subterranean development on local drainage patterns, flooding, land instability and neighbouring properties, including implications for any works that do not require planning permission. The assessment will also identify any necessary mitigation measures that should be considered. The inclusion of this area of work in the study is to reflect the significant rise in applications for basement development, which have been received by the Council in recent months.
- 2.10 The North London Strategic Flood Risk Assessment August 2008 provides useful background information in relation to applications for planning permission for basement development see appendix 8

3. LOCAL PLANNING POLICY

3.1 Current Policy

Current planning policy is contained within the saved policies (2009) of the Haringey Unitary Development Plan Adopted in July 2006. The most directly relevant policy in relation to basements is:

- 3.2 Env1: Flood Protection: Protection of the Floodplain and Urban Washlands*
(*see definition in appendix 7)
- 3.3 Planning permission will not be granted for development proposals in areas of flood risk identified on Map 3.1 (Appendix 4). that fail to demonstrate that flood flows are not impeded and that flood storage capacity is not reduced. New development or redevelopment of existing urban areas should not result in an increased flood risk, including in areas downstream due to additional surface water runoff.
- 3.4 In terms of risks to flood flows and flood storage capacity, the Council will:
- a) require a flood risk assessment (FRA) to be submitted for development proposals that are within Flood Zone 3, shown on Map 3.1; within urban washlands; and outside Flood Zone 3, on sites of at least 1 hectare;
 - b) expect applicants for proposed developments in Zones 2 and 3, shown on Map 3.1, to adopt a risk based/sequential approach, i.e. to demonstrate that there are no reasonable options available in a lower risk location; and
 - c) consider any built development within the functional floodplain in Flood Zone 3 to be wholly exceptional.
- 3.5 On sites of 1 - 5 hectares, the FRA is to relate to fluvial flood risk and surface water run-off.

- 3.6 The Council requires, where appropriate, proposals for flood protection and attenuation to take into account their ecological impact and, where possible, to make use of natural materials that contribute to wildlife habitat and amenity.
- 3.7 The Council will adopt the precautionary principle to the issue of flood risk, by taking decisions on planning applications so as to avoid possible environmental damage when the scientific evidence for acting is inconclusive but the potential damage could be great.
- 3.8 Over the lifetime of the UDP, global warming is likely to result in an increased risk of flooding in certain parts of the borough. The areas which are currently regarded to be of risk are shown on Map 3.1 “Indicative Flood Zones”, as Zone 2 and Zone 3. These boundaries are subject to periodic review by the Environment Agency. The rest of the borough not within Zones 2 and 3 falls within Zone 1 where there is little or no risk of fluvial flooding
- 3.9 Developments on the floodplains result in the reduction in capacity of the available floodplain and impede the flow of water, thereby increasing the risk of flooding elsewhere. The definition as to what constitutes “functional floodplain” in Flood Zone 3 will be determined on a case by case basis by the Environment Agency. Applicants are advised to consult the Environment Agency prior to making a planning application for relevant schemes requiring a flood risk assessment.
- 3.10 Where appropriate, attenuation measures will be required on the development site. The Council will, in conjunction with the Environment Agency, British Waterways Board and developer, explore ways of storing water on site through the creation of lakes and ponds, which will increase the ecological value and landscaping value of the site and its surroundings. The importance of trees in reducing water run-off should be recognised and account taken of any other relevant policies in this Plan.
- 3.11 The Environment Agency is likely to object to cases where it considers the flood risk assessment does not or cannot adequately address the flood risk issues. The Agency requirement is that there is to be no reduction of storage in the floodplain and no interruption of flow conveyancing; and that within the functional floodplain within Zone 3, buildings on stilts and those with storage void beneath will generally be opposed.
- 3.12 Other Policies of the UDP
Other policies of the Haringey Unitary development Plan are also relevant. These policies are to be found in the sections of the plan under the headings Urban Design, Environment, Open Space and Conservation. Extract from the most relevant policies are contained in Appendices 5 & 6 of this guidance note.
- 3.13 Emerging Policy

The Local Development framework for Haringey contains the emerging planning policies of the Council including those in relation to basement construction.

These are Haringey's Local Plan: Strategic Policies (formerly the Core Strategy) SP11-Design. March 2012 – Currently awaiting the Inspectors Report, following the Examination in Public. (Appendix 5)

3.13.1 Development Management Development Plan Document (DMDPD) 2010

The Draft Development Management DPD was prepared in June 2010 and contains the current planning policy on basement development. It should be noted that this document is currently under review to reflect the recent changes to national and regional policy and regulations and a revised document will be issued for consultation in October 2012.

3.13.2 Development Management Development Plan Document (DMDPD) 2010

DMP8 - Basements and Lightwells,

DMP 13 - Sustainable Design and Construction

DMP 14 - Flood Risk, Water Courses and Waste Management

DMP 20 – General Principles

DMP 21 - Design and Quality

The Sustainable Design and Construction Supplementary Document – October 2010, Draft Document ready to be adopted late 2012 following receipt of Inspectors Report following the Examination in Public mentioned above.

3.14 DMP8 Basements and Lightwells, states that:

In determining proposals for basement and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity. The Council will consider whether schemes:

- a) Maintain the structural stability of neighbouring properties;
- b) Adversely affect drainage and run-off or cause other damage to the water environment;
- c) Have a cumulative impact upon structural stability or the water environment in the local area;
- d) Harm the amenity of neighbours;
- e) Lead to the loss of open space or trees of townscape or amenity value;
- f) Provide satisfactory landscaping, including adequate soil depth; and
- g) Harm the appearance or setting of the property or the established character of the surrounding area.

- 3.15 The Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding. Applicable only to flood zones 2 & 3 in the east of the borough and not in zone 1 which covers the rest of the borough (see map 3.1 Appendix 4).
- 3.16 In determining applications for light wells, the Council will consider whether:
- h) The architectural character of the building is protected;
 - i) The character and appearance of the surrounding area is harmed; and
 - j) The development results in the loss of more than 50% of the front garden or amenity area.
- 3.17 The subtext of the policy states that in appropriate circumstances the Council will require evidence from applicants to ensure that basement developments do not harm the built and natural environment or local amenity. The amount of information required will be commensurate to the scale and location of the scheme. Larger schemes (i.e. those consisting of two or more underground storeys) will be expected to provide evidence against each of the considerations as set out in the policy above.

4. **GEOLOGY**

- 4.1 North London is almost entirely underlain by the London Clay formation which overlays a significant chalk aquifer. The London Clay layer varies in thickness from less than 10m near the Lee Valley to over 100m in the areas of higher ground in Camden and Barnet. The clay layer is almost entirely impermeable which has a considerable impact on lead times of fluvial flows in many of the watercourses, especially when combined with intense urban development. The upstream catchment in the River Lee comprises a predominantly chalk soil, which results in increased permeability and slower response times in the watercourse. In places the London Clay layer is overlain by deposits of gravels and silts. This is most prominent in the Lee Valley and East of Hackney where alluvium deposits from the River Lee are in evidence. There are also notable outcrops of gravels and silts further to the west in Enfield, Stanmore gravels in Barnet and gravel outcrops on Hampstead Heath. These gravel and silt deposits are much more permeable than the underlying clay layer and flooding can occur at the edges of these deposits and outcrops when the groundwater percolating through the permeable layer meets the impermeable clay layer, causing the water to flow out at surface level, appearing as small springs. The locations of the most prominent of these geological features are discussed below. The Lee Valley consists of a layer of gravels and silts deposited by the river within its natural flood plain that covers a layer of London Clay. Silts and gravels are also found in smaller quantities along the flood plains of other main rivers in the area, which include the River Brent, Dollis Brook, Silk Stream, Salmons Brook, Pymmes Brook and the River Ching. The Lee Valley is the lowest lying area within North London and is therefore susceptible

to groundwater flooding. Groundwater levels in shallow deposits in the Lee Valley are hydraulically linked to the watercourses through the alluvium deposits and may be responsive to rainfall events and the corresponding increases in fluvial flows. However for the major aquifer, the chalk, this is not always true. During prolonged rainfall events the groundwater table may experience a relatively short term rise which could cause localised flooding incidents. Further to the west of the Lee Valley, within Enfield there are a number of drift deposits of silts and sands. A small number of groundwater flooding incidents are known to have occurred in the vicinity of these deposits. Groundwater flooding history is discussed further in the following section. Hampstead Heath lies on a silty sand layer on top of the London clay. During rainfall events water drains through the sands before reaching the impermeable layer beneath, causing the formation of springs which feed the Highgate Ponds and form the source of the River Fleet.

- 4.2 In the Finchley and Hendon area to the north of Hampstead, a Till, chalky sandy clay and gravel outcrop lies on the surface that may lead to a localised groundwater flooding, although there is no history of groundwater flooding in this location.
- 4.3 The ground conditions in Haringey vary from sandy clay in the Highgate area (where there are actually areas where the sub strata is more sandy than clay) through to the more common brown clay in Muswell Hill and Crouch End. In areas of Wood Green and Turnpike Lane there are areas of filled ground to a depth of approximately one metre deep, where upon the strata becomes clay. Clay subsoil then continues as you move east until you reach Tottenham High Road, when gravel content starts to appear in the clay, this content increases as you continue east towards the River Lea. Going south towards south Tottenham there are again large areas of filled ground.
- 4.4 In the Highgate area based on information the basement impact assessment report by GEA Associates submitted in relation to Channing School geological maps for the area show the presence of Bagshot Formation and Claygate Beds overlying London Clay (typically 15 to 20m depth).
- 4.5 The Bagshot Formation and Claygate Member are classified as a Secondary 'A' Aquifers meaning they have permeable layers capable of supporting water supplies at a local level.
- 4.6 The sand in the Claygate Member and the Bagshot Formation make them relatively permeable, when compared with the underlying London Clay, allowing water to flow through them readily. The water within these strata is recharged at the surface from precipitation which, owing to the relatively high porosity of the deposits, is stored within the matrix of the strata and forms a local aquifer. At the junctions of the Bagshot Formation with the Claygate Member and the Claygate Member with the London Clay, streams form at the ground surface.

- 4.7 In relation to information required for any particular planning application specific information regarding geology and hydrology will be required for each individual site to be submitted as part of any basement impact assessment or in relation to any appropriate conditions imposed upon approval.
- 4.8 The publication “Haringey's Hidden Streams Revealed” shows the routes of several natural streams which once flowed in the open from the “northern heights” of Highgate and Muswell Hill, but are mainly now underground. See Map in appendix 3.

5. HARINGEY’S CURRENT POSITION

- 5.1 The Council has seen an increase in the number of applications received for basement development in recent years; however this is lower than the numbers received by inner London boroughs. Since the start of 2006 to date approximately 55 basements developments have been granted planning permission. The nature of these applications varies greatly from basements as part of new demolition/rebuild projects, to smaller scale projects to increase the size/ height of existing basements.

6. WHEN DOES THIS GUIDANCE NOTE APPLY?

- 6.1 This guidance applies to all developments in Haringey that propose a new basement development, or an extension to existing basement accommodation where planning permission is required. Permitted development rights mean that some basements will not require planning permission.

7. WHAT PERMISSIONS ARE REQUIRED?

- 7.1 Planning permission:
Apart from the exceptions (permitted development) where planning permission is not required for basement excavations, you will be required to gain planning approval. This includes new basement development, or extensions to existing basement accommodation; excavation or enlargement of a light well at the front of the house and in some cases to the side and rear; and to use a basement as a separate residential unit.
- 7.2 Building Control Permission:
You will require building control approval for all excavation works or enlargements of a basement. The works will be required to meet the requirements of the Building Regulations 2010, and habitable accommodation must also meet fitness standards set by the Housing Act 1985. For more information on Building Control matters, please visit the Council’s website at <http://www.haringey.gov.uk/buildingcontrol>
- 7.3 Highway Licence:
If you need to put a skip or building material on the public highway, or if you wish to erect a scaffold, hoarding or gantry you will need to apply

for a license under the Highways Act. You will also need the consent of the appropriate highway authority if your proposal involves any work under any part of the highway or footway. The Council is the highway authority for most streets in the Borough, although for some major roads Transport for London act as the highway authority. For more information about the highway authority or licensing matters, please visit the Council's website at <http://www.haringey.gov.uk>

7.4 Other Non Council Requirements

Party wall agreement: In most cases you will need a party wall agreement with your neighbour/s. This includes when excavation is within 3 metres of a neighbouring structure; or that would extend deeper than that structure's foundations; or within 6 metres of the neighbouring structure and which also lies within a zone defined by a 45 degree line from that structure. The Council is not itself involved in Party Wall agreements, but a guidance note explaining the procedures can be found on the Council website www.haringey.gov.uk.

7.5 Considerate Construction: The Council expects contractors to minimise noise nuisance, dust, debris, clean and safe pavements and driveways, safe movement of pedestrians, safeguarding access for emergency vehicles, avoidance of inconvenient construction times and sequences to local residents. The Council will use its powers under the Control of Pollution Act 1974 to control noise from demolition and construction sites. As a general guide, the Council will limit the times at which demolition and construction can take place, such that any works which can be heard outside the site boundary must only be carried out: Monday to Friday 8.00am to 6.00pm; Saturday 8.00am to 1.00pm; and, not at all on Sundays, Public and Bank Holidays. Additional information can be obtained from the Council's Environmental Health Service by visiting the website <http://www.haringey.gov.uk>

7.6 Freeholder permission: Most residential leases will require some form of landlord permission for improvements and alterations. This is also the case for Council owned property, where permission from Homes for Haringey is required for any improvements and alterations, including Basement Development.

7.7 Independent Advice: It is considered important to remind applicants that they should seek independent professional advice on all the above mentioned matters and should not rely on the Council solely for advice concerning basement development.

8. **PERMITTED DEVELOPMENT**

8.1 The Town and Country Planning (General Permitted Development) Order 1995 and its subsequent amendments (the "GPDO") provides "permitted development rights" for certain types of extensions to dwelling houses. The majority of local authorities interpret this to include underground extensions if they fall within prescribed dimensional constraints, do not extend closer to a highway than the

existing house, and retain more than half the garden. The GPDO does not give guidance on depth.

- 8.2 Therefore, in many instances planning permission is not required for small residential basement constructed as an extension of the existing dwelling. However permitted development rights do not apply to flats, apartments or maisonettes so planning permission will always be required to construct a basement addition to a flat, apartment or maisonettes
- 8.3 The permitted development rights are removed within a Conservation Area if any trees are to be affected by the development and outside a Conservation Area if any protected trees are to be affected.
- 8.4 The application of GPDO to basement development was under review by the previous government. The 2007 planning white paper proposed a Householder permitted Development order (HPDO) to replace Parts 1 and 2 of the current GPDO. Proposals have been made for a basements class for inclusion within the GPDO and any subsequent HPDO and include the following proposed constraints:

- The maximum depth of basements and basements lightwells to be 3m
- In Flood Risk Zones 2 and 3 identified on Environment Agency flood maps, and 'critical drainage areas' identified in Strategic Flood Risk assessments, all basement extensions should require planning permission.

There is no date for the amendment of the GPDO and consultation has not been undertaken.

- 8.5 Therefore at the present time basement extension may be constructed as 'permitted development' to a single dwelling house as long as it falls outside the exclusions listed in Class A of the Town and Country Planning (General Permitted Development) Order. This means in some cases a basement extension would not need planning permission, and so no design guidance would apply and no conditions could be applied to the development.

9. **ASSESSING THE IMPACT OF BASEMENT DEVELOPMENT**

- 9.1 We will only permit basements and other underground development where you can demonstrate it will not cause harm to the built and natural environment and local amenity, including to the local water environment, ground conditions and biodiversity. Addressing these issues may require the submission of a variety of information to provide the Council with a basis for determining applications. The level of information required is commensurate with the scale, location and complexity of the scheme. The Basement Impact Assessment should consider:

- Surface flooding

- Ground water flow
- Land stability
- Cumulative Development
- Residents Amenity
- Construction Management

9.2 What do we need to validate an application?

For the purposes of validation we have classified applications for planning permission which contain proposals for basements into four categories:

Type 1	Permitted Development	No permission required * (please see below)
Type 2	Householder Application Greater than permitted Development basement extension beyond 3/4metres to the rear and/or to the side and front beyond the footprint of the property.	Planning Permission required: No requirements for specific information on basement development issues at validation stage * (please see below)
Type 3	New Building (normally a new house) One level basement, below footprint of new house(not boundary to boundary) and no more than 4metres projection beyond the rear main wall of the building.	Planning Permission required: No requirements for specific information on basement development issues at validation stage *(please see below)
Type 4	New Building with basement excavation boundary to boundary and or more than one level and projecting beyond the building footprint to the front and or rear of the property or both	Planning Permission required: Basement Impact Assessment required at validation stage to cover ground water flow, land stability, surface flow and flooding cumulative development and construction management including reference to potential impacts methods of mitigation and ongoing monitoring of mitigation actions taken *(please see below)

Type 1 - * May be the subject of a Certificate of Lawfulness

Type 2 - * Construction Management Plan Condition will be applied if approved

Type 3 - *Hydrological and Hydrogeological condition and Construction Management Plan Condition, a considerate Constructors Scheme Condition

Type 4 - * - *Hydrological and Hydrogeological condition and Construction Management Plan Condition, a considerate Constructors Scheme Condition

9.3 **Basement Impact Assessments**

Where appropriate you will need to submit a Basement Impact Assessment (BIA) which is specific to your site and particular proposed development. The BIA will include the following stages:

- **Stage 1 - Screening;**
- **Stage 2 - Scoping;**
- **Stage 3 - Site investigation and study;**
- **Stage 4 - Impact assessment; and**
- **Stage 5 - Review and decision making.**

9.3.1 The purpose of a BIA is to enable the Council to assess whether any predicted damage to neighbouring properties and the water environment is acceptable or can be satisfactorily ameliorated by the developer.

9.3.2 At each stage in the process the person(s) undertaking the BIA process on your behalf should hold qualifications relevant to the matters being considered. Suitable qualifications for persons submitting BIA's as set out in Appendix 1.A combination of these may be required to address a variety of site conditions.

9.3.3 Stage 1 - Screening

The first stage of the BIA is the identification of any matters of concern which should be investigated. Screening is a process of determining whether or not a full BIA is required. All basement proposals should be subjected to the screening stage of a BIA to identify the matters relevant to assessment of local flooding and/or neighbour amenity and structural risks.

9.3.4 The BIA should at least cover the following main issues:

- Groundwater flow
- Land stability;
- Surface flow and flooding
- Cumulative development and
- Construction management

9.3.5 We will expect you to identify how these issues impact on neighbouring properties and the natural environment.

- 9.3.6 At the screening stage you will clearly need to set out why or why not a full BIA is required.

9.4 Stage 2 - Scoping

The scoping stage of the BIA requires you to identify the potential impacts of the proposed scheme. You should use this stage to identify the potential impacts for each of the matters of concern identified in the previous screening stage; this may require some preliminary data collection and field work. A conceptual ground model is often a useful of carrying out the scoping stage as it can include the known and suspected features on, below and adjacent to a proposed site.

- 9.4.1 During the scoping stage we will encourage you to enter pre-consultation and/or set up a working group with local residents and amenity groups who may be impacted by a proposed basement in order to fully understand and address the concerns of local residents.
- 9.4.2 The scoping stage should build on the information obtained for the screening stage. When doing work for scoping stage, it is mostly likely you will have to carry out some works under Stage 3 of the BIA – Site investigation and study

9.5 Stage 3 – Site investigation and study

The third stage of the BIA – site investigation – is undertaken to develop an understanding of the site and its immediate surroundings. The degree of investigation will vary depending upon the matters of concern identified in the screening and scoping stages, and therefore will be dependent on the location of the proposed basement within the borough, its size and setting in relation to existing development on the site and its relationship to adjacent properties and nearby features of importance.

The BIA site investigation comprises several stages, including:

- Desk study, including site walkover;
- Field investigation, including intrusive investigation;
- Monitoring;
- Reporting; and
- Interpretation.

- 9.5.1 Each of these stages should reflect both the site of the proposed basement scheme and beyond the site boundary.

9.6 Stage 4 – Impact assessment

This stage is concerned with evaluating the direct and indirect implications of the proposed project. Essentially this involves a comparison between the present situation (the baseline) with the situation as it would be with the basement in place (i.e. constructed).

Therefore the BIA should describe, quantify and then aggregate the effects of the development on those attributes or features of the geological, hydrogeological and hydrological environment which have been identified (in the scoping stage) as being potentially affected.

9.7 Stage 5 – Review and decision making

The final stage of the BIA is undertaken by LB Haringey and consists of an audit of the information supplied by you and a decision on the acceptability of the impacts of the basement proposal.

10. IMPACTS TO NEIGHBOURS FROM DEMOLITION AND CONSTRUCTION

- 10.1 Some of the worst problems affecting amenity are experienced during the demolition and construction phases of a development, and this is particularly so for basement development. Although this is temporary, it tends to create noise, vibration, dust, air and light pollution, and can last for lengthy periods of time.
- 10.2 Full care and consideration should be given to neighbouring properties, as the works can be particularly intrusive to immediate neighbours. All construction and demolition processes are expected to be in accordance with the Considerate Constructors Scheme standards.
- 10.3 Where basement works are proposed in conservation areas or adjacent to a listed building, the Council will seek the submission of a management plan for demolition and/or construction. The Council may also require this in other areas depending on the scale of the development and site conditions of the particular area. These management plans include:
- provisions for phasing;
 - management of waste, noise and access during construction;
 - provisions to ensure stability of buildings and land; and
 - provisions for monitoring movement
- 10.4 The Council expects contractors to minimise noise nuisance, dust, debris, clean and safe pavements and driveways, safe movement of pedestrians, safeguarding access for emergency vehicles, avoidance of inconvenient construction times and sequences to local residents

11. SUSTAINABLE CONSTRUCTION

- 11.1.1 As part of an application for a basement development, applicants will be required to describe within their Design and Access Statement how the development has considered materials, resources and energy. This statement should explain how the use of sustainable materials has been considered and applied in the proposal, and the reasons for the choices that are made. The statement should also detail which existing materials on the site are to be re-used as part of the development or made available for re-use elsewhere and the measures to improve the energy efficiency of the development.

12. PLANNING AND DESIGN CONSIDERATIONS

12.1 The Council recognise that there can be benefits from basement development in terms of providing additional accommodation, but we need to ensure that basement schemes:

- do not cause undue harm to the amenity of neighbouring properties;
- do not have a detrimental impact on the groundwater environment, including ponds and reservoirs;
- do not have any effects on surface water run-off or ground permeability;
- do not harm the recognised architectural character of buildings and surrounding areas, including gardens and nearby trees, and that conservation area character is preserved or enhanced;
- conserve the biodiversity value of the site;
- achieve sustainable development; and
- do not place occupiers at risk or have any effects on the stability or bearing capacity of adjacent land generally.

13.0 SIZE OF DEVELOPMENT

13.1 Often with basement development, the only visual features are lightwells and skylights, with the bulk of the development concealed wholly underground and away from any public view. However, just as overly large extensions above the ground level can dominate a building, contributing to the over-development of a site, an extension below ground can be of an inappropriate scale. There may be more flexibility with the scale of a development when it is proposed underground, but there are a number of factors that would mean basement development would be overdevelopment.

13.2 These include, for example, harm caused to any trees on or adjoining the site, where the development would restrict future planting and mature development of trees typical to the area, and any impact to the water environment. The permissible size of a basement development will therefore be guided by the characteristics of the site.

13.3 A basement development that is modest in size such that it does not extend beyond the footprint of the original building and is no deeper than one full storey below ground level (approximately 3 metres in

depth) is often the most appropriate way to extend a building below ground, provided that the internal environment is fit for the intended purpose, and there is no impact to any trees on or adjoining the site, or to the water environment or land stability. Larger schemes (i.e. those consisting of two or more underground storeys) will be expected to provide evidence that the development does not harm the built and natural environment or local amenity.

14.0 LISTED BUILDINGS

- 14.1 Where the building is listed, new basement development will require listed building consent, even if planning permission is not required. The acceptability of a basement extension to a listed building will be assessed taking into account the individual features of the building and its special interest. Applicants should contact the Council at the earliest opportunity to discuss such proposals.
- 15.2 As with all basement schemes, we will need to be satisfied that effective measures will be taken during demolition and construction works to ensure that damage is not caused to the listed building and any buildings it directly adjoins. Poor demolition and construction methods can put its neighbours at risk and so can have considerable effects on the character and appearance of heritage buildings.
- 15.3 We will seek the submission of a management plan for demolition and/or construction where basement works are proposed in or adjacent to a listed building.

16.0 BASEMENT WALLS, WINDOWS AND DOORS

- 16.1 The development of a basement and the introduction of light wells will result in an area of exposed basement wall. Any exposed area of basement development to the side or rear of a building will be expected to be subordinate to the building being extended and respect the original design and proportions of the building, including its architectural period and style.
- 16.2 The width of any visible basement wall should not dominate the original building.
- 16.3 In number, form, scale and pane size, basement windows should relate to the façade above. They should normally be aligned to the openings above and be of a size that is clearly subordinate to the higher level openings so as not to compete with the character and balance of the original building.
- 16.4 Where there is a distinguishable pattern to the fenestration, the width and height of windows should be no greater than those above.

17.0 TREES, LANDSCAPE AND BIODIVERSITY

- 17.1 Proposals for basement development that take up the whole front and / or rear garden of a property are very unlikely to be acceptable. Sufficient margins should be left between the site boundaries and any basement construction to enable natural processes to occur and for vegetation to grow naturally. These margins should be wide enough to sustain the growth and mature development of the characteristic tree species and vegetation of the area. The Council will seek to ensure that gardens maintain their biodiversity function for flora and fauna and that they are capable of continuing to contribute to the landscape
- 17.2 The basement development should provide an appropriate proportion of planted material to allow for rain water to be absorbed and/or to compensate for the loss of biodiversity caused by the development. This will usually consist of a green roof or retention pond on the top of the underground structure. It will be expected that a minimum of 0.5 metres of soil be provided above basement development that extends beyond the footprint of the building, to enable garden planting. The use of SUDS is sought in all basement developments that extend beyond the profile of the original building.
- 17.3 Consideration should be given to the existence of trees on or adjacent to the site, including street trees and the required root protection zone of these trees.

18.0 BUILDING REGULATIONS APPLICATION

- 18.1 The Building Regulations apply to all 'Building Work' and you need to make an application to our Building Control department before proceeding. Further details are available from the Building Control section of the Council's website.
- 18.2 We recommend that you follow the full plans procedure unless the work is of a very minor nature. The Full Plans procedure gives greater protection to the building owner.
- 18.3 As part of the application it will be necessary to submit a full site investigation and a consulting civil or structural engineers report on the investigation and development proposals.
- 18.4 Building Regulations are set out by various technical parts (A-P) and the principal requirements include the following:
- Part A Structure
 - Part B Fire Safety
 - Part C Site preparation and resistance to contaminants and moisture
 - Part E Resistance to passage of sound

- Part F Ventilation
- Part H Drainage
- Part J Combustion appliances

- Part K Protection from falling collision and impact
- Part L Conservation of fuel and power
- Part M Access and use of building
- Part N Glazing
- Part P Electrical safety

Further details can be obtained from the Haringey Council website.

19.0 DECISION MAKING

- 19.1 The majority of planning applications for basement developments will be determined under delegated powers by the appropriate planning officer in conjunction with the Chair of the Planning Sub-Committee. However the assistant Director and or other appropriate planning officer in conjunction with the Chair of the Planning Sub-Committee may consider reporting planning applications to Committee that would otherwise be dealt with under delegated powers. All decisions will be made having considered all the issues raised by this guidance note and any decision to grant planning permission will be subject to the appropriate conditions and s106 where considered necessary as referred to in this guidance.

20.0 MANDATORY PLANNING CONDITIONS

- 20.1 In making decisions on basements applications the following conditions will be applied to any planning permissions related to Types 2,3 and 4 development.
- 20.2 **Construction Management Plan Condition (applicable to types 2,3,4)**
- 20.2.1 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 basement;
- 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

20.3 Hydrological and Hydro-Geological Condition (applicable to types 3,4)

20.3.1 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.

20.3.2 Considerate Constructors Scheme Condition (applicable to types 3,4)

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.

21. OTHER CONDITIONS WHICH MAY BE APPLIED

21.1 Monitoring by engineer

The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area.

21.2 Drainage Systems

Prior to commencement of the development, details of a sustainable urban drainage system and an investigation to demonstrate whether a perimeter drainage system (or other suitable measure) is necessary to ensure any existing sub-surface water flow regimes are not interrupted, together with details of such systems or measures, shall be submitted to and approved in writing by the local planning authority and such systems shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system and to ensure that there is no interruption of sub surface ground water flow that may cause issues of flooding or lack of water in nearby areas.

21.3 Construction Management. Mitigation of dust

No development shall commence until full details of a mitigation measures to minimise dust and emissions, incorporated into a site specific Construction Management Plan have been submitted to and approved in writing by the Local Planning Authority. The Plan shall include an inventory and timetable of dust generating activities, emission control methods and air quality monitoring and shall be based on the Mayor's Best Practice Guidance. The development shall not be carried out other than in accordance with the approved Construction Management Plan.

Reason: To protect the amenities of nearby properties.

21.4 Considerate Construction Contact Details

No development shall be carried out until such time as the person carrying out the works is a member of the Considerate Construction Scheme and its code of practice, and the details of the membership and contact details are clearly displayed on the site so that can be easily read by a member of the public.

Reason: To limit the impact of construction upon the levels of amenity that neighbouring occupiers should reasonably expect to enjoy and to comply with the Subterranean Development SPD and policy.

21.5 Measures to Protect against Surcharge

Prior to first use or occupation of the development hereby approved, details of measures to protect against surcharge in the sewerage network shall be submitted to and approved by the local planning authority; thereafter any installation to prevent surcharge and backflow shall be provided before first use or occupation of the basement accommodation and thereafter permanently retained in an operational condition.

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

21.6 Sustainable Urban Drainage Systems

Prior to commencement of the development, details of a sustainable urban drainage system and an investigation to demonstrate whether a perimeter drainage system (or other suitable measure) is necessary to ensure any existing sub-surface water flow regimes are not interrupted, together with details of such systems or measures, shall be submitted to and approved in writing by the local planning authority and such systems shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system and to ensure that there is no interruption of sub surface ground water flow that may cause issues of flooding or lack of water in nearby areas.

22. USE OF SECTION 106 AGREEMENTS

22.1 In relation to major developments normally of 10 units of accommodation or development comprising more than 1000sq metres of floorspace it may be appropriate to require an applicant to enter into a section 106 agreement covering Affordable Housing, Education provision, Health provision, Employment training schemes, local access to new jobs, sustainable development and construction, improvements to public transport and other sustainable modes of transport and open space provision.

22.2 On particularly large and complex developments it may be considered necessary to require a Section 106 agreement in order to deal with construction management and hydrological and hydrogeological issues.

23. CUMULATIVE DEVELOPMENT

23.1 Cumulative Impact of Basement Construction in Relation to affects on Residential Amenity

23.2 In relation to impact on residential amenity (including a nearby neighbouring street if the construction is close to a corner junction where more than one site in any one street is under construction at any one point in time). The following issues will need to be dealt with by condition or in a BIA.

23.3 The Issues are:

- dust debris,
- clean and safe pavements and driveways,
- safe movements of pedestrians,
- safeguarding access for emergency vehicles,
- avoidance of inconvenient construction times and sequences to local residents.

24. **Cumulative Impact from the effects of construction on Surface Waterflow, Ground Water Flow and Stability from the coincidence of existing basements and new basements under construction.**
- 24.1 Where two or more basements adjacent to one another or in close proximity are proposed or already exist the following issues will need to be dealt with by condition or BIA
- Surface water Flooding
 - Land Stability
 - Ground Water flow
- 24.2 As an example in relation to cumulative development the current location of approved and pending schemes which include basement development is shown on map basement in Highgate Appendix 2

APPENDICES

Appendix 1

QUALIFICATIONS REQUIRED FOR ASSESSMENTS

Surface flow and flooding

A Hydrologist or a Civil Engineer specialising in flood risk management and surface water drainage, with either:

- The “CEng” (Chartered Engineer) qualification from the Engineering Council; or a Member of the Institution of Civil Engineers (“MICE”); or
- The “C.WEM” (Chartered Water and Environmental Manager) qualification from the Chartered Institution of Water and Environmental Management.

Subterranean (groundwater) flow

A Hydrogeologist with the “CGeol” (Chartered Geologist) qualification from the Geological Society of London.

Land stability

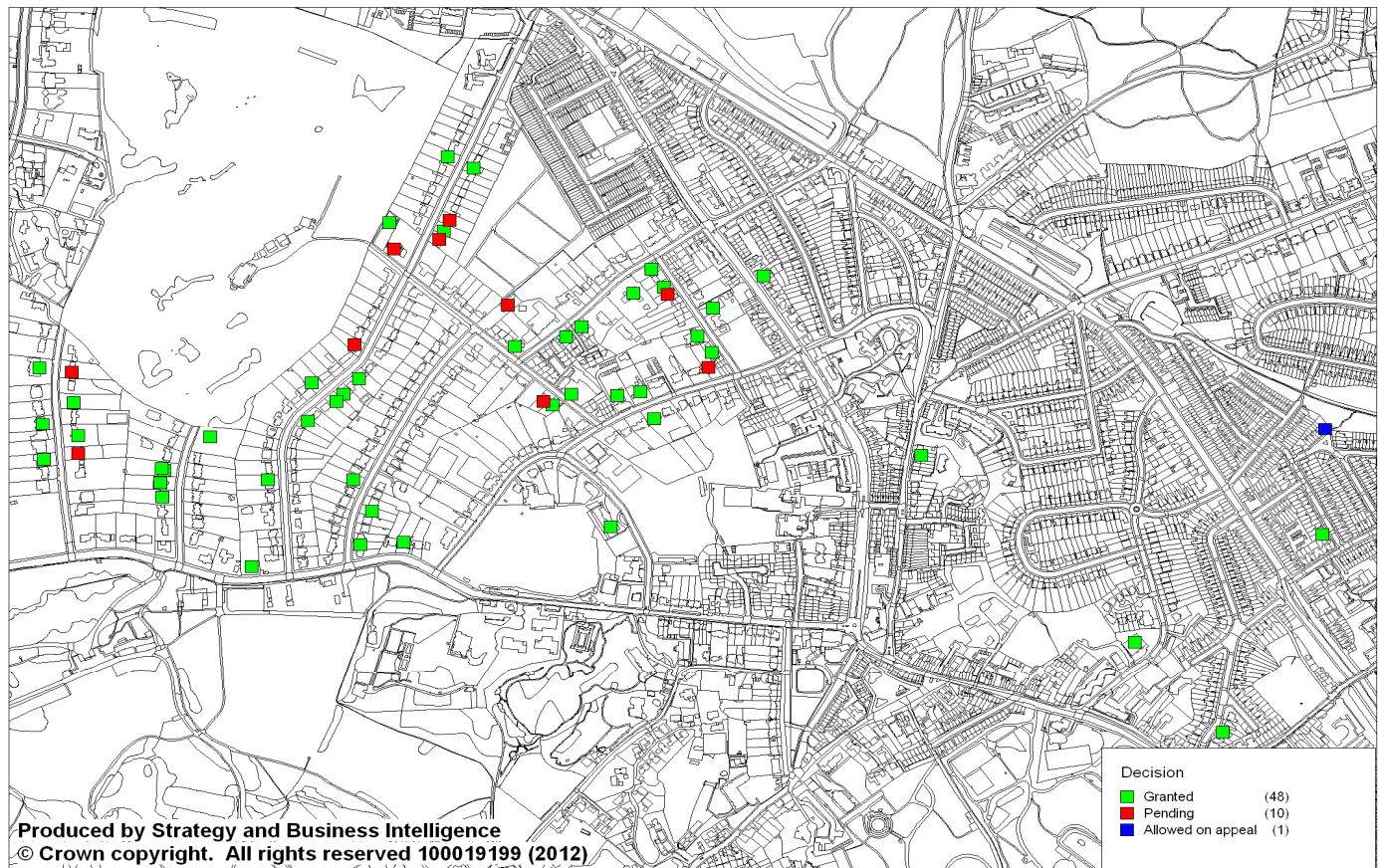
A Civil Engineer with the “CEng” (Chartered Engineer) qualification from the Engineering Council and specialising in ground engineering; or

A Member of the Institution of Civil Engineers (“MICE”) and a Geotechnical Specialist as defined by the Site Investigation Steering Group.

With demonstrable evidence that the assessments have been made by them in conjunction with an Engineering Geologist with the “cGeol” (Chartered Geologist) qualification from the Geological Society of London.

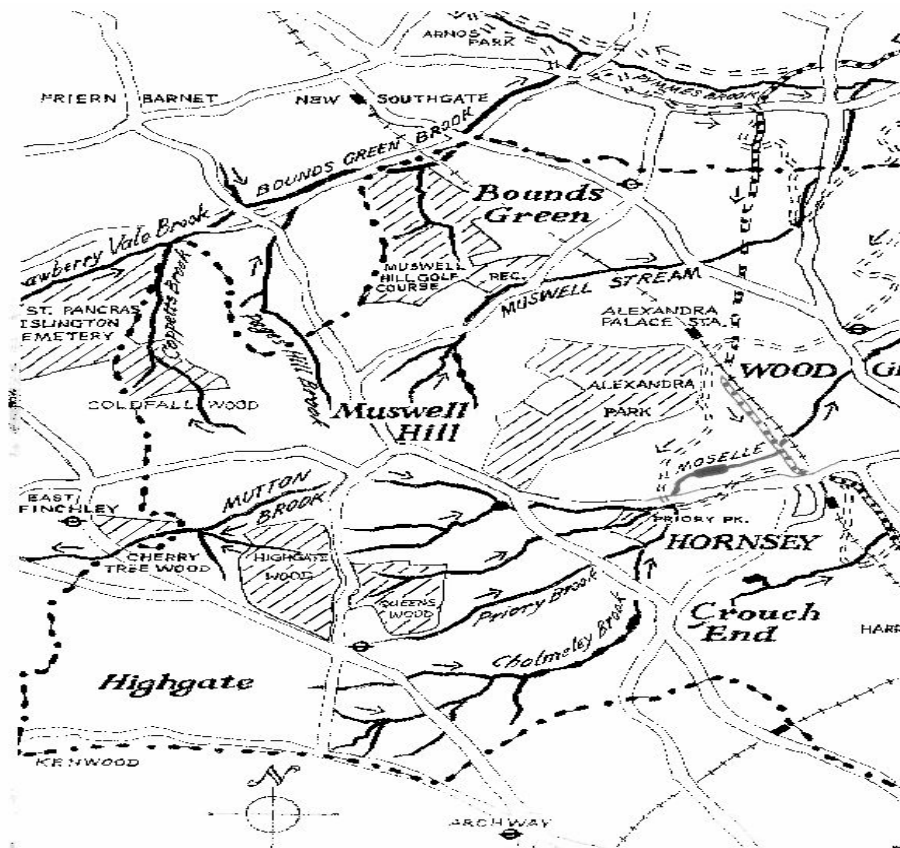
Appendix 2

Basements in Highgate

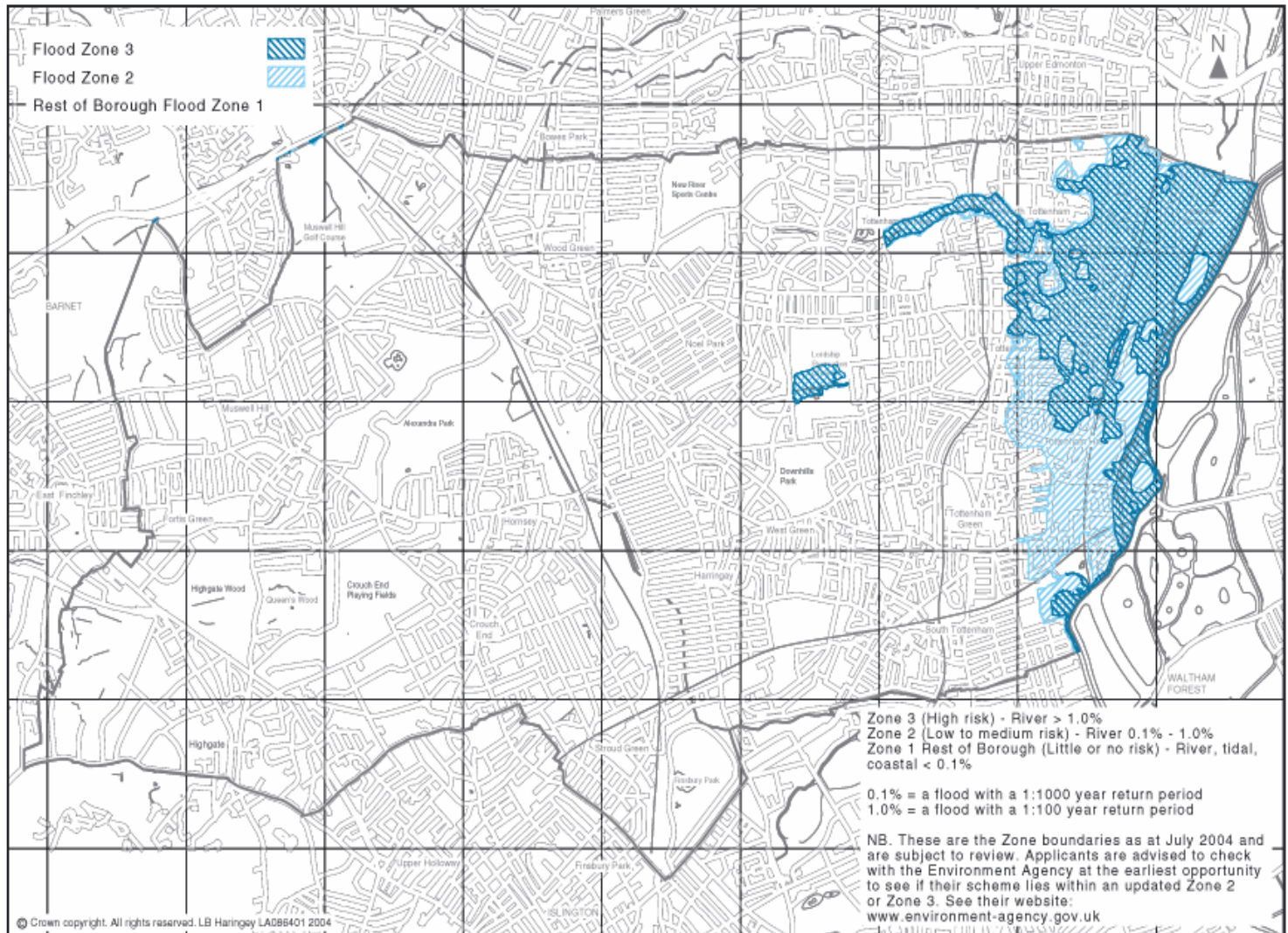


Appendix 3

Extract from Haringey's Hidden Streams Revealed



Appendix 4: MAP 3.1: INDICATIVE FLOOD ZONES



Appendix 5

HARINGEY UNITARY DEVELOPMENT PLAN

Adopted July 2006

Saved Policies 2009

Development and Urban Design

- UD1: PLANNING STATEMENTS
- UD2: SUSTAINABLE DESIGN AND CONSTRUCTION
- UD3: GENERAL PRINCIPLES
- UD4: QUALITY DESIGN
- UD8: PLANNING OBLIGATIONS

Environment

- ENV1: FLOOD PROTECTION: PROTECTION OF FLOODPLAIN,
URBAN WASHLANDS
- ENV2: SURFACE WATER RUNOFF
- ENV3: WATER CONSERVATION
- ENV4: ENHANCING AND PROTECTING THE WATER
ENVIRONMENT
- ENV5: WORKS AFFECTING WATERCOURSES

Open Space

- OS17: TREE PROTECTION, TREE MASSES AND SPINES

Conservation

- CSV1: DEVELOPMENT IN CONSERVATION AREAS
- CSV2: LISTED BUILDINGS
- CSV3: LOCALLY LISTED BUILDINGS AND DESIGNATED SITES OF
INDUSTRIAL HERITAGE INTEREST
- CSV4: ALTERATIONS AND EXTENSIONS TO LISTED BUILDINGS
- CSV5: ALTERATIONS AND EXTENSIONS IN CONSERVATION
AREAS
- CSV6: DEMOLITION OF LISTED BUILDINGS
- CSV7: DEMOLITION IN CONSERVATION AREAS
- CSV8: ARCHAEOLOGY

POLICY

SP11 - Design

All new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall:

- Be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity;
- Ensure impacts on health, climate change, natural resources and biodiversity are minimised by adopting and improving sustainable design and construction techniques;
- Incorporate solutions to reduce crime and the fear of crime, such as promoting social inclusion; creating well-connected and high quality public realm that is easy and safe to use; and by applying the principles set out in 'Secured by Design' and Safer Places;
- Promote high quality landscaping on and off site, including improvements to existing streets and public spaces;
- Seek the highest standards of access in all buildings and places; and
- Ensure buildings are designed to be flexible and adaptable – and able to integrate services and functions.

Applications for tall buildings will be assessed against the following criteria:

- an adopted Area Action Plan or existing adopted masterplan framework for the site and surrounding area;
- assessment supporting tall buildings in a Characterisation Study which should be prepared as supporting evidence for all AAP areas;
- compliance with the Development Management DPD criteria for Tall and Large Building siting and design;
- compliance with all the relevant recommendations as set out in CABI / English Heritage "Guidance on Tall Buildings", 2007.

High quality design

6.1.3 Good urban design is not just about how places look, but also about how they work. Design has a crucial impact on people's quality of life and their perception of an area.

6.1.4 The Council will insist on high quality design throughout the borough. In accordance with government guidance PPS1 Delivering Sustainable Development, the Council will not accept design that is considered

inappropriate to its context, or which fails to take opportunities to improve the character and quality of an area and the way it functions. The Council will also take account of the Building for Life (BfL) criteria in the assessment of proposals for residential developments. Please see Building in Context for further guidance in delivering designs which have a regard for local context and character (<http://building-in-context.org/>).

6.1.5 Development schemes should improve the quality of existing buildings, landscaping and the street environment and, through this, improve the experience of the borough for residents and visitors.

6.1.6 The Haringey Design Panel and Design Awards, which were set up in 2005, provide an opportunity to give recognition to and raise awareness of high quality development within Haringey. All major planning applications are referred to the Design Panel.

Sustainable Design and Construction

6.1.7 Layout and design and construction of buildings have significant effect on a building's environmental and energy performance. The construction and use of buildings currently account for around half of the carbon emissions in Haringey. The Council considers it is important that all new and redeveloped buildings are designed to have a beneficial impact on their environment.

6.1.8 Key areas of focus are reducing energy demand and carbon emissions by improvements to the building fabric, the use of passive solar energy and natural light and ventilation, choosing materials with low embedded energy, and the utilisation of low carbon technologies. These measures should be considered alongside policies on climate change (SP4)

6.1.9 With predicted change in climate in London, measures against heat island effect, use of cooling and shading techniques and the use of sustainable urban drainage measures are all crucial for creating climate resilient communities. Measures to reduce construction waste and water usage, and design solutions which protect and enhance habitats for wildlife are also key components of sustainable design and construction. Please see the Sustainable Design and Construction SPD and the Development Management DPD for further details.

Safer and Accessible Design

6.1.10 Well designed buildings and spaces are safe and accessible, and respond flexibly to the needs of their users. Good access benefits everyone but many people are disadvantaged by poor access to facilities. These disadvantaged and vulnerable groups, including disabled people, people with children in pushchairs and the elderly can be particularly affected by poor access, by difficulties in reaching facilities or difficulties in using the facilities themselves.

6.1.11 The Council requires new buildings and spaces to be inclusive and accessible to all. Design and Access Statements will be required for developments to show how the principles of inclusive design and access for all have been integrated into the proposed development. See Strategic Policy 2 Housing on Lifetime Homes and Wheelchair Accessible Housing.

6.1.12 In addition, making roads and pavements, and the spaces between buildings fully accessible is as important as making the buildings themselves accessible. The Council will ensure good quality access and circulation arrangements, including improvements to existing routes and footways.

Landscaping and public realm

6.1.13 High quality landscaping plays an important role in the attractiveness and character of our surroundings. It can improve the setting of buildings,

bring trees and other greenery into built up areas to revive the hard landscaping and provide shade, as well as provide habitats for wildlife. The Council will expect development schemes to provide a high standard of hard and soft landscaping and of boundary features such as walls and fences and private gardens.

6.1.14 The Council will encourage appropriate use of landscaping in the form of green roofs and brown roofs which have a number of environmental benefits, such as providing wildlife habitats, in helping to cool and insulate buildings and in retaining water and helping to reduce flooding, in addition to being visually attractive.

Tall Buildings

6.1.15 Haringey is characterised by predominantly low-rise (2-3 storey) residential suburban development across the borough and 3-4 storey development in its town centres. The exception is Wood Green town centre, where buildings within its core area range between 4-9 storeys

6.1.16 The Council has adopted the definition of **Tall and Large Buildings** as those which are substantially taller than their neighbours, have a significant impact on the skyline, or are of 10 storeys and over or are otherwise larger than the threshold sizes set for referral to the Mayor of London, as set out in the London Plan.

6.1.17 As noted in SP1, the Council will prepare **Area Action Plans (AAPs)** for the areas identified in Section 3.1. As part of the evidence base for each of these areas, an Urban Characterisation Study (UCS) will assess the urban character of each area concerned, including a sufficient assessment of the surrounding area to consider the context affected by the proposals in the AAP. These Characterisation Studies will examine the case for tall and large buildings and whether there are suitable locations within the area.

6.1.18 The Council considers that currently only two areas, Haringey Heartlands/Wood Green and Tottenham Hale, have sites that may be suitable for some tall or large buildings, because they are close to major transport interchanges, have been designated in the London Plan as an Opportunity Area (Tottenham Hale) and an Area for Intensification (Haringey Heartlands/Wood Green) and have existing adopted Masterplan Frameworks¹. Any AAPs and associated Characterisation Studies for these areas will supersede these established suitable locations for Tall and Large Buildings with their recommended locations (if any). Elsewhere tall buildings are considered inappropriate to Haringey's predominantly 2-3 storey residential suburban character until shown otherwise in AAPs and UCSs.

6.1.19 The **Criteria for Siting and Design of Tall and Large Buildings** will be described in detail in the Development Management DPD.

6.1.20 In all cases, the design of tall buildings should comply with the recommendations contained in the CABI / English Heritage 'Guidance on Tall

Buildings' (July 2007). It sets the criteria for evaluating proposals for tall buildings and promotes a plan led approach to tall buildings.

The Haringey Heartlands Development Framework (adopted 2005) and the Tottenham Hale Urban Masterplan Supplementary Planning Document (adopted October 2006)

Monitoring

6.1.21 SP11 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Core Strategy. The Annual Monitoring Report will be used to assess the performance of the policy, measured using a list of indicators.

Appendix 6

Development Management Development Plan Document (DMDPD)

DMP8 Basements and lightwells

In determining proposals for basement and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity. The Council will consider whether schemes:

- a) Maintain the structural stability of neighbouring properties;
- b) Adversely affect drainage and run-off or cause other damage to the water environment;
- c) Have a cumulative impact upon structural stability or the water environment in the local area;
- d) Harm the amenity of neighbours;
- e) Lead to the loss of open space or trees of townscape or amenity value;
- f) Provide satisfactory landscaping, including adequate soil depth; and
- g) Harm the appearance or setting of the property or the established character of the surrounding area.

The Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding.

In determining applications for light wells, the Council will consider whether:

- h) The architectural character of the building is protected;
- i) The character and appearance of the surrounding area is harmed; and
- j) The development results in the loss of more than 50% of the front garden or amenity area.

- 2.36. Although basement developments can help to make efficient use of the borough's limited land it is important that this is done in such a way that does not cause harm to the amenity of neighbours, affect the stability of buildings, cause drainage or flooding problems, or damage the character of areas or the natural environment.
- 2.37. In appropriate circumstances the Council will require evidence from applicants to ensure that basement developments do not harm the built and natural environment or local amenity. The amount of information required will be commensurate to the scale and location of the scheme. Larger schemes (i.e. those consisting of two or more underground storeys) will be expected to provide evidence against each of the considerations as set out in the policy above. Smaller schemes will be expected to submit information which relates to any specific concerns for that particular scheme or location (e.g. flooding or unstable land). Applicants should contact the Council's Development Management Support Team about the level of information that should be provided for a particular scheme. Where hydrological and structural reports are required, they should be carried out by independent professionals e.g. Chartered Structural Engineers.
- 2.38. Many potential impacts to the amenity of adjoining neighbours are limited by underground development. However, the demolition and construction phases of a development can have an impact on amenity and this is a particular issue for basements. The Council will seek to minimise the disruption caused by basement development and may require Construction Management Plans to be submitted with applications.
- 2.39. When considering applications for basement extensions the Council will need to be satisfied that effective measures will be taken during excavation, demolitions and construction works to ensure that structural damage is not caused to the subject building and any nearby properties.

DPM13 Sustainable Design and Construction

All development proposals (including conversions, extensions and changes of use) are required to demonstrate how sustainable development principles, including the relevant measures set out below, have been incorporated into the design and proposed implementation.

- a) The Council will require developments to adopt appropriate measures to promote resource efficiency for use of energy, materials, waste and water. All proposals for demolition, construction and/or reconstruction should be fully justified in terms of the use of resources and energy, and the energy and water efficiency of the existing and proposed buildings.
- b) Applicants for major developments will be required to produce appropriate documentation to confirm that the development will achieve the highest possible ratings relevant to the type of development (BREEAM, Code for Sustainable Homes and EcoHomes) and in line with Core Strategy targets.
- c) All developments will be required to have a formal energy assessment applying the principles of the energy hierarchy set out in the London Plan and showing how the development sought to achieve the Core Strategy targets.
- d) Developments which cannot meet the energy standards because of site restrictions, technical feasibility and/or economic viability can compensate residual carbon emissions elsewhere in the borough by:
 - carrying out improvements to existing homes; or
 - providing for an one-off financial contribution to the Council's home improvement schemes or towards sustainable infrastructure projects such as district heating schemes.
- e) The Council will require all developments to be resilient to climate change by ensuring schemes include appropriate climate

change adaptation measures for cooling, shading, greening, biodiversity, run-off management, and sustainable urban drainage.

- f) The Council will require developments to adopt appropriate measures to protect and enhance biodiversity.
- g) The council will set out the mechanisms and opportunities for standards to be achieved via the Sustainable Design and Construction Supplementary Planning Document. The effectiveness of the policy will be monitored and the standards will be revised where relevant reflecting national, regional and local targets and aspirations over the plan period.

- 3.89. The construction and occupation of buildings are major consumers of resources and can produce large quantities of waste and carbon emissions. Given this, the possibility of re-using buildings should always be strongly considered. When a new building is built, the accessibility of its location; its density and mix of uses; its detailed design taking into account the orientation of the site; and the mechanical services and materials chosen can all have a major impact on its energy efficiency.
- 3.90. The Council will require all schemes to consider these sustainable development principles along with the detailed elements identified in the table below from the start of the design process. We will expect that the proposals will be appropriate to the size of the development, Haringey's dense and historic character and its sensitive environments. When justifying the chosen design with regards to sustainability the following appropriate points must be considered:

Location, Efficient Use of Land and Design

- the layout of buildings to make the most of passive solar energy
- location, size and depth of windows
- minimising single aspect design
- shading options, both on or around the building
- optimising natural ventilation
- reducing the need for artificial lighting
- sustainable urban drainage, including provision of a green/brown roof
- adequate storage space for recyclable material, composting where possible
- bicycle storage
- measures to adapt to climate change including limiting excessive solar gain
- impact on microclimate
- enhancing biodiversity

Fabric/ Services

- level of insulation
- choice of materials, including - responsible sourcing, re-use and recycled content
- efficient heating, cooling and lighting systems
- connections to existing to decentralised energy systems
- design for and inclusion of renewable energy technology
- impact on existing renewable and low carbon technologies in the area
- effective building management system
- counteracting the heat expelled from plant equipment
- enhancement of / provision for biodiversity
- efficient water use
- re-use of water
- on-going management and review

- 3.91. The list above is not exhaustive. Haringey is proposing a detailed Supplementary Planning Document on Sustainable Design and Construction which will have further detail on what is expected in an energy statement, how site and location makes a difference to a building's energy performance, how energy policies will work and how Haringey will require passive solar energy use and better insulated buildings before using renewable energy solutions, landscaping options and details of what Sustainable Drainage Systems (SUDs) are, details of environmentally sound materials, water harvesting systems, green roofs, identify locations for decentralised energy, how connections to a network will be achieved and allowable solutions for carbon off-setting which are relevant and acceptable to Haringey.
- 3.92. It is proposed to require developers to contribute to local CO2 reduction projects if they cannot meet their energy/renewable energy targets for feasibility reasons.

DMP14 Flood Risk, Water Courses and Water Management.

In consultation with the Environment Agency and adopting the precautionary principle in line with PPS25, planning permission will not be granted for development proposals in areas of flood risk, identified by the Environment Agency as being located within Flood Zones 2 or 3, that fail to fully demonstrate a full assessment of flood risk.

The Council will require applicants to carry out a site specific Flood Risk Assessment in order to establish whether the proposed development will:

- a) Address fluvial flood risk and attenuation of surface water;
- b) Increase the risk of current or future flooding;
- c) Whether it will add to flood risk elsewhere;
- d) Whether there are proposed mitigating measures to address the affects identified;
- e) Provide evidence within the application so that the PPS25 Sequential Test can be applied in order to assess whether the development will be safe and where applicable, provide evidence within the application in order to assess the Exemption Test.

The Council will:

- a. require any development which could increase the risk of flooding from surface water run-off to provide a drainage impact assessment; and
- b. require all built developments to incorporate Sustainable Drainage Systems (SUDS) techniques.

The Environment Agency is to be consulted on any scheme within a distance of eight metres of the main river. The Environment Agency requires that when building close to rivers, whether culverted or not, an eight metre minimum buffer strip is maintained free of any permanent obstruction, including fences.

In consultation with the Environment Agency and where appropriate Thames Water Utilities Ltd, the Lea Valley Regional Park Authority and neighbouring boroughs, the Council, will seek to promote river corridors as an important environmental resource and to proactively manage tributaries of the River Lee to improve access and water quality by:

- a) conserving existing areas of value within river corridors and, wherever possible, seeking to restore and enhance the natural elements of the river environment, for example by deculverting and/or naturalisation.
- b) supporting initiatives which will result in improvements to water quality.
- c) promoting public access in and to river corridors (including by users of public transport and cyclists).
- d) identifying appropriate locations for water related recreation along river corridors including the aqueduct known as the New River.
- e) contributing towards the improvement in the quality and provision of open space along all rivers; and
- f) contributing towards the conservation and enhancement of the ecology of all rivers and the floodplain and their environment.

The Council will only permit development which will not have an adverse impact on the water environment, particularly in relation to rivers, ponds, wetlands, public access in river corridors and water-related recreation. It is also necessary for proposals for flood protection and attenuation to take their ecological impact into account.

- 4.2. Climate Change is likely to result in an increased risk of flooding in certain parts of the borough. The areas which are currently regarded to be of risk are “Indicative Flood Zones”, as Zone 2 and Zone 3. These boundaries are subject to periodic review by the Environment Agency. Within Haringey, there are areas at risk from fluvial flooding – these include areas in close proximity to the River Lee, along the River Moselle and along Bounds Green Brook.
- 4.3. Developments on the floodplains result in the reduction in capacity of the available floodplain and impede the flow of water, thereby increasing the risk of flooding elsewhere. The definition as to what constitutes “functional floodplain” in Flood Zone 3 is illustrated within the North London Strategic Flood Risk Assessment and applicants are advised to consult the Environment Agency prior to making a planning application for relevant schemes requiring a flood risk assessment.
- 4.4. Where appropriate, attenuation measures will be required on the development site. The Council will, in conjunction with the Environment Agency, British Waterways Board and developer, explore ways of storing water on site through the creation of lakes and ponds, which will increase the ecological value and landscaping value of the site and its

- surroundings. The importance of trees in reducing water run-off should be recognised and account taken of any other relevant policies in this Plan. The Council will require surface water run-off elements to take into account ecological and hydrological impacts.
- 4.5. The Environment Agency is likely to object to cases where it considers the flood risk assessment does not or cannot adequately address the flood risk issues. The Agency requirement is that there is to be no reduction of storage in the floodplain; and that within the functional floodplain within Zone 3, buildings on stilts and those with storage void beneath will be opposed
 - 4.6. Surface water discharge from the developed site should mimic that of an undeveloped greenfield site, up to and including a 1 in 100 year critical duration storm event. Greenfield run off rates are generally between 2-8 litres/second/hectare (l/s/ha) for storm events up to the critical 1 in 100 year return period event. This is irrespective of whether the site falls within a flood risk area.
 - 4.7. It is important that new development does not lead to additional flood risk elsewhere. Unless carefully sited and designed, new development and redevelopment of existing urban areas can exacerbate problems of flooding in areas downstream through an increase in run-off from additional impermeable surfaces. This effect can occur even outside of the borough in which the development has taken place. Therefore surface water management and flood risk management will be applied to the whole of the borough regarding developments of all schemes and not just relevant ones in the floodplain. The Council will consult the Environment Agency on any development within the borough so that the Agency can determine the significance of any potential impacts. The disposal of surface water into the River Lee is not a right. Discharge may be permitted, subject to an agreement and/or licence from British Waterways. A Surface Water Management Plan is proposed and it is likely to be carried out on a sub-regional basis with near-by boroughs.
 - 4.8. Flood risk and other environmental damage can be managed by minimising changes in the volume and rate of surface runoff from development sites through the use of sustainable drainage systems (SUDS). More advice can be obtained from the Environment Agency and their website www.environment-agency.gov.uk.
 - 4.9. The Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for certain proposed works or structures in, under, over or within 8 metres of the brink of the River Lee, Moselle Brook, Stonebridge Brook and Pymmes Brook (Main Rivers within Haringey).
 - 4.10. The Environment Agency has a statutory responsibility to manage the water environment so as to further the conservation and enhancement of

the natural environment, promote facilities for sports and other forms of recreation and further the conservation of buildings, sites and objects of archaeological, architectural or historic interest. In London these objectives take on a particular significance because the river corridors tend to be the only remaining areas of land linking open spaces throughout the capital. The importance of these Green Chains is recognised in The London Plan and this policy should be seen as complementary to the Green Chain policy in the Open Space chapter.

- 4.11. The water environment is a valuable recreational, educational and leisure resource for residents of Haringey. In considering applications for development the Council will where appropriate take account of the views of Thames Water Utilities Ltd, British Waterways Board, the Environment Agency and Lee Valley Regional Park Authority. The water environment also has potential biodiversity value. The impact, retention, enhancement or creation of flora and fauna should be considered for all development along river frontages.
- 4.12. The Council, in consultation with the Environment Agency and where appropriate Thames Water Utilities Ltd, will seek to ensure that all works in, under, over and adjacent to watercourses are appropriately designed and implemented. When acting as drainage authority the Council, in consultation with the Environment Agency Thames Region, will consider the likely impacts of drainage proposals in accordance with the provisions of Statutory Instrument 1988 no.1217 'The Land Drainage Improvement Works (Assessment of the Environmental Effects) Regulations 1988'. Where works are proposed by an interested party, which is not the drainage authority, the Council, in consultation with the interested party, will consider the likely impacts of drainage proposals in accordance with the same regulations. Under Section 23 of the Land Drainage Act (1991) the prior written consent of the Environment Agency is required for any works which may affect the flow of an ordinary watercourse.
- 4.13. All types of work in, under, over and adjacent to watercourses need to be properly evaluated since uncontrolled works may lead to effects such as increased risk of flooding, erosion of the watercourse, increased danger to the public, restricted access for maintenance purposes and damage to the water environment. Works affecting the River Lee Navigation require the consent of the British Waterways Board

DMP20 General Principles

The Council will require development proposals to demonstrate that:

- a) there is no significant adverse impact on residential amenity or other surrounding uses (including open space) in terms of loss of daylight or sunlight, privacy, overlooking, aspect and the avoidance of air, water, light and noise, pollution (including from the contamination of groundwater/water courses or from construction noise) and of fume and smell nuisance;**
- b) the proposal complements the character of the local area and is of a nature and scale that is sensitive to the surrounding area;**
- c) the proposal would not significantly affect the public and**

- private transport networks, including highways or traffic conditions;**
- d) there is access to and around the site and that the mobility needs of pedestrians, cyclists and people with difficulties (including wheelchair users and carers with pushchairs) have been taken into account; and**
- e) opportunities for soft landscaping, including appropriate tree retention and tree planting, have been taken into account.**

- 6.10. New development in the borough should complement the existing pattern of development in that part of Haringey. The criteria above aim to ensure that future development in the borough will not detrimentally affect the quality of life – and should positively improve it - for those living and working in Haringey.
- 6.11. Landscaping details are required to be provided with initial planning applications for new build schemes to ensure that this part of the development is not subsequently overlooked in the development process.
- 6.12. The whole of the borough has been declared an Air Quality Management Area. The Council is implementing its Air Quality Action Plan to seek improvements to air quality. In addition to this DMP 20 policy, there are a number of others which seek to address the issue of air pollution and air quality (For further information refer to DMP15: Air, Water and Light Pollution).
- 6.13. This policy is primarily concerned with the environmental/natural resource aspects of sustainable development. The Council will encourage all development in the borough to be designed in a way that maximises the potential of the site without causing any unnecessary local or global environmental consequences. For example, the Council requires mineral conservation and mineral waste minimisation in order to ensure the prudent use of natural resources. The aim is to reduce the need for primary aggregate extraction and also to minimise the amount of aggregates that have to be disposed of in landfills. The extent to which the developer intends to maximise the use of recycled secondary materials on site and those from off site, should be demonstrated. Applicants should also demonstrate on their submitted plans where construction waste on the site will be segregated for recycling. In terms of sustainable materials, the Council will encourage applicants to use environmentally friendly materials wherever possible. The Council accepts that this is a developing market but envisages that within the timescale of the plan there will be more local supplies generally available, at an economical cost.
- 6.14. For further information please refer to the Sustainable Design and Construction SPD.

DMP21 Quality Design

Proposals for developments and alterations or extensions, which require planning permission or listed building consent, will be expected to be of high design quality. The spatial and visual character of the development site and the surrounding area/street scene should be taken into account in the design of schemes submitted for approval. The following, often inter-related, elements should be addressed in a positive way:

- a) urban grain and enclosure;
- b) building lines;
- c) form, rhythm and massing;
- d) layout;
- e) height and scale;
- f) landform, soft and hard landscape, trees and biodiversity;
- g) fenestration (i.e. window design together with the positioning, or arrangement of the window openings in the wall);
- h) architectural style, detailing and materials;
- i) historic heritage context, including listed buildings and their setting, locally listed buildings, conservation areas and archaeological areas (see the section entitled “Safer for All” in the conservation section)
- j) living frontages and public realm;
- k) any identified local views;
- l) designing out crime and the fear of crime (including designing out graffiti, where feasible); and
- m) walkability; new housing, shops, public buildings and places of work need to be located and designed so that they can be reached easily on foot.

6.15. The Council wishes to support good and appropriate design, which is sustainable, improves the quality of the existing environment, reinforces a sense of place and promotes civic pride.

6.16. The Council considers that people deserve a safe environment in which they can live and move around without fearing that they might be a victim of crime. This is an important component of peoples’ quality of life. Good design of buildings and their relationship with their environment affects the perception of an area, as well as the opportunity for disorderly or criminal behaviour. The Council will apply the Design and Quality Standards 2007, Building for Life criteria, Code for Sustainable Homes

and Lifetime Homes features (see policies in People at the Heart of Change section- Housing).

6.17. Where appropriate context drawings and photos are encouraged as part of the design statement. For further information please see the Sustainable Design and Construction SPD.

Appendix 7

WATER INGRESS

Change to water flows and levels both above and below ground.

GROUNDWATER FLOW

The movement of water that travels and seeps through soil and rock underground.

HYDROGEOLOGY

The study of groundwater moving through soils and rock formations

LAND STABILITY

Steep areas and a change in geological layers can have vulnerable land stability.

FLOODPLAIN

All land adjacent to a watercourse, as defined in the Land Drainage Act 1991, or the coast over which water flows in time of flood or would flow but for the presence of flood defences where they exist.

URBAN WASHLAND

Area of flood plain where water is stored in time of flood. Such an area may have its effectiveness enhanced by the provision of structures to control the amount of water stored and the timing of its release to alleviate peak flood flows downstream.

Appendix 8



Executive Summary

The North London Boroughs of Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest are in the process of compiling their Local Development Framework (LDF) to guide future development needs of the Boroughs. The seven Boroughs have a history of co-operating on waste matters, having combined to prepare a Joint Waste Development Plan Document (JWDPD) also known as the North London Waste Plan (NLWP). Due to an already active collaboration between the seven Boroughs the NLWP was identified as the most appropriate means for the Strategic Flood Risk Assessment (SFRA) to be procured. Mouchel was commissioned in July 2007 to undertake a SFRA in order to ensure that flood risk is considered as part of the spatial planning process.

The objectives of the SFRA were predominantly informed by the requirements of Planning Policy Statement 25, which requires decision makers involved in the planning process to consider regional and local flood risk issues when planning development.

The Primary aims of the SFRA were:

- Identify the areas within North London that are at risk of flooding for all Flood Zones identified in table D1 in PPS 25, and within Flood Zone 3, the variations in the actual flood risk including the effect of any formal or informal flood defences.
- Identify the risk of flooding due to surface water either in the form of flash flooding due to surface water run-off, rising groundwater, inadequate drain/sewer capacity or inadequate drain/sewer maintenance
- Identify the likely effects of climate change on flood risk
- Identify catchment areas and the potential for development to affect flood risk in areas beyond the individual Borough boundaries
- Provide the basis for allocating sites in the Local Development Framework (LDF) including, if necessary, applying the sequential test approach to site allocation within the indicative flood plain.
- Provide a clear rationale for assessing the merits of potential development allocations based on a sequential flood risk assessment, taking into account the flood risk vulnerability of proposed uses (table D2, PPS25)
- Recommend policy options for dealing with the range of flood risks and provide guidance for developers

- Recommend appropriate monitoring and review methods

All forms of flooding were investigated, primarily by compiling and reviewing relevant information provided by a wide variety of sources, but primarily the Environment Agency, the North London Boroughs, London Fire Brigade and Thames Water.

In general only limited data pertaining to sewer flooding has been obtained from Thames Water. While Thames Water has provided extracts from their flooding database, the sensitivity of the data restricts them from identifying individual flooding problems. Other data requested from Thames Water, such as GIS extracts of the main sewer lines and modelling data or results of Drainage Area studies, has not been made available for the study. The data obtained so far is insufficient to enable a thorough investigation of sewer flooding within the study area and the time constraints of the project. Without this data no verification or quantification of surface water flood risks could be undertaken.

A source pathway receptor model was used to assess those flood sources which had the greatest consequences for each of the borough as shown in Table 18. The primary source of flood risk was determined to be the posed by the watercourses both fluvial and tidal in each of the concerned boroughs. The risk of flooding from secondary sources was in general found to be low, also the information required to make detailed assessments of the secondary sources was less available such as the sewer and canal information.

The findings of the study were used to assess the flood risk across the study area and recommendations for further work were provided. Guidance on applying the sequential test to developments in the North London Boroughs has also been provided.

The findings of the SFRA were used to advise on local planning policy issues and provide guidance to developers on the management of residual flood risk and surface water drainage through the use of Sustainable Urban Drainage Systems. These findings included recommendations for potential work which may be required for further stages of the SFRA and the maintenance of the 'live' SFRA document.

This page is intentionally left blank

Appendix 9

Camden – CPG4 Basements and Lightwells

This page is intentionally left blank

Camden Planning Guidance

Basements and lightwells

CPG 4

London Borough of Camden



CPG4 Basements and Lightwells

1	Introduction	5
	What is Camden Planning Guidance?	5
	Basements in Camden	5
	What does this guidance cover?	5
2	Basements and lightwells.....	7
	When does this guidance apply?	7
	Assessing the impact of basement development	8
	Principal impacts of basements in Camden.....	15
	Lightwells	27
	Streets at risk of surface water flooding.....	29
	Other permits and requirements	30
	Index	33

1 Introduction

What is Camden Planning Guidance?

- 1.1 We have prepared this Camden Planning Guidance to support the policies in our Local Development Framework (LDF). This guidance is therefore consistent with the Core Strategy and the Development Policies, and forms a Supplementary Planning Document (SPD) which is an additional material consideration in planning decisions. This new guidance will replace the Camden Planning Guidance 2006, updating advice where appropriate and providing new guidance on matters introduced or strengthened in the LDF.
- 1.2 The Camden Planning Guidance covers a range of topics (such as housing, sustainability, amenity and planning obligations) and so all of the sections should be read in conjunction, and within the context of Camden's LDF.

Basements in Camden

- 1.3 With a shortage of development land and high land values in the borough the development of basements is becoming increasingly popular as a way of gaining additional space in homes without having to relocate to larger premises. Basements are also a typical feature of the Central London part of Camden and used for various purposes including commercial, retail and leisure uses, servicing and storage.

What does this guidance cover?

- 1.4 This guidance provides information on basement and lightwell issues and includes the following sections:
 - Permitted development;
 - Basement Impact Assessments;
 - Principal impacts of basements in Camden;
 - Planning and design considerations'
 - Lightwells; and
 - Streets at risk from flooding.
- 1.5 This guidance supports the following Local Development Framework policies:

Core Strategy

 - CS5 Managing the impact of growth and development
 - CS14 Promoting high quality places and conserving our heritage
 - CS15 Protecting and improving our parks and open spaces & encouraging biodiversity
 - CS17 Making Camden a safer place
 - CS18 Dealing with our waste and encouraging recycling

1.6 Development Policies

- DP23 Water
- DP24 Securing high quality design
- DP25 Conserving Camden's heritage
- DP26 Managing the impact of development on occupiers and neighbours
- DP27 Basements and lightwells

1.7

It should be noted that the guidance covered in this section only forms part of the range of considerations that you should address when proposing new basement development. In addition to these specific matters you should also consider wider issues such as design, heritage, sustainability and the water environment. Further guidance on these, and other issues, is contained within the Local Development Framework documents and the Camden Planning Guidance.

2 Basements and lightwells

KEY MESSAGES

The Council will only permit basement and underground development that does not:

- cause harm to the built and natural environment and local amenity;
- result in flooding; or
- lead to ground instability.

You should submit information relating to the above within a Basement Impact Assessment (BIA) which is specific to your site and particular proposed development.

- 2.1 This guidance gives detailed advice on how we will apply planning policies when making decisions on new basement development or extensions to existing basement accommodation.
- 2.2 While basement developments can help to make efficient use of the borough's limited land, in some cases they may cause harm to the amenity of neighbours, affect the stability of buildings, cause drainage or flooding problems, or damage the character of areas and the natural environment.
- 2.3 This guidance relates to Planning Policy Guidance (PPG) 14 Development on unstable land, and Planning Policy Statement (PPS) 25 Development and flood risk. This guidance also relates to Camden Development Policy DP27 Basements and lightwells, but the following Local Development Framework policies are also relevant; Core Strategy policies CS5 Managing the impact of growth and development, CS13 Tackling climate change and promoting higher environmental standards, CS14 Promoting high quality places and conserving our heritage and CS15 Protecting and improving open spaces and encouraging biodiversity; and Development Policies DP22 Promoting sustainable design and construction, DP23 Water, DP24 Securing high quality design, DP25 Conserving Camden's heritage and DP26 Managing the impact of development on occupiers and neighbours.

When does this guidance apply?

- 2.4 This guidance applies to all developments in Camden that propose a new basement development, or an extension to existing basement accommodation where planning permission is required. Permitted development rights mean that some basements will not require planning permission.

PERMITTED DEVELOPMENT

Permitted development is governed by the Town and Country Planning (General Permitted Development) Order 1995 (as amended) which permits “the enlargement, improvement, or other alteration of a dwellinghouse” within the limits laid down for extensions.

In certain situations such ‘Permitted Development’ rights are removed, such as:

- For listed buildings;
 - Within a conservation area if there are any trees which will be affected by the development;
 - Outside a conservation area if any protected trees are to be affected (further guidance on the protection of trees is contained in Chapter 6 Landscape Design and Trees in this CPG); and
 - For works classified as ‘engineering operations’.
- You should also check any relevant Article 4 Directions which may remove Permitted Development rights. For guidance on permitted development rights, please visit the Camden Council website.

2.5 Policy DP27 Basements and lightwells of Camden’s Local Development Framework requires you to consider a scheme’s impact on local drainage and flooding and on the structural stability of neighbouring properties through its affect on groundwater conditions and ground movement. Further detail on how to address these issues is set out as follows:

- Structural stability of the building and neighbouring properties
Paragraphs 2.29 to 2.30
- Drainage and run-off and damage to the water environment
Paragraphs 2.33 to 2.35 and 2.40 to 2.43
- Cumulative impacts
Paragraphs 2.7 to 2.31
- Neighbour amenity
Paragraphs 2.47 to 2.50
- Open space and trees
Paragraphs 2.62 to 2.64
- Landscaping
Paragraphs 2.63 to 2.65
- Setting of the property and character of the area
Paragraphs 2.49 to 2.62

Assessing the impact of basement development

2.6 We will only permit basements and other underground development where you can demonstrate it will not cause harm to the built and natural environment and local amenity, including to the local water environment, ground conditions and biodiversity. Addressing these issues may require the submission of a variety of information to provide us with a basis for determining applications. The level of information required is defined by

DP27 and will be commensurate with the scale, location and complexity of the scheme.

Basement Impact Assessments

- 2.7 This information should be contained within a Basement Impact Assessment (BIA) which is specific to your site and particular proposed development. The BIA will include the following stages:
 - Stage 1 - Screening;
 - Stage 2 - Scoping;
 - Stage 3 - Site investigation and study;
 - Stage 4 - Impact assessment; and
 - Stage 5 - Review and decision making.
- 2.8 The purpose of a BIA is to enable the Council to ‘assess whether any predicted damage to neighbouring properties and the water environment is acceptable or can be satisfactorily ameliorated by the developer’ as stated in DP27.3.
- 2.9 Each of these stages is explained in full in this section. You should also refer to Chapter 6 of the Camden Geological, Hydrogeological and Hydrological Study, which is available on the Camden Council website. All the technical analysis and recommendations in this guidance are taken from the Study which should be treated as the evidence base and technical advice for this guidance and will be used when we are checking BIA reports.
- 2.10 At each stage in the process the person(s) undertaking the BIA process on your behalf should hold qualifications relevant to the matters being considered. We will only accept the following:

Qualifications required for assessments

Surface flow and flooding	A Hydrologist or a Civil Engineer specialising in flood risk management and surface water drainage, with either: • The “CEng” (Chartered Engineer) qualification from the Engineering Council; or a Member of the Institution of Civil Engineers (“MICE”); or • The “C.WEM” (Chartered Water and Environmental Manager) qualification from the Chartered Institution of Water and Environmental Management.
Subterranean (groundwater) flow	A Hydrogeologist with the “CGeol” (Chartered Geologist) qualification from the Geological Society of London.
Land stability	A Civil Engineer with the “CEng” (Chartered Engineer) qualification from the Engineering Council and specialising in ground engineering; or A Member of the Institution of Civil Engineers (“MICE”) and a Geotechnical Specialist as defined by the Site Investigation Steering Group. With demonstrable evidence that the assessments have been made by them in conjunction with an Engineering Geologist with the “cGeol” (Chartered Geologist) qualification from the Geological Society of London.

A combination of these may be required to address a variety of site conditions.

Stage 1 - Screening

- 2.11 The first stage of the BIA is the identification of any matters of concern which should be investigated. Screening is a process of determining whether or not a full BIA is required. All basement proposals should be subjected to the screening stage of a BIA to identify the matters relevant to assessment of local flooding and/or neighbour amenity and structural risks.
- 2.12 In order to assist you in identifying what issues are relevant to your proposed scheme we have developed a series of screening flow charts over the following pages of this guidance, covering three main issues:
- Groundwater flow (see Paragraphs 2.33 to 2.35);
 - Land stability (see Paragraphs 2.36 to 2.39); and
 - Surface flow and flooding (see Paragraphs 2.40 to 2.43).
- 2.13 We will expect you to identify how these issues impact on neighbouring properties and the natural environment.
- 2.14 At the screening stage you will clearly need to set out why or why not a full BIA is required. This will need to include an assessment against the flowcharts below and be presented along with the information set out at

the end of Paragraph 233 of the Camden Geological, Hydrogeological and Hydrological Study.

- 2.15 Where a respondent answers “yes” or “unknown” to any of the questions in the flowcharts these matters will need further investigation. “No” answers will require written justification.

Stage 2 - Scoping

- 2.16 The scoping stage of the BIA requires you to identify the potential impacts of the proposed scheme as set out in chapter 5 of the Camden Geological, Hydrogeological and Hydrological Study which are shown by the screening process to need further investigation. You should use this stage to identify the potential impacts for each of the matters of concern identified in the previous screening stage, this may require some preliminary data collection and field work. Appendix F of the Camden Geological, Hydrogeological and Hydrological Study provides guidance on linking the potential impacts to the screening flowcharts. A conceptual ground model is often a useful of carrying out the scoping stage as it can include the known and suspected features on, below and adjacent to a proposed site. (refer to Section 6.3.3 and Figure 28 in the Camden Geological, Hydrogeological and Hydrological Study for further details and an example).
- 2.17 During the scoping stage we will encourage you to enter pre-consultation and/or set up a working group with local residents and amenity groups who may be impacted by a proposed basement in order to fully understand and address the concerns of local residents.
- 2.18 The scoping stage should build on the information obtained for the screening stage. When doing work for scoping stage, it is mostly likely you will have to carry out some works under Stage 3 of the BIA – Site investigation and study

Stage 3 – Site investigation and study

- 2.19 The third stage of the BIA – site investigation – is undertaken to develop an understanding of the site and its immediate surroundings. The degree of investigation will vary depending upon the matters of concern identified in the screening and scoping stages, and therefore will be dependent on the location of the proposed basement within the borough, its size and setting in relation to existing development on the site and its relationship to adjacent properties and nearby features of importance.
- 2.20 The BIA site investigation comprises several stages, including:
- Desk study, including site walkover;
 - Field investigation, including intrusive investigation;
 - Monitoring;
 - Reporting; and
 - Interpretation.

- 2.21 Each of these stages should reflect both the site of the proposed basement scheme and beyond the site boundary.
- 2.22 Section 7 of the Camden Geological, Hydrogeological and Hydrological Study sets out in further detail how this investigation should be carried out.
- 2.23 Appendix G of the Camden Geological, Hydrogeological and Hydrological Study provides typical contents lists for reporting these stages of the site investigation and we will be looking for submissions that contain comparable content.

Stage 4 – Impact assessment

- 2.24 This stage is concerned with evaluating the direct and indirect implications of the proposed project. Essentially this involves a comparison between the present situation (the baseline) with the situation as it would be with the basement in place (i.e. constructed). Therefore the BIA should describe, quantify and then aggregate the effects of the development on those attributes or features of the geological, hydrogeological and hydrological environment which have been identified (in the scoping stage) as being potentially affected. Section 7 of the Camden Geological, Hydrogeological and Hydrological Study provides more detail on what is required at this stage.
- 2.25 The recommendations in Section 7 on boreholes and trial pits set out the sort of thorough, up to date and professional methodologies of subsurface investigation and analysis, which Camden will look for. It is important to recognise as stated in Paragraph 287 and 288 of the Camden Geological, Hydrogeological and Hydrological Study that DP27 is particularly concerned with the potentially significant impact a development can have beyond the site boundary. Where permission is not given by adjacent landowners for structural surveys or subsurface investigations to be carried out, the undetermined structural conditions and ground conditions beyond the site boundary should be identified as a risk in the impact and should be assessed and mitigated against accordingly.
- 2.26 Hydrogeological processes are subject to seasonal and longer term cyclical influences. Measurements taken at one particular time may not indicate how conditions might be in one or six months from that time. Monitoring of groundwater levels in areas where it is more likely to be present over a period of time is therefore necessary.
- 2.27 The BIA will comprise a factual report and an interpretative report. This is explained in more detail in Section 7 of the Camden Geological, Hydrogeological and Hydrological Study. The interpretative report will have three sections:
 - detailed site geology;
 - the geotechnical properties of the ground; and
 - an engineering interpretation of the implications of the ground conditions for the development of the site.

- 2.28 Appendix G3 of the study sets this out in more detail from which it should be noted that it must contain details of the retaining wall design for the basement excavation. It is essential for Camden to make the assessment called for by DP27 and to be able to consider, if planning approval is to be given, how the terms of any planning conditions or planning agreements should be drafted.
- 2.29 The engineering interpretation will require calculations of predicted ground movements and structural impact to be provided. Examples of these calculations are given in appendix D of the Camden Geological, Hydrogeological and Hydrological Study. The sides of excavation always move to some extent no matter how they are supported. The movement will typically be both horizontal and vertical and will be influenced by the engineering properties of the ground, groundwater level and flow, the efficiency of the various support system employed during the underpinning and the efficiency or stiffness of any support frames used.

WATER INGRESS

Change to water flows and levels both above and below ground.

- 2.30 If the identified consequences are not acceptable, mitigation should be incorporated into the proposed scheme and the new net consequences determined. For example, where the predicted structural damage to neighbouring property is identified as being greater than the Burland category of 'slight', or where water ingress to neighbouring gardens or properties is predicted to be damaging to residential amenity. Any proposed mitigation measures should be described in the BIA report with details of how they reduce and/or alter the impact of the proposed basement on the surrounding environment. Mitigation measures which may be included in your basement development proposals include (but are not limited to):

- Controlled or adequate drainage;
- High permeability corridors;
- Underpinning of neighbouring structures; and
- Setting the basement in from property boundaries.

BURLAND CATEGORY

A way to measure the extent of structural damage (see the table on the following page).

Category of damage	Description of typical damage	Approximate crack width (mm)	Limiting tensile strain ϵ_{lim} (per cent)
0 Negligible	Hairline cracks of less than about 0.1 mm are classed as negligible	<0.1	0.0-0.05
1 Very slight	Fine cracks that can easily be treated during normal decoration. Perhaps isolated slight fracture in building. Cracks in external brickwork visible on inspection	<1	0.05-0.075
2 Slight	Cracks easily filled. Redecoration probably required. Several slight fractures showing inside of building. Cracks are visible externally and some repointing may be required externally to ensure weathertightness. Doors and windows may stick slightly.	<5	0.075-0.15
3 Moderate	The cracks require some opening up and can be patched by a mason. Recurrent cracks can be masked by suitable lining. Repointing of external brickwork and possibly a small amount of brickwork to be replaced. Doors and windows sticking. Service pipes may fracture. Weathertightness often impaired.	5-15 or a number of cracks > 3	0.15-0.3
4 Severe	Extensive repair work involving breaking-out and replacing sections of walls, especially over doors and windows. Windows and frames distorted, floor sloping noticeably. Walls leaning or bulging noticeably, some loss of bearing in beams. Service pipes disrupted.	15-25 but also depends on number of cracks	>0.3
5 Very severe	This requires a major repair involving partial or complete rebuilding. Beams lose bearings, walls lean badly and require shoring. Windows broken with distortion, Danger of instability.	Usually > 25 but depends on number of cracks	

Damage Category Chart (CIRIA C580)

Stage 5 – Review and decision making

- 2.31 The final stage of the BIA is undertaken by LB Camden and consists of an audit of the information supplied by you and a decision on the acceptability of the impacts of the basement proposal. Section 8 of the Camden Geological, Hydrogeological and Hydrological Study outlines in more detail what LB Camden officers will be looking for, as a minimum.

Principal impacts of basements in Camden

- 2.32 This section sets out the principal impacts that basement development can have upon the built and natural environment, and neighbour amenity, in Camden. Each of these impacts should be considered when undertaking the Basement Impact Assessment, particularly stages 1 and 2; Screening and Scoping (see Paragraphs 2.11 to 2.16 of this report).

GROUNDWATER FLOW:

The movement of water that travels and seeps through soil and rock underground.

HYDROGEOLOGY:

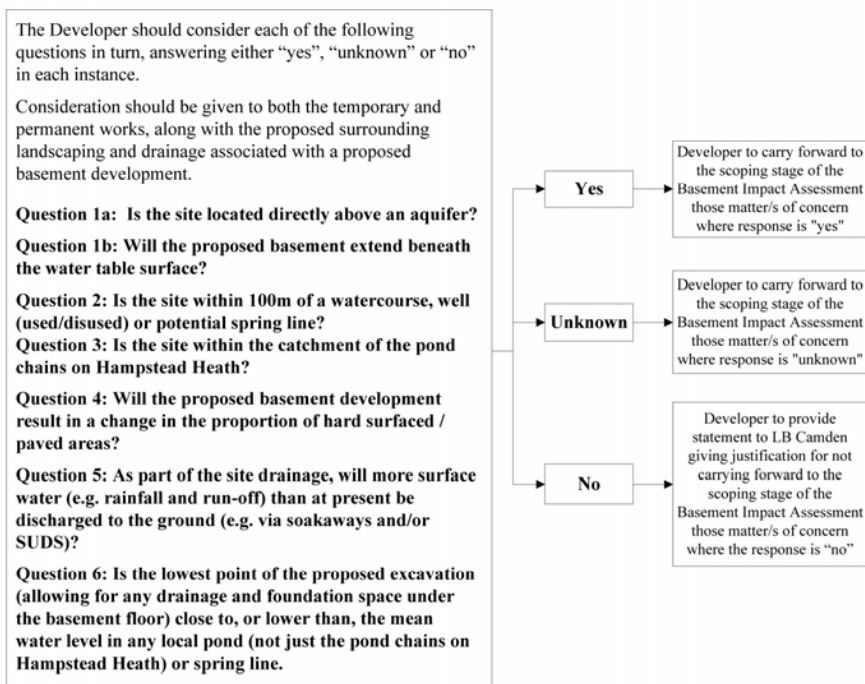
The study of groundwater moving through soils and rock formations

Groundwater flow

- 2.33 Basement development may affect groundwater flows, and even though the displaced water will find a new course around the area of obstruction this may have other consequences for nearby properties, trees, etc. Given the nature of the ground in many higher parts of the borough, or those where streams once flowed, basement development may have the potential to divert or displace groundwater which can cause a rise in groundwater, and cause flooding, upstream of the development, whilst immediately downstream the groundwater level may decline, which may affect wells, springs and ponds. Figure 23 of the Camden Geological, Hydrogeological and Hydrological Study sets out diagrammatically the potential impacts.
- 2.34 You should consider the flowchart below to determine whether or not to carry forward to the scoping stage of the Basement Impact Assessment. Where certain factors are present or proposed, for example geological setting, proximity to Hampstead Heath Ponds catchment, or an intention to undertake dewatering as part of the site works this flowchart will identify that a hydrogeological assessment will be required. If this is the case, it should be prepared by:
- A Hydrologist with the “CGeol” (Chartered Geologist) qualification from the Geological Society of London; and
 - A Fellow of the Geological Society of London.
- 2.35 The Camden Geological, Hydrogeological and Hydrological Study contains a number of maps and plans relevant to groundwater flow, including:
- Figures 2 and 3 showing geology for the whole borough;

- Figure 4 which shows the geology for Hampstead Heath;
- Figure 5 showing the geology for the south of the borough;
- Figure 11 which maps the water courses within and around the borough; and
- Figure 14 which identifies Hampstead Heath surface water catchments and drainage.

Figure 1. Subterranean (ground water) flow screening chart



Notes / sources of information

Question 1: In LB Camden, all areas where the London Clay does not outcrop at the surface are considered to be an aquifer. This includes the River Terrace Deposits, the Claygate Member and the Bagshot Formation. The location of the geological strata can be established from British Geological Survey maps (e.g. 1:50,000 and 1:10,000 scale). Note that the boundaries are indicative and should be considered to be accurate to ±50m at best.

Additionally, the Environment Agency (EA) “Aquifer Designation Maps” can be used to identify aquifers. These can be found on the “Groundwater maps” available on the EA website (www.environment-agency.gov.uk) follow “At home & leisure” > “What’s in Your Backyard” > “Interactive Maps” > “Groundwater”. Knowledge of the thickness of the geological strata present and the level of the groundwater table is required. This may be known from existing information (for example nearby site investigations), however, it may not be known in the early stages of a project. Determination of the water table level may form part of the site investigation phase of a BIA.

Question 2: Watercourses, wells or spring lines may be identified from the following sources:

- Local knowledge and/or site walkovers
- Ordnance Survey maps (e.g. 1:25,000 or 1:10,000 scale). If features are marked (they are not always) the following symbols may be present: W; Spr; water is indicated by blue colouration. (check the key on the map being used)
- British Geological Survey maps (e.g. 1:10,000 scale, current and earlier editions). Current maps will show indicative geological strata boundaries which are where springs may form at the ground surface; of relevance are the boundary between the Bagshot Formation with the Claygate Member and the Claygate Member with the London Clay. Note that the boundaries are indicative should be considered to be accurate to ±50m. Earlier geological maps (e.g. the 1920’s 1:10560 scale) maps show the location of some wells.
- Aerial photographs
- “Lost Rivers of London” by Nicolas Barton, 1962. Shows the alignment of rivers in London and their tributaries.
- The British Geological Survey (BGS) GeoIndex includes “Water Well” records. See www.bgs.ac.uk and follow “Online data” > “GeoIndex” > “Onshore GeoIndex”.
- The location of older wells can be found in well inventory/catalogue publications such as “Records of London Wells” by G. Barrow and L. J. Wills (1913) and “The Water Supply of the County of London from Underground Sources” by S. Buchan (1938).
- The Environment Agency (EA) “Source Protection Zone Maps” can be used to identify aquifers. These can be found on the “Groundwater maps” available on the EA website (www.environment-agency.gov.uk) follow “At home & leisure” > “What’s in Your Backyard” > “Interactive Maps” > “Groundwater”.
- The EA hold records of licensed groundwater abstraction boreholes. LB Camden is within the North East Area of the Thames Region. Details can be found on the EA website.
- LB Camden Environmental Health department may hold records of groundwater wells in the Borough.

Where a groundwater well or borehole is identified, it will be necessary to determine if it is extending into the Lower Aquifer (Chalk) or the Upper Aquifer (River Terrace Deposits, Bagshot Formation, Claygate Member etc). It is water wells extending into the Upper Aquifer which are of concern with regard to basement development.

Question 3: Figure 14 in the attached study, (prepared using data supplied by the City of London Corporation’s hydrology consultant, Haycocks Associates) shows the catchment areas of the pond chains on Hampstead Heath.

Question 4: This will be specific to the proposed development and will be a result of the proposed landscaping of areas above and surrounding a proposed basement.

Question 5: This will be specific to the proposed development and will be a result of the chosen drainage scheme adopted for the property.

Question 6: The lowest point will be specific to the proposed development. Knowledge of local ponds may be taken from

- Local knowledge and/or site walkovers
- Ordnance Survey maps (e.g. 1:25,000 or 1:10,000 scale). If features are marked (they are not always) the following symbols may be present: W; Spr; water is indicated by blue colouration. (check the key on the map being used)
- Aerial photographs

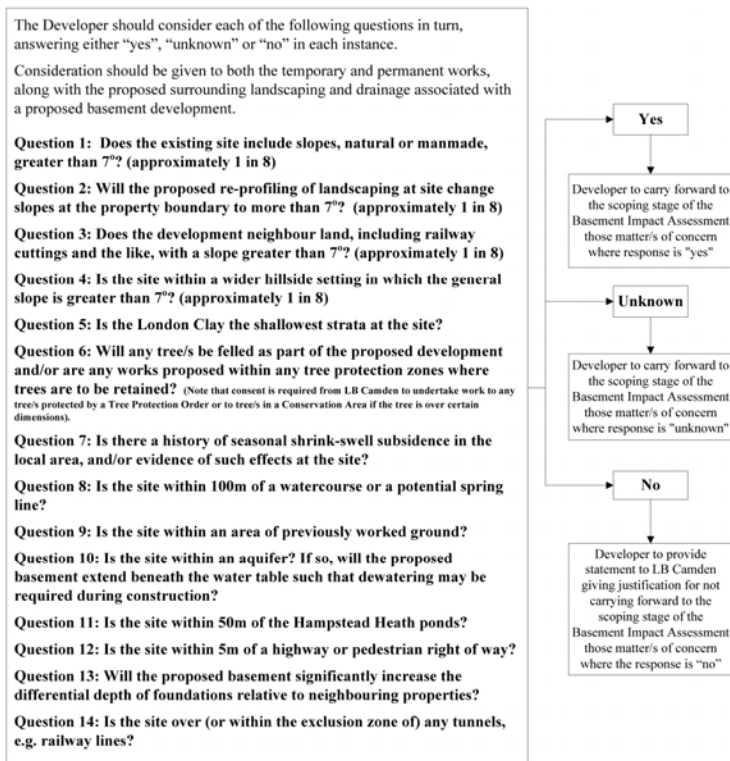
Land stability

LAND STABILITY

Steep areas and a change in geological layers can have vulnerable land stability.

- 2.36 The Council will expect all basement development applications to provide evidence that the structural stability of adjoining or neighbouring buildings is not put at risk. In the first instance you should consider the flow chart below to determine whether to carry forward to the scoping stage of the Basement Impact Assessment. If so, it should be prepared by:
- A Civil Engineer with the “CEng” (Chartered Engineer) qualification from the Engineering Council and specialising in ground engineering; or
 - A Member of the Institution of Civil Engineers (“MICE”) and a Geotechnical Specialist as defined by the Site Investigation Steering Group.
- 2.37 With demonstrable evidence that the assessments have been made by them in conjunction with an Engineering Geologist with the “cGeol” (Chartered Geologist) qualification from the Geological Society of London.
- 2.38 For listed buildings, or properties adjoining or adjacent to listed buildings, we will require a structural stability report before we validate applications.
- 2.39 The Camden Geological, Hydrogeological and Hydrological Study contains a number of maps and plans relevant to land stability, including:
- Figures 2 and 3 showing geology for the whole borough;
 - Figure 4 which shows the geology for Hampstead Heath;
 - Figure 5 showing the geology for the south of the borough;
 - Figure 11 which maps the water courses within and around the borough;
 - Figure 16 which is a land stability slope angle map;
 - Figure 17 which outlines areas of significant landslide potential

Figure 2. Slope stability screening flowchart



Notes / sources of information

Question 1, 3 & 4: The current surface slope can be determined by a site topographical survey. Slopes may be estimated from 1:25,000 OS maps, however in many urban areas such maps will not show sufficient detail to determine surface slopes on a property-by-property scale, just overall trends. With regard to slopes associated with infrastructure, e.g. cuttings, it should be ensured that any works do not impact on critical infrastructure.

Question 2: This will be specific to the proposed development and will be a result of the proposed landscaping of areas above and surrounding a proposed basement.

Question 5: The plan footprint of the outcropping geological strata can be established from British Geological Survey maps (e.g. 1:50,000 and 1:10,000 scale). Note that the boundaries are indicative and should be considered to be accurate to ±50m at best.

Question 6: this is a project specific determination, subject to relevant Tree Preservation Orders etc.

Question 7: this can be assessed from local knowledge and on-site observations of indicative features, such as cracking. Insurance firms may also give guidance, based on post code. Soil maps can be used to identify high-risk soil types. Relevant guidance is presented in BRE Digest 298 "Low-rise building foundations: the influence of trees in clay soils" (1999); BRE Digest 240 "Low-rise buildings on shrinkable clay soils: part 1" (1993); and BRE Digest 251 "Assessment of damage in low-rise buildings" (1995).

Question 8: Watercourses or spring lines may be identified from the following sources:

- Local knowledge and/or site walkovers
- Ordnance Survey maps (e.g. 1:25,000 or 1:10,000 scale). If features are marked (they are not always) the following symbol may be present "Spr"; water is indicated by blue colouration. (check the key on the map being used)
- Geological maps will show indicative geological strata boundaries which are where springs may form at the ground surface; of relevance are the boundary between the Bagshot Formation with the Claygate Member and the Claygate Member with the London Clay. Note that the boundaries are indicative should be considered to be accurate to ±50m at best. British Geological Survey maps (e.g. 1:10,000 scale, current and earlier editions).
- Aerial photographs
- "Lost Rivers of London" by Nicolas Barton, 1962. Shows the alignment of rivers in London and their tributaries.

Question 9: Worked ground includes, for example, old pits, brickyards, cuttings etc. Information can be gained from local knowledge and/or site walkovers, and from historical Ordnance Survey maps (at 1:25,000 or 1:10,000 scale, or better) and British Geological Survey maps (at 1:10,000 scale, current and earlier editions). Earlier geological maps (e.g. the 1:10560 scale series from the 1920s) include annotated descriptions such as "old pits", "formerly dug", "brickyard" etc.

Question 10: In LB Camden, all areas where the London Clay does not outcrop at the surface are considered to be an aquifer. This includes the River Terrace Deposits, the Claygate Member and the Bagshot Formation. The general footprint of the geological strata can be assessed from British Geological Survey maps (e.g. 1:50,000 and 1:10,000 scale). Note that the boundaries are indicative and should be considered to be accurate to ±50m at best.

The Environment Agency (EA) Aquifer Designation Maps can be used to identify aquifers. These are available from the EA website (www.environment-agency.gov.uk), by clicking on 'At home & leisure' > 'What's in Your Backyard' > 'Interactive Maps' > 'Groundwater'.

Details are required of the thickness of the geological strata present and the level or depth of the groundwater table. This may be known from existing information (for example nearby site investigations); however, it may not be known in the early stages of a project. Determination of the water table level may form part of the site investigation phase of a BIA and may require specialist advice to answer. Depth of proposed development is project specific.

Question 11: From local knowledge and/or site walkovers, and from Ordnance Survey maps (e.g. 1:25,000 or 1:10,000 scale). In relation to the stability and integrity of the pond structures and dams, the guidance of a Panel Engineer should be sought. (Details of Panel Engineers can be found on the Environment Agency website: <http://www.environment-agency.gov.uk/business/sectors/64253.aspx>). Duty of care needs to be undertaken during any site works in the vicinity of the ponds.

Question 12: From local knowledge and/or site walkovers, and from Ordnance Survey maps (e.g. 1:25,000 or 1:10,000 scale). Any works should not impact on critical infrastructure.

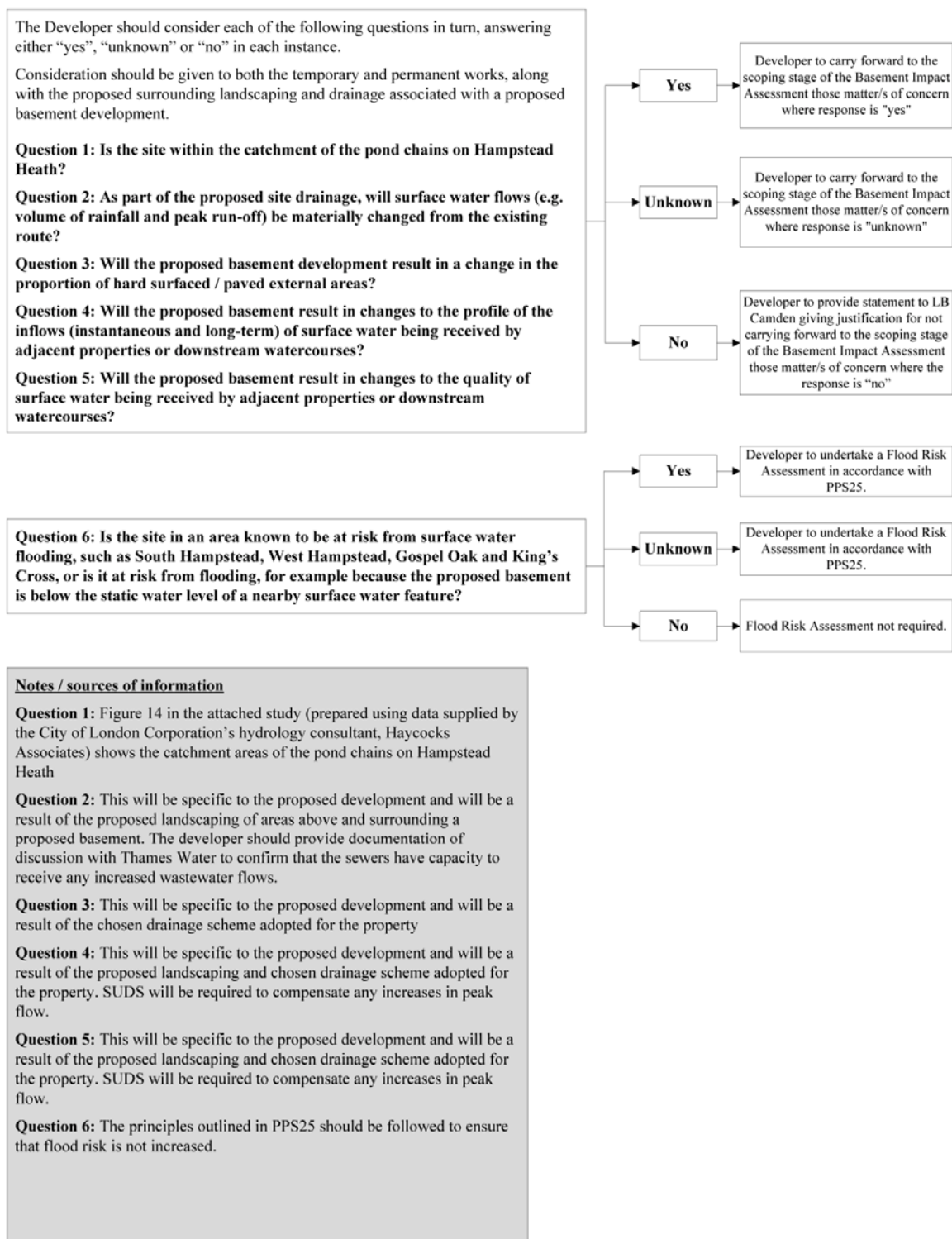
Question 13: From local knowledge and/or site walkovers. May find some details on neighbouring properties from searches of LB Council databases, e.g. planning applications and/or building control records.

Question 14: From local knowledge and/or site walkovers, from Ordnance Survey maps (e.g. 1:25,000 or 1:10,000 scale) and directly from those responsible for tunnels (e.g. TfL or Network Rail). Any works should not impact on critical infrastructure.

Surface flow and flooding

- 2.40 While nowhere in the borough is identified by the Environment Agency as being flood prone from rivers or the sea, there are still parts that are identified as being subject to localised flooding from surface water due to local soil conditions and topography. This is caused during times of heavy rainfall when the local combined sewer system is unable to deal with the volume and rate of flow. Flood Risk Assessment evidence suggests that areas of West Hampstead, Cricklewood and South Hampstead are at a higher risk of surface water floods. The relevant streets are broken down into 'primary areas' (those that have been affected by both major floods in 1975 and 2002) and 'secondary areas' (those that have been affected by one of the major floods) and these streets are listed on Page 29.
- 2.41 All applications for a basement extension within streets identified as either 'primary' or 'secondary' locations will be expected to include a Flood Risk Assessment with any application for a basement development, in line with the criteria set out in PPS25. In line with Development Policy DP27, the Council will not allow habitable rooms and other sensitive uses for self contained basement flats and other underground structures in areas at risk of flooding.
- 2.42 You should consider the flowchart below to determine whether you should proceed to the scoping stage of the Basement Impact Assessment and whether a Flood Risk Assessment should be undertaken as part of this. For surface flow and flooding issues the Basement Impact Assessment should be undertaken by a Hydrologist or a Civil Engineer specialising in flood risk management and surface water drainage, with either:
- The "CEng" (Chartered Engineer) qualification from the Engineering Council; or a Member of the Institution of Civil Engineers ("MICE"); or
 - The "C.WEM" (Chartered Water and Environmental Manager) qualification from the Chartered Institution of Water and Environmental Management.
- 2.43 Figure 14 within the Camden Geological, Hydrogeological and Hydrological Study identifies Hampstead Heath surface water catchments and drainage.

Figure 3. Surface flow and flooding screening flowchart



- 2.44 Where conflicting evidence is provided in response to a proposal we will expect you to fund an independent verification. This independent verification will either be:
- commissioned directly by the Council in negotiation with you; or
 - commissioned by you from an independent body subject to the Council agreeing the body and the specifications in advance.
- 2.45 The Council is considering developing a list of selected consultants that we are satisfied can sufficiently address all of the elements of this guidance.
- 2.46 Basement development should not displace ground water or surface water flow so it causes flooding on nearby sites or those further away. The Council will require an adequate drainage plan and has a preference for the use of Sustainable Urban Drainage Systems (SUDS). Only where this cannot be achieved should surface/ground water be discharged to combined sewers (refer to the chapter on water efficiency in CPG3 Sustainability and policy DP23 Water).

SUSTAINABLE URBAN DRAINAGE SYSTEMS (SUDS)

Low environmental impact approaches to drain away dirty and surface water run-off through collection, storage, and cleaning before allowing it to be released slowly back into the environment, thereby preventing flooding, pollution and contamination of groundwater.

Impacts to neighbours from demolition and construction

- 2.47 Some of the worst problems affecting amenity are experienced during the demolition and construction phases of a development, and this is particularly so for basement development. Although this is temporary, it tends to create noise, vibration, dust, air and light pollution, and can last for lengthy periods of time.
- 2.48 Full care and consideration should be given to neighbouring properties, as the works can be particularly intrusive to immediate neighbours. All construction and demolition processes are expected to be in accordance with the Considerate Constructors Scheme standards. Construction and demolition processes are also expected to conform to the ICE Demolition Protocol (www.ice.org.uk) and should have regard to the Guide for Contractors working in Camden, Feb 2008, which is available on the Camden Council website and to the GLA's best practice guidance document The Control of Dust and Emissions from Construction and Demolition (www.london.gov.uk).

CONSIDERATE CONSTRUCTORS SCHEME

Aims to ensure that contractors carry out their operations in a safe and considerate manner, with due regard to local residents and businesses, passing pedestrians and road users.

- 2.49 Where basement works are proposed in conservation areas or adjacent to a listed building, the Council will seek the submission of a management plan for demolition and/or construction. The Council may

also require this in other areas depending on the scale of the development and site conditions of the particular area. These management plans include:

- provisions for phasing;
- management of waste, noise and access during construction;
- provisions to ensure stability of buildings and land; and
- provisions for monitoring movement.

DEMOLITION PROTOCOL

Provides a framework for sustainability in construction, demolition and refurbishment projects.

- 2.50 In considering these applications, the Council will refuse permission for such plans which do not minimise the harmful impacts of construction on the building(s) and on local amenities. Construction management plans should consider the recommendations from the Camden Geological, Hydrogeological and Hydrological Study. See Camden Planning Guidance 6 for more information on Construction Management Plans.

Sustainable construction

- 2.51 As part of an application for a basement development, applicants will be required to describe within their Design and Access Statement how the development has considered materials, resources and energy. This statement should explain how the use of sustainable materials has been considered and applied in the proposal, and the reasons for the choices that are made. The statement should also detail which existing materials on the site are to be re-used as part of the development or made available for re-use elsewhere, and the measures to improve the energy efficiency of the development. Further guidance is provided within CPG3 Sustainability (sustainability assessment tools chapter).

DESIGN AND ACCESS STATEMENT

A report supporting a planning application that justifies the design principles and concepts of the scheme, and explains how issues relating to access have been dealt with. The level of detail depends on the scale and complexity of the application.

Planning and design considerations

- 2.52 We recognise that there can be benefits from basement development in terms of providing additional accommodation, but we need to ensure that basement schemes:
- do not cause undue harm to the amenity of neighbouring properties;
 - do not have a detrimental impact on the groundwater environment, including ponds and reservoirs;
 - do not have any effects on surface water run-off or ground permeability;

- do not harm the recognised architectural character of buildings and surrounding areas, including gardens and nearby trees, and that conservation area character is preserved or enhanced;
- conserve the biodiversity value of the site;
- achieve sustainable development; and
- do not place occupiers at risk or have any effects on the stability or bearing capacity of adjacent land generally.

Size of development

- 2.53 Often with basement development, the only visual features are lightwells and skylights, with the bulk of the development concealed wholly underground and away from any public view. However, just as overly large extensions above the ground level can dominate a building, contributing to the over-development of a site, an extension below ground can be of an inappropriate scale. There may be more flexibility with the scale of a development when it is proposed underground, but there are a number of factors that would mean basement development would be overdevelopment.

SKYLIGHT

A window, dome, or opening in the roof or ceiling, to admit natural light.

LIGHTWELL

An opening within or next to a building that allows natural light to reach basement windows, that would otherwise be obscured.

- 2.54 These include, for example, harm caused to any trees on or adjoining the site, where the development would restrict future planting and mature development of trees typical to the area, and any impact to the water environment. The permissible size of a basement development will therefore be guided by the characteristics of the site.
- 2.55 A basement development that is modest in size such that it does not extend beyond the footprint of the original building and is no deeper than one full storey below ground level (approximately 3 metres in depth) is often the most appropriate way to extend a building below ground, provided that the internal environment is fit for the intended purpose, and there is no impact to any trees on or adjoining the site, or to the water environment or land stability. Larger schemes (i.e. those consisting of two or more underground storeys) will be expected to provide evidence that the development does not harm the built and natural environment or local amenity.
- 2.56 Development Policy DP27 (Paragraph 27.6) states that the Council will not allow habitable rooms and other sensitive uses for self contained basement flats and other underground structures in areas at risk of flooding. Outside of these areas, where basement accommodation is to provide living space (possibly for staff), it will be subject to the same standards as other housing in terms of space, amenity and sunlight. Suitable access should also be provided to basement accommodation to allow for evacuation.

Conservation areas and listed buildings

- 2.57 Where the building is listed, new basement development or extensions to existing basement accommodation will require listed building consent, even if planning permission is not required. The acceptability of a basement extension to a listed building will be assessed on a case-by-case basis, taking into account the individual features of the building and its special interest. Applicants should the Council at the earliest opportunity to discuss such proposals.

LISTED BUILDING CONSENT

Legally required in order to carry out any works to a Listed Building which will affect its special value. This is necessary for any major works, but may also be necessary for minor alterations and even repairs and maintenance. Listed Building Consent may also be necessary for a change of use of the property.

- 2.58 As with all basement schemes, we will need to be satisfied that effective measures will be taken during demolition and construction works to ensure that damage is not caused to the listed building and any buildings it directly adjoins. Poor demolition and construction methods can put its neighbours at risk and so can have considerable effects on the character and appearance of heritage buildings and conservation areas.
- 2.59 We will seek the submission of a management plan for demolition and/or construction where basement works are proposed in conservation areas or adjacent to a listed building. Further guidance on this is contained within CPG6 Protecting and improving the quality of life chapter on Construction Management Plans.

Basement walls, windows and doors

- 2.60 The development of a basement and the introduction of light wells will result in an area of exposed basement wall and will usually mean new window or door openings. Any exposed area of basement development to the side or rear of a building will be assessed against CPG1 on Extensions, alterations and conservatories, in this guidance. In general, this expects that any exposed area of basement to be:
- subordinate to the building being extended;
 - respect the original design and proportions of the building, including its architectural period and style; and
 - retain a reasonable sized garden.
- 2.61 The width of any visible basement wall should not dominate the original building.
- 2.62 In number, form, scale and pane size, basement windows should relate to the façade above. They should normally be aligned to the openings above and be of a size that is clearly subordinate to the higher level openings so as not to compete with the character and balance of the original building. On the street elevation, and on certain rear elevations

where there is a distinguishable pattern to the fenestration, the width and height of windows should be no greater than those above.

FAÇADE The face or front of a building
FENESTRATION The arrangement of windows in a building.

Trees, landscape and biodiversity

- 2.63
- Proposals for basement development that take up the whole front and / or rear garden of a property are very unlikely to be acceptable. Sufficient margins should be left between the site boundaries and any basement construction to enable natural processes to occur and for vegetation to grow naturally. These margins should be wide enough to sustain the growth and mature development of the characteristic tree species and vegetation of the area. The Council will seek to ensure that gardens maintain their biodiversity function for flora and fauna and that they are capable of continuing to contribute to the landscape character of an area so that this can be preserved and enhanced. Applicants should contact the Council for further advice.

GREEN ROOF A roof that has vegetation growing on it, which can help improve visual appeal, reduce the environmental impact of the building and create habitat for native flora and fauna.
DETENTION POND A stormwater management facility that is designed to protect against flooding by storing water for a limited period of a time.

- 2.64
- The basement development should provide an appropriate proportion of planted material to allow for rain water to be absorbed and/or to compensate for the loss of biodiversity caused by the development. This will usually consist of a green roof or detention pond on the top of the underground structure. It will be expected that a minimum of 0.5 metres of soil be provided above basement development that extends beyond the footprint of the building, to enable garden planting. The use of SUDS is sought in all basement developments that extend beyond the profile of the original building. For further guidance on SUDS, see CPG3 Sustainability (water efficiency chapter).
- 2.65
- Consideration should be given to the existence of trees on or adjacent to the site, including street trees and the required root protection zone of these trees (further information on the protection of existing trees is included in CPG in this document on Landscaping and trees).

ROOT PROTECTION ZONE The area around the base or roots of the tree that needs to be protected from development and compaction during construction to ensure the survival of the tree.

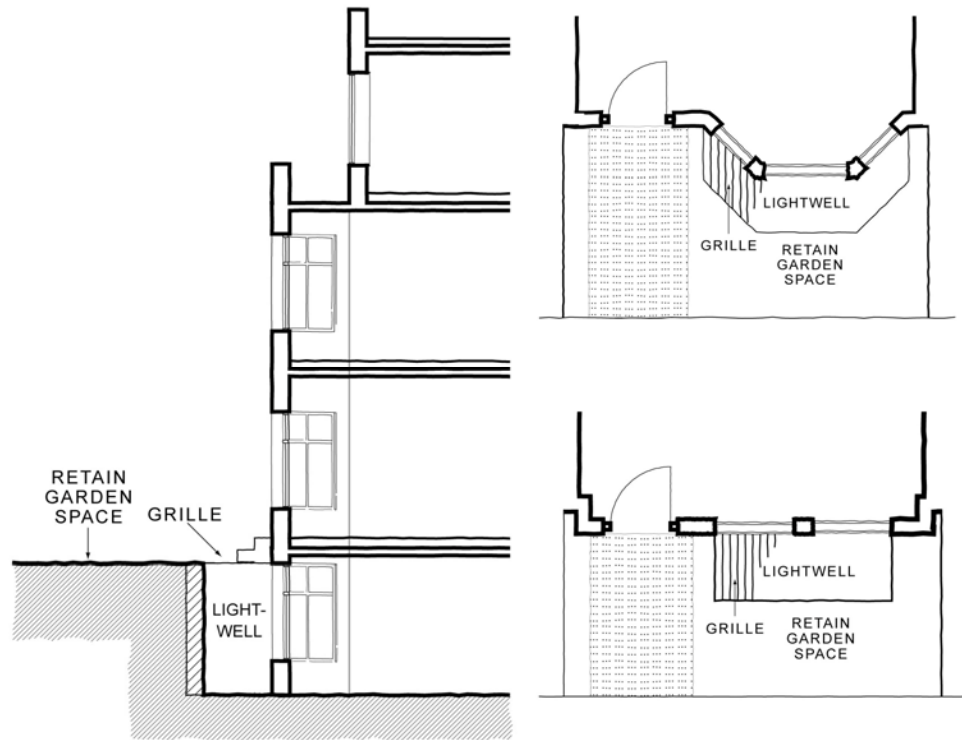
Lightwells

- 2.66 The building stock in Camden is varied. Some areas contain basements developments that include front lightwells taking up part, or all, of the front garden. Other areas do not have basements or lightwells that are visible from the street. The presence or absence of lightwells helps define and reinforce the prevailing character of a neighbourhood.
- 2.67 Where basements and visible lightwells are not part of the prevailing character of a street, new lightwells should be discreet and not harm the architectural character of the building, or the character and appearance of the surrounding area, or the relationship between the building and the street. In situations where lightwells are not part of the established street character, the characteristics of the front garden or forecourt will help to determine the suitability of lightwells.
- 2.68 In plots where the depth of a front garden is quite long, basement lightwells are more easily concealed by landscaping and boundary treatments, and a substantial garden area can be retained providing a visual buffer from the street. In these situations new lightwells that are sensitively designed to maintain the integrity of the existing building may be acceptable, subject to other design requirements and environmental considerations.
- 2.69 In plots where the front garden is quite shallow, a lightwell is likely to consume much, or all, of the garden area. This will be unacceptable in streets where lightwells are not part of the established character and where the front gardens have an important role in the local townscape.
- 2.70 Excessively large lightwells will not be permitted in any garden space.
- 2.71 A lightwell to the side or rear of a property is often the most appropriate way to provide a means of providing light to a new or extended basement development, and can often provide a link to the rear garden. Lightwells to the side or rear of a property should be set away from the boundary to a neighbouring property.

Railings, grilles and other lightwell treatment

- 2.72 In order to comply with building regulation standards, light wells should be secured by either a railing (1100mm high) or a grille. In gardens that front a street, railings can cause a cluttered appearance to the front of the property and can compete with the appearance of the front boundary wall, or obscure front windows. This is particularly the case in shallow gardens. Where front light wells are proposed, they should be secured by a grille which sits flush with the natural ground level, rather than railings (refer to Figure 4 on the following page). In certain publicly accessible locations grilles should be locked to prevent lightwells being misused for casual sleeping and drug use.
- 2.73 Railings will be considered acceptable where they form part of the established street scene, or would not cause harm to the appearance of the building.

Figure 4. Lightwells and railings



- 2.74 The lowering of the natural ground level to the rear of the property should be minimised as much as is practicable. It is recommended that the rear garden should be graded rather than secured by railings.
- 2.75 Where a basement extension under part of the front or rear garden is considered acceptable, the inclusion of skylights designed within the landscaping of a garden will not usually be acceptable, as illumination and light spill from a skylight can harm the appearance of a garden setting and cause light pollution.

Streets at risk of surface water flooding

Abbey Road	1975	Jeffreys Street	2002
Aberdare Gardens	1975	Kelly Street	1975 and 2002
Achilles Road	2002	Kentish Town Road	1975
Adamson Road	2002	Kidderpore Gardens	1975
Agamemnon Road	2002	Kilburn High Road	1975
Ajax Road	2002	Kilburn Priory	1975
Aldred Road	2002	Kingdon Road	2002
Arkwright Road	1975 and 2002	Kingsgate Road	1975
Arkwright Road	1975 and 2002	Lady Margaret Road	2002
Avenue Road	2002	Lambolle Road	1975
Belsize Lane	1975 and 2002	Lancaster Drive	2002
Belsize Park Gardens	1975	Lancaster Grove	1975 and 2002
Belsize Road	1975 and 2002	Langland Gardens	1975
Boundary Road	1975	Lowfield Road	1975
Broadhurst Gardens	1975	Lyncroft Gardens	2002
Broomsleigh Street	1975	Lyndurst Gardens	1975
Bullbarrow, Abbey Road Estate	1975	Mansfield Road	1975
Canfield Gardens	1975 and 2002	Maygrove Road	1975
Cannon Hill	1975 and 2002	Menelik Road	2002
Caversham Road	2002	Messina Avenue	1975
Chalcot Gardens	1975	Mill Lane	1975 and 2002
Chesterford Gardens	2002	Nassington Road	2002
Cotleigh Road	1975	Oak Village	1975
Dennington Park Road	1975 and 2002	Ornan Road	2002
Edis Street	1975	Pandora Road	1975 and 2002
Egbert Street	1975	Park End	1975
Fairfax Road	2002	Parkhill Road	1975 and 2002
Fairhazel Gardens	1975 and 2002	Parliament Hill	2002
Fellows Road	1975	Platt's Lane	1975 and 2002
Ferncroft Avenue	1975	Primrose Hill Road	1975 and 2002
Finchley Road	2002	Prince of Wales Road	2002
Fleet Road	2002	Princess Road	1975
Fordwych Road	1975	Priory Road	2002
Frognal Gardens	1975	Priory Terrace	1975
Gaisford Street	2002	South End Road	2002
Glenhurst Avenue	2002	South Hill Park	2002
Gloucester Avenue	1975	South Hill Park Gardens	2002
Goldhurst Terrace	1975 and 2002	Sumatra Road	1975 and 2002
Gospel Oak Estate	1975	Swains Lan	1975
Greencroft Gardens	1975 and 2002	Tanza Road	2002
Hampstead Lane N6	1975	Templewood Avenue	2002
Harben Road	2002	Templewood Gardens	2002
Harley Road	1975	Wendling, Haverstock Road	2002
Hawley Road	1975	West End Lane	2002
Heath Street	1975	Westbere Road	2002
Hemstal Road	1975	Willow Road	1975 and 2002
Highgate Road	1975	Winchester Road	1975
Hillfield Road	1975 and 2002	Windmill Hill	1975
Holmdale Road	1975 and 2002	Woodchurch Road	2002
Ingestre Road	2002	Woodsome Road	1975
Inglewood Road	2002	York Rise	1975

Source: Floods in Camden, Report of the Floods Scrutiny Panel, London Borough of Camden 2003, Appendix 4, Flooded Roads in Camden 1975 and 2002.

Other permits and requirements

Building Regulations

- 2.76 A Building Regulations application is required when converting an existing basement to habitable use, excavating a new basement or extending an existing basement. Due to the nature of the work, in which different problems can arise, it is advised that the “deposit of plans route” is adopted to obtain building regulation approval. This is the most widely known procedure and involves you submitting plans which show full details of the work. These plans are then checked for compliance with the Building Regulations and, if satisfactory, an Approval Notice is issued.

BUILDING REGULATIONS APPLICATION:

The Building Regulations apply to most ‘Building Work’ and you need to make an application to our Building Control department before proceeding. Further details are available from the Building Control section of the Council’s website.

- 2.77 We recommend that you follow the full plans procedure unless the work is of a very minor nature. The Full Plans procedure gives greater protection to the building owner.
- 2.78 As part of the application it will be necessary to submit a full site investigation and a consulting civil or structural engineers report on the investigation and development proposals.
- 2.79 Building Regulations are set out by various technical parts (A-P) and the principal requirements include the following:
- Part A Structure
 - Part B Fire Safety
 - Part C Site preparation and resistance to contaminants and moisture
 - Part E Resistance to passage of sound
 - Part F Ventilation
 - Part H Drainage
 - Part J Combustion appliances
 - Part K Protection from falling collision and impact
 - Part L Conservation of fuel and power
 - Part M Access and use of building
 - Part P Electrical safety
- 2.80 The above are available to be viewed on the Communities website www.communities.gov.uk. Additional guidance can be obtained from the Approved Document: Basements for Dwellings 2nd edition 2004 (superseded but provides the framework for satisfying the building regulations).

Highway licence

- 2.81 If you need to put a skip or building material on the public highway, or if you wish to erect a scaffold, hoarding or gantry you will need to apply for a license under the Highways Act. You will also need to obtain the consent of the appropriate highway authority if your proposal involves any work under any part of the highway or footway. The Council is the highway authority for most streets in the Borough, although for some major roads Transport for London act as the highway authority. For more information about the highway authority or licensing matters, please visit the Council's website at <http://www.camden.gov.uk/ccm/navigation/transport-and-streets/> or contact the Council's Highways Management Team on telephone 020 7974 6956 (see Appendix 1).

Party wall agreement

For most basement developments you will need a party wall agreement with your neighbour(s). This includes when excavation is

- within 3 metres of a neighbouring structure;
- would extend deeper than that structure's foundations; or
- within 6 metres of the neighbouring structure and which also lies within a zone defined by a 45 degree line from that structure.

- 2.82 The Council is not itself involved in Party Wall agreements, but a guidance note explaining the procedures can be found on the Council's website or from the Planning Portal website www.planningportal.gov.uk.

Freeholder permission

- 2.83 Most residential leases will require some form of landlord permission for improvements and alterations. This is also the case for leasehold Housing Revenue Account (HRA) property, where permission from Camden's Housing Department is required for any improvements and alterations, including basement development.

Other mitigation measures

In addition to the measures identified in 2.31 above, the impact of a basement scheme, or other underground development, can be mitigated by implementing a number of measures, including:

- preparing a detailed drainage plan;
- preparing a construction management plan (see CPG6 Protecting and improving the quality of life chapter on Construction Management Plans);
- ensuring that contractors adopt the practices outlined within the Demolition Protocol and the Considerate Constructors Scheme;
- consulting your neighbours prior to submitting the planning application;

- informing neighbours when works are beginning and how long they will last, and any changes of plan;
- instructing developers to arrange noisy work at periods when it least inconveniences neighbours, and not blocking neighbouring entranceways; and
- having regard to the Guide for Contractors working in Camden, Feb 2008, which is available on the Council's website.

Index

Basement impact assessment	9	Mitigation measures	31
Basements	7	Neighbours	22
Building Regulations.....	30	Party wall	31
Burland category	13	Permitted development.....	8
Conservation areas	25	Qualifications	10
Doors	25	Railings	27
Grilles	27	Size.....	24
Groundwater flow	15	Streets at risk.....	29
Highway licence	31	Surface flow	20
Land stability	18	Sustainable construction	23
Lightwells.....	7, 27	Walls	25
Listed building consent.....	25	Windows	25
Listed buildings.....	25		

This page is intentionally left blank

Appendix 10

Barnet – Design Guidance No.5

Extensions to Houses Revised March (2010)

**See Part 2 – Design Guidelines section 6 Basement extensions
paragraph 6.1 – 6.4)**

This page is intentionally left blank

Design Guidance No.5
Extensions to houses
Revised (March 2010)



Contents

Introduction	3	Green roofs and walls	21
Barnet's character – High quality Successful City Suburb	4	Installation of rainwater recycling systems	22
Conservation areas	4	Dual flush or low flush toilets and water efficient appliances	22
Areas of Special and Co-ordinated Character	4	Use of porous materials	22
Green Belt	5	Micro-wind turbines	22
Avoiding disputes with your neighbours	6	Recycled and sustainable materials	22
Part 1 – Principles of good design	7	Part 4 – Do I need consent from the council?	23
Amenity	7	Planning permission	23
Harmony	8	Special rules in conservation areas	23
Materials and details	8	Enforcement	23
Fitting into the street	9	Listed buildings	24
Part 2 – Design guidelines	11	Conversion of garages to habitable accommodation	24
Side extensions	11	Other legislation	24
Rear extensions	12	How to apply for planning permission	25
Front extensions (also see guidance note 11 on porches)	14	Certificates of lawful development	26
Roof extensions	14	Making a decision	26
Detached ancillary buildings in front and back gardens	16	Other useful publications	27
Basement extensions	17	Useful addresses	28
Annexes to dwellings	18		
Extensions in the Green Belt	18		
Part 3 – Sustainable design and renewable energy	20		
Background	20		
Solar water heating	20		
Photovoltaic panels	21		

Introduction

This guidance note is one of a series providing design guidance for various types of development in the borough. It outlines and explains the criteria used by the Council to determine planning applications for extensions to houses. The guidance supplements the policies in the borough's Unitary Development Plan (UDP), which was adopted in May 2006, and will subsequently supplement the Barnet Local Development Framework (LDF) in 2011. These policies are designed to conserve and enhance the environmental quality of the borough, protect residential amenity and provide a context within which applications for minor extensions to houses can be assessed within a changing, growing and increasingly diverse borough. The guidance note relates to semi-detached, detached and terraced houses (and includes properties which have been converted into flats), although the overarching principles can be applied to all residential properties.

The guidance note outlines principles of good design, which should be borne in mind whether or not planning permission is required (see section at the end of this booklet). It is not intended to inhibit imaginative designs, but to offer general advice on the solutions that have been found to add to quality of built form and be acceptable in terms of good design practice. As the borough is considerably diverse and varied in character with many different types, styles and sizes of property, the guidance cannot reflect every situation, but it does indicate the most common planning and design considerations and issues which should be taken into account by applicants and householders.

When applications for planning permission are formally considered, the Council will look to see how proposals comply with the guidelines included in this note. The guidelines represent one of many important material considerations that will be taken into account when determining planning applications.



Barnet's character – High quality Successful City Suburb

Whilst there is significant growth and development within the borough, large areas of the Barnet are characterised by relatively low density, suburban housing with an attractive mixture of semi-detached and detached houses. In many streets, a major part of the established character is derived from the well balanced and pleasant view of a group of houses, built by one house-builder at the same time, often of similar style, size and form. In addition, there are a number of localities which have their own special character deriving in part from the design, type and size of dwelling and the materials used. The Council is committed to protecting, and where possible enhancing, the character of the borough's residential areas and retaining attractive street scenes. This is why we have developed a balanced and innovative planning and development strategy called the **"Barnet Three Strands Approach: Protection, Enhancement and Growth"**. This revised Design Guidance falls within Strand 2: "Enhancement of Barnet's classic low density suburbs"

Extensions to houses, both individually and cumulatively can have a profound effect on the appearance of an area and on the amenities enjoyed by the occupiers of adjoining properties.

Managing change however must be set against the natural desire of owners to improve and extend their properties.

The council recognises that it must be responsive to the needs of its growing and increasingly diverse community.

Consideration of any householders exceptional circumstances put forward in support of an application will be assessed on a case by case basis.

Conservation areas

There are many areas in the borough of special architectural or historic interest. These areas have been designated as conservation areas by the local authority because of their particular heritage value. To preserve or enhance the special character and appearance of these areas, the council may require a higher standard of design and materials than specified in this guidance note. Separate design guidance notes and conservation area character appraisal statements are available for many of the borough's conservation areas.

Areas of Special and Co-ordinated Character

These are areas identified in the borough which the council considers to be of importance both locally and for London as a whole and may cross borough boundaries. They have been selected chiefly for the landscape value/character of their open spaces and architectural and historic interest of their townscapes. They include the Hampstead Garden Suburb/Golders Hill Park/West Heath areas and North Barnet/Arkley and Totteridge.

The council will refuse extensions to dwellings in these locations if they fail to safeguard and enhance the character of the area including when viewed from the local parks.

Green Belt

Barnet contains extensive areas of high quality Green Belt comprising of predominantly open land but also covering existing settlements such as Totteridge, Mill Hill and Monken Hadley.

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open and preserving the special character of existing townscapes. The council has consistently protected the Green Belt and adjoining land by resisting inappropriate development including poorly designed and large extensions to dwellings, in accordance with government guidance.

Your house may back onto Green Belt or open space and parkland designated as Metropolitan Open Land (MOL) and therefore be publicly visible. In these circumstances it is particularly important to ensure that any proposals for altering your property are well designed and do not detract from the visual amenity of the surrounding area.

Metropolitan Open Land (MOL) is a designation which covers areas of major open spaces in Barnet and it is appropriate to apply the principles of development management in the Green Belt to MOL as well.

You can check to see if your property is located in or adjacent the Green Belt or MOL by looking at the boroughs Unitary Development Plan at Planning Reception or online. Further advice in relation to extending in the Green Belt is provided in Part 2 of this guidance.

Avoiding disputes with your neighbours

You may have firm ideas of how you want to change your house but do you know what your neighbours think? Neighbours and adjoining occupiers concerns could be important considerations and the council takes consultation and neighbour concerns seriously. They will probably be consulted in writing on any planning application you make and this type of official consultation letter, which will not include the detailed plans of what you propose, may be very worrying for them. Such uncertainty can lead to objections and disagreements. To help avoid this, and as a common courtesy, it is always a good idea to discuss your ideas with your neighbours at an early stage. If you can, show them the plans, explain the size of your extension and discuss what it will look like and where. If you are building close to a boundary, discuss any effect on party walls, guttering or the extent of foundations. It may even be an idea to mark out the size and position of your extension to get an idea of how it will look and how it will impact on your neighbours daylight/sunlight, outlook and gardens.

It should be noted that issues that relate to boundary disputes and land ownership are not planning matters.

It is also important to consider how any building works might affect your neighbours. Some inconvenience may be inevitable, however keeping noise and disturbance to a minimum having regard to matters such as working hours and construction related parking will greatly assist relations. For

more information please look at our "Site Construction guidance for Householders and Developers" on the council's website www.barnet.gov.uk.

Part 1 – Principles of good design

In general, extensions should reflect the design of the original building, whilst having regard to the character of the area and the residential amenity enjoyed by your neighbours. This means making sure your extension does not significantly impact on your neighbours' enjoyment of their own home or garden.

It is important to note that not all houses can be extended. In some cases there will not be enough space, or their position or design will mean any extension would harm the street scene or local amenity.

In addition, there is a limit to how much most houses can be extended. The cumulative effect of extensions and their impact on the appearance of an area must also be taken into account. This means that proposed additions, which meet all the guidelines included in this note, may still be considered unacceptable to the council and be refused planning permission.

1. Amenity

1.1. Extensions to properties should not be overbearing or unduly obtrusive and care should be taken to ensure they do not result in harmful-

- loss of privacy by overlooking adjoining properties
- loss of light or overshadowing of adjoining properties, particularly loss of light to main windows serving principal rooms such as living or dining rooms
- loss of outlook from adjoining properties
- sense of enclosure or overbearing impact on adjoining properties

- loss of garden, landscaping or open space, which contributes to local amenity
- loss of parking space that is desirable to retain.

1.2. Whilst there is a judgement on what constitutes a harmful, overbearing or obtrusive extension (see figure 1) your council's planning service is experienced in such areas and can provide early advice.

1.3. Also bear in mind that an extension at the rear of your property may affect your own amenities by restricting natural light to your own existing rooms, so you will need to use artificial light for much of the day which will cost more in energy, be less sustainable and affect the enjoyment of your accommodation.



Figure 1: Overshadowing, overlooking and loss of outlook

2. Harmony

2.1. Proposed extensions should normally be consistent of the form, scale and architectural style of the original building, particularly where it is a period or classic suburban property.

This can be achieved by:

- respecting the proportions of the existing house
- using an appropriate roof form
- matching materials and details
- matching the window style, proportions and position
- reflecting the character of the original house.

2.2. Whichever type of design is proposed, the following rules should apply:

- the extension should normally be subordinate to the original house
- the extension should respect the original building and should not be overly-dominant

- the height of the extension should normally be lower than the height of the original building.

For example, this can usually be achieved for a two-storey side extension by stepping down the roofline and setting back the front building line (see figure 2).

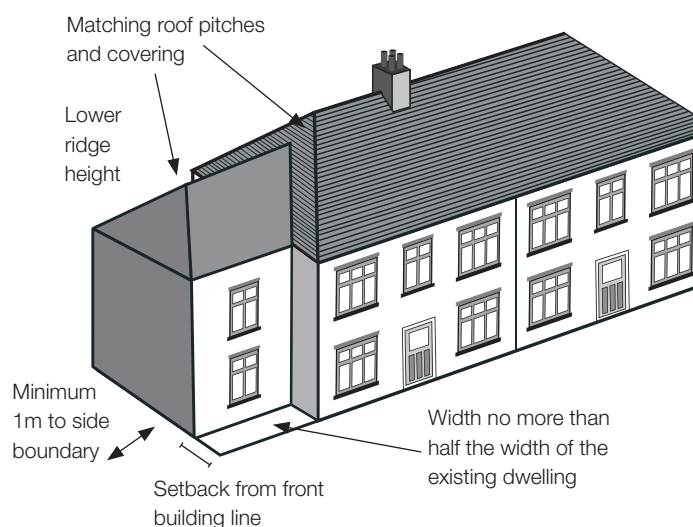


Figure 2: Subordinate approach

3. Materials and details

3.1. External finishes, materials and architectural features will affect how your extension looks. It is important to match the brickwork and roofing materials of the existing house in terms of colour, type and size. The brick bond and mortar joints should also be copied. The design, proportions and position of joinery details, windows and doors should reflect those of the original building to ensure the details of the new extension are sympathetically in-keeping and do not detract from the general character of the area.

3.2. Windows on extensions should normally match those on the existing house, in terms of their design, material and proportions. Where necessary, they should also be recessed to match the original windows. Those on upper floors will often need to be slightly smaller than those on the floors below where a hierarchy exists (ie. they reduce in size the higher up the house they are). Original bay windows are important features which should not be enlarged or altered significantly, to avoid having an adverse effect on the appearance of the house.

3.3. Where a flat roof is appropriate on a single storey extension (and in many cases pitched roofs are a better design), the roof should relate to any existing horizontal elements such as string courses or to the line of change between materials e.g. brick to render or tile hanging. Brick on edge coping is usually more satisfactory than a timber fascia board.

4. Fitting into the street

4.1. Your extension should sit comfortably with the main building and with neighbouring houses. Follow these pointers to help ensure your extension is acceptable:-

- take account of the group value, character and established form of development along your street
- use a design and facing materials which blend in with the character and appearance of the existing house
- take account of changes in levels between properties, gardens and the road
- take account of the angle and position of your house. this may increase the visual effect of the extension in the street scene
- roofs should be finished in a manner that complements the roof form of the original house and the surrounding area (see figure 3).
- leave enough space between houses to make sure they appear well separated

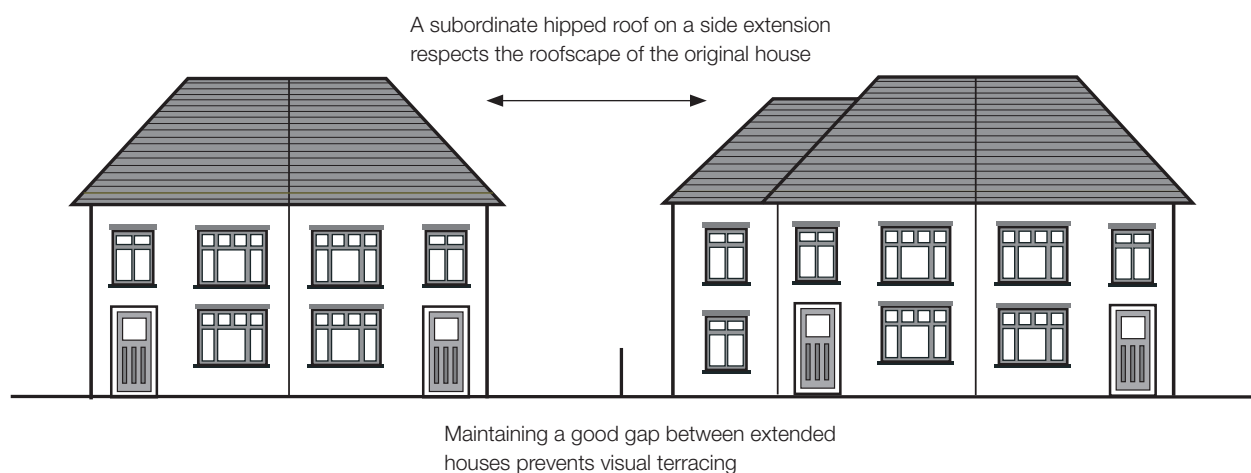


Figure 3: Maintain gaps between houses with subordinate extensions

- do not protrude beyond prominent building lines.
- protect important glimpsed views between buildings, which allow greenery and sky to be seen from the road
- take account of existing features along the boundary, for example, outbuildings, fences, walls and trees
- make sure the garden you end up with is not too small for your own enjoyment or for children to use as external playspace.

Part 2 – Design guidelines

1. Side extensions

- 1.1. Side extensions to existing buildings can be unacceptably prominent features in the street scene. Where gaps between houses are a common feature of a street, then proposals which close such gaps or create a terracing effect by bringing buildings too close together are likely to be rejected.

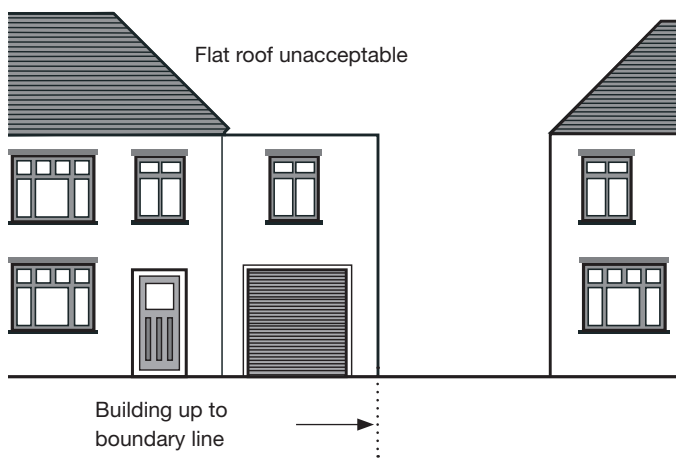


Figure 4: An inappropriate side extension on a semi-detached house

- 1.2. Side extensions should not be more than half the width of the original house. In addition, the setting back of the front wall of side extensions from the front building line, can help to reduce the visual impact on the street scene. First floor side extensions should normally be set back 1 metre from the front main wall of the existing house.
- 1.3. Pitched roofs help extensions fit in with the street and may be required for single storey extensions. Pitched

roofs, following the same pitch as the existing roof, will normally be needed for two storey extensions and be set down at least 0.5 metre from the ridge of the main roof. Side windows or other detailing can help improve the appearance of a flank wall.

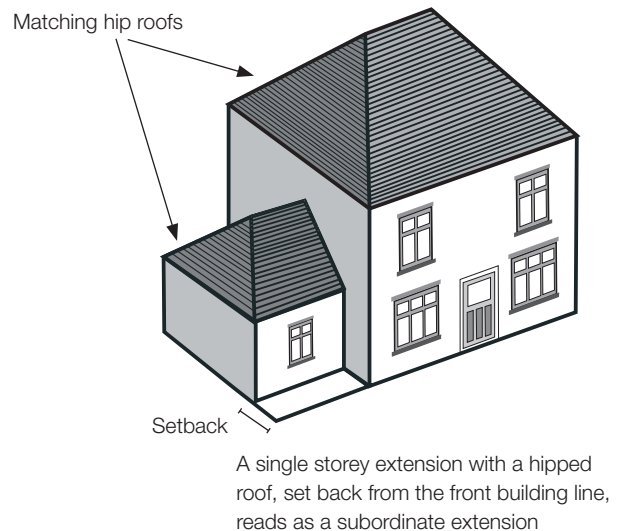


Figure 5: A subordinate single storey extension

- 1.4. In order to reduce the visual impact of two storey or first floor side extensions, there should normally be a minimum gap of 2 metres between the flank walls of properties at first floor level (i.e. a minimum gap of 1m between the boundary and the extension at first floor level for most two storey extensions.)
- 1.5. A larger gap may be required if the adjoining property would in any way be demonstrably harmed. Where possible, an existing direct access to a rear garden should be retained.

The flat roof is unacceptable, and the extension has not been set back from the front building line and is too dominant. The windows and garage door detract from the original property.

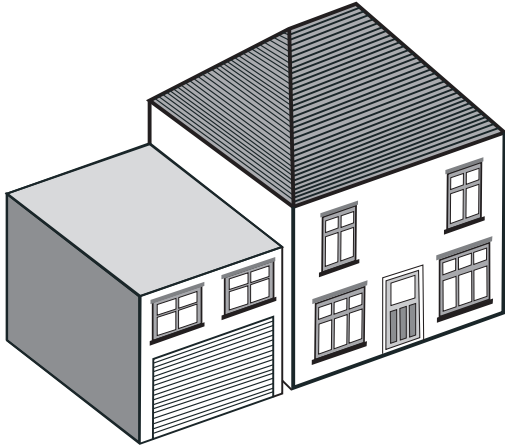


Figure 6: An inappropriate side extension on a detached house

- 1.6. Extensions on corner sites will be particularly open to public view. First floor extensions on corner sites should not project beyond the building line of the adjoining road (see figure 7).

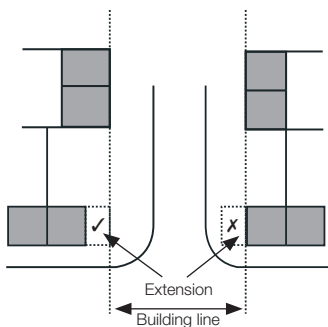


Figure 7: Do not protrude past prominent corners

- 1.7. Side extensions should ensure that the visual and residential amenities of neighbouring properties are not significantly affected.

2. Rear extensions

- 2.1. The depth of a single storey rear extension, normally considered acceptable for terraced properties is 3.0 metres.
- 2.2. The depth of a single storey rear extension, normally considered acceptable for semi-detached properties is 3.5 metres
- 2.3. The depth of a single storey rear extension, normally considered acceptable for a detached property is 4.0 metres.
- 2.4. Single storey rear extensions to the original house, need to ensure that:
 - The depth and/or height of the extension would not cause a significant sense of enclosure, or loss of outlook from, or light to, principal windows of habitable rooms of neighbouring properties
 - They would not look too bulky and prominent compared to the size of the main building and garden to which they relate
 - In addition, if your neighbour's house is at a lower level or has a rear building line set back from your rear building line, the depth of the proposed extension may need to be reduced in order to protect the amenity of your neighbour.
- 2.5. However, where there is significant harm to neighbours or residential amenities, deeper extensions would be inappropriate. In such cases each proposal will be considered on its own individual merits.

2.6. Two storey rear extensions which are closer than 2 metres to a neighbouring boundary and project more than 3 metres in depth are not normally considered acceptable. This is because they can be too bulky and dominant, and have a detrimental effect on the amenities of neighbours.

Two storey rear extensions need to ensure they don't lead to:

- loss of light to, and outlook from, windows and glazed doors positioned close to the extension
- unacceptable sense of enclosure to house and garden
- overbearing impact.
- harm to the character or appearance of the property and area.

Two storey rear extensions should not create an unacceptable sense of enclosure or have an overbearing impact on the adjoining house or garden

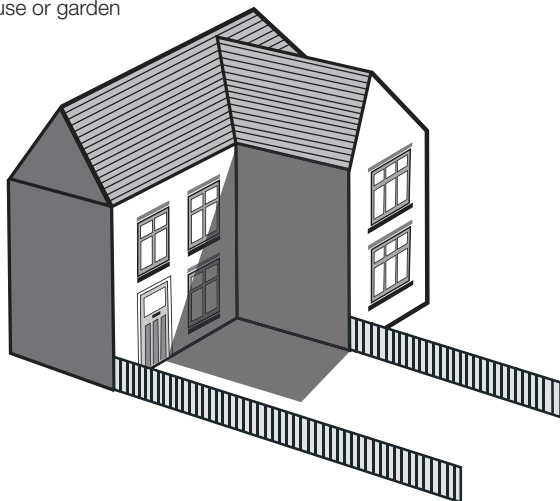


Figure 8: An over-sized two storey rear extension

2.8. Flat roofs should not normally be used as balconies as loss of privacy to immediate neighbours almost always results. This applies to side as well as rear extensions. Flat roofs on two storey rear extensions are not normally acceptable because they do not relate sympathetically to the house.

2.9. Proposed extensions on properties located within a designated conservation area would need to ensure that they preserve or enhance the character and appearance of the conservation area.

2.7. On widely spaced semi-detached or detached houses, there may be more scope for larger rear extensions. However, the principles listed in Section 1 still apply.

3. Front extensions (also see guidance note 11 on porches)

- 3.1. **Large, front extensions will not normally be permitted because of their effect on the street scene and character of the area in general.**
- 3.2. Where it is considered that a building may reasonably be extended forward (for example, on occasion detached houses in low density areas or in roads with irregular building lines), the following principles should be observed:
- The new roof should normally reflect the roof form of the existing house (e.g. pitched with tiles to match)
 - Front extensions should fit in with the architectural style of the house
 - Care should be taken to ensure that front extensions have regard to, and do not conflict with, existing architectural features such as bay windows
 - Windows should be positioned where they do not have a harmful affect on the amenities of neighbouring properties.

4. Roof extensions

- 4.1. Barnet Council recognises the useful role that roofspace and loft conversions can make to additional internal household space.
- 4.2. Additional, usable space can sometimes be created by converting roof space, providing this is carried out sympathetically. This often involves the formation of dormer windows or the

insertion of roof lights. Many houses in the borough have roofs that are too small for conversion, or in some cases, dormer windows or roof lights may be out of keeping with the character of the area.

4.3. Dormer roof extensions

A dormer roof extension is a vertical window or opening in a sloping roof, having its own roof, either flat, pitched or curved.

- 4.4. Dormer roof extensions can have a significant effect on the appearance of a house and their design needs careful consideration.
- 4.5. Dormers on the front of semi-detached or terraced houses will not generally be acceptable, due to their unbalancing effect on adjoining houses and the general street scene. Any exceptions are extremely limited and usually only where original front dormer extensions exist.
- 4.6. On side dormer extensions, where there is a requirement to provide adequate headroom for stairs, the extension should still be set away from the ridge and clear of the hips (see figure 10).
- 4.7. Consideration will be given to whether or not dormer roof extensions are a characteristic feature of the street and wider area.
- 4.8. The following points should be considered for dormer roof extensions:

- Design** – The design of dormer roof extensions should reflect the style and proportion of windows on the existing house. They may have flat, gabled, hipped or curved roofs and subject to the criteria on position, should normally align with the windows below.
- Proportion** – To retain the balance of your house, the dormer roof extension should not normally be wider than the window below it and the dormer cheeks kept as narrow as possible (see figure 10). For smaller confined houses, such as terraces consideration and allowance will be given to internal workable space and Building Regulation requirements for wider roof extensions.
- Overlooking** – Care should be taken in the design and location of new dormers, including side dormers to minimize overlooking of adjoining properties and gardens.
- Position** – Dormer windows should not overlap or wrap around the hips (see figure 9) or rise above the ridge. There should be adequate roof slope above and below the dormer and on semi-detached and terraced properties, they should be set in at least **1 metre** from the party wall, flank wall or chimney stack. In smaller terraced houses dormers set in less than 1 metre due to internal physical constraints will be taken into account providing such constraints and any minimum building regulation or fire regulation requirements are clearly and robustly demonstrated.

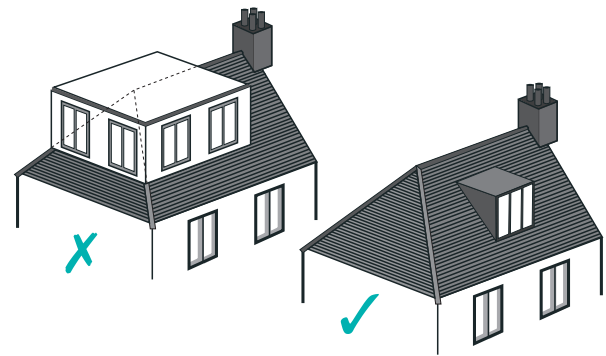


Figure 9: Size and scale of dormer windows. Dormers should be of an appropriate size and position

- Materials** – The window materials and design should be in keeping with those on the rest of the house. The dormer cheeks should be finished with lead, tiles, slates or other traditional materials, and the top of flat roofed dormers should be finished with lead or zinc. The use of roofing felt for the roof, cheeks or face of the dormer should be avoided.
- Scale** – Dormers roof extensions should normally be subordinate features on the roof and should not occupy more than half the width or half the depth of the roof slope. Dormers which wrap around the hips will not normally be considered acceptable (see figure 10).

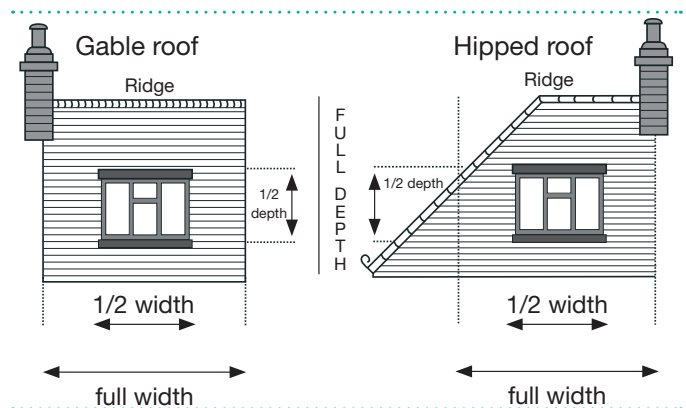


Figure 10: Rear dormer windows of an appropriate scale

- **Roofs** – Dormer roofs should be sympathetic to the main roof of the house. For example, pitched roofs to dormers should be hipped at the same angle as the main roof (see figure 11).

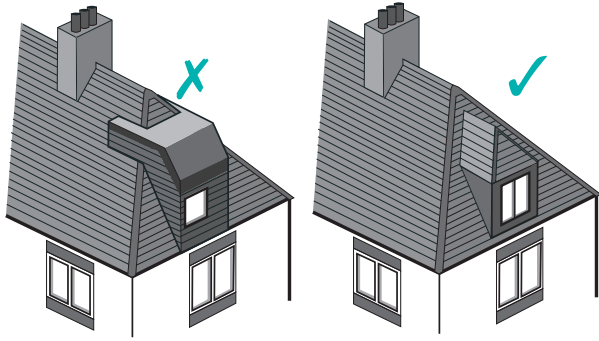


Figure 11: Relationship to existing roof design and bulk is important

4.9. Large roof extensions

Proposed hip to gable roof extensions need to take into account the following criteria:

- the gable should not unbalance a pair of semi-detached houses or a short terrace
- the gable should not reduce the degree of visual separation between houses or glimpsed views from the street
- the gable should not form an overbearing wall facing a street, neighbouring garden or other public place
- the gable should not appear out of character within the streetscape.

4.10. Consideration will be given to whether or not gable end extensions are a characteristic feature of the street and wider area.

4.11. Roof lights

Roof lights should be carefully positioned in order not to impact detrimentally or disfigure the appearance of a building, particularly where they are not a characteristic feature in the street. On front roof slopes they should be of the 'conservation type' ie. fitting flush with the roof slope and they should not dominate the roof in terms of their number. It is preferable to position them on rear roof slopes (see figure 12)

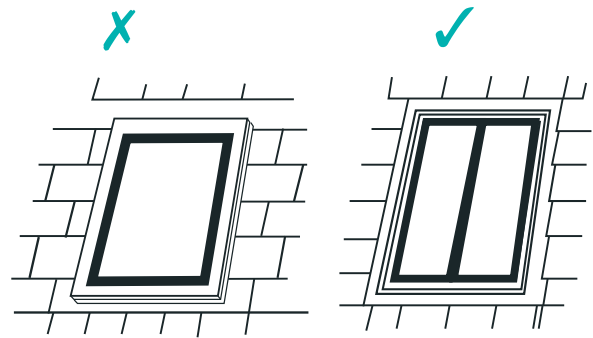


Figure 12: Flush fitting 'conservation' style rooflights sit more comfortably within roof slopes

5. Detached ancillary buildings in front and back gardens

Barnet has high quality suburbs which the character is often enhanced by green spacious front and rear gardens, which are important to protect.

Detached buildings can have a significant impact on local character and amenity, in terms of garden development.

5.1. Front garden buildings

Detached buildings are not normally acceptable at the front of terraced or semi-detached houses because of their dominant impact on the street scene.

On detached houses, they will only be considered acceptable where detached buildings in front gardens form part of the existing character of the street. For instance, where detached buildings were built as part of the original form and layout of an estate.

5.2. Back garden buildings

In general, the same principles apply to their design as to rear extensions, but the following guidance should be adhered to:

- they should not unduly over-shadow neighbouring properties
- they should not be too large or significantly reduce the size of a garden to become out of character with the area
- they should not unduly affect outlook from an adjoining property's habitable rooms or principal garden areas
- their design and materials should be in harmony with the surrounding area.

6. Basement extensions

6.1. **The council recognises the benefits of providing basement accommodation but is concerned to ensure that such development does not harm the established architectural character of buildings and surrounding areas,**

including gardens and nearby trees, and that no adverse impact is caused to the amenity of neighbouring properties.

- 6.2. Often with basement development, the only visual manifestations are light wells and skylights, with the bulk of the development concealed wholly underground and away from any public view.
- 6.3. The council will normally allow single floor basement extensions which do not project further than **3 metres** from the rear wall of a house or more than half its width beyond each side elevation.
- 6.4. The following points should be considered for basement extensions-
 - Nearby trees roots on or adjoining the site should not be damaged.
 - Not more than 50% of the amenity space (garden or front court yard) should be removed.
 - Neighbouring ground water conditions should not be adversely affected.
 - Any exposed area of basement should be subordinate to the property being extended and respect its original design and proportions. The length of any visible basement wall should not dominate a property nor extend its full width. In number, form, scale and panel size, basement windows should relate to the façade above. They should be aligned to any openings at the higher level and be of a size that is clearly subordinate to these so as to respect the character of the original building.

- Light-wells at the front need to appear as discreet interventions that do not harm the character or appearance of the building and its frontage. In situations where light-wells are not part of the established street scene, the nature of the front garden will help to determine their suitability. Where the depth of a front garden is sufficient, basement light-wells are more easily concealed by landscaping and boundary treatments providing a visual buffer from the street. In such circumstances light-wells that are sensitively designed may be acceptable, subject to other design requirements.
- Railings, grilles and other light-well treatments must avoid creating visual clutter and detracting from an existing front boundary wall, or obscuring front windows. This is particularly important in shallow gardens where front light-wells should be secured by a grille which sits flush with the natural ground level, rather than with the use of railings. Railings will be considered acceptable where they form part of the established street scene, or would not cause harm to the appearance of the property and neighbouring area.
- All rooms within a basement should be able to function properly for the purpose intended. They should be of an adequate size and shape and receive natural lighting and ventilation. All habitable rooms within basement accommodation should have minimum headroom of 2.3 metres.

- Forecourt parking arrangements should be considered carefully as light to basement windows can be severely restricted.

7. Annexes to dwellings

- 7.1. These are often referred to as “granny” annexes although their use varies, whether the accommodation is for elderly dependants, teenagers or games room/study, the issues on design remain the same.
- 7.2. Proposals to build an annex will be considered on the individual merits of the scheme but as with any other extension they must comply with the relevant design parameters outlined in this document.
- 7.3. An annex must not have a separate entrance or staircase and should be internally connected to the rest of the house and should not include a separate kitchen. It must remain ancillary to the main house at all times and this may be conditioned. The development of self-contained or similar accommodation will not be permitted.

8. Extensions in the Green Belt

- 8.1. **Whilst proposed extensions and alterations to properties within the Green Belt and Metropolitan Open Land (MOL) may conform to the guidance set out above they may not be acceptable in the Green Belt terms.**

- 8.2. Government policy in the form of Planning Policy Guidance Note 2 - Green Belt and local planning policy as set in the Unitary Development Plan states that extensions should not result in disproportionate additions over and above the size of the original house. An "original dwelling" as referred to in the policy is that as existed on the 1st July 1948, or as originally built if constructed after that date.
- 8.3. As well as external appearance and design of extensions in or adjacent the Green Belt, the concern of the council is that extensions should not be adversely affect the openness or visual amenity of the area.
- 8.4. As a guiding principle the volume of the original dwelling should not be added to by more than **25%** by external measurement in order to protect openness.
- 8.5. The cumulative effects of previous extensions will be taken into account. Proposed demolitions can be deducted in calculations if they are an integral part of the dwelling.
- 8.6. There may be cases where more than a **25%** increase is justified to produce a better design solution but there may also be cases where less than **25%** is appropriate, to avoid a disproportionate extension to a dwelling or where the site is especially prominent.
- 8.7. The calculations will include unused permitted development rights and any extant consents to build accordingly. The exception to this will be the applicant agrees to the extinguishment of unimplemented permissions or parts thereof.
- 8.8. In all cases the council will require a detailed survey which show all buildings within a curtilage of a site and details of its planning history.
- 8.9. Given the sensitivity of Green Belt related development, it is important to discuss your proposal with the Planning Service at the earliest opportunity.

Part 3 – Sustainable design and renewable energy

1. Background

- 1.1. When designing extensions there are opportunities to improve the energy efficiency and performance of your house as well as providing additional floor-space. It is important to consider the environmental impact and long-term sustainability of your proposals. Diminishing natural resources and climate change require that energy consumption is reduced and buildings are designed to be adaptable to meet our changing needs
- 1.2. The council has produced a **Supplementary Planning Document (SPD) entitled ‘Sustainable Design and Construction’**. This is a comprehensive document that encourages home owners and developers to produce designs for residential schemes of the highest quality, that fit into the context in which they are situated by way of architectural style, scale and materials used and are energy efficient.
- 1.3. Householders applying for planning permission should have considered the checklist found in Appendix 2 of the document, to assess how their proposal contributes towards sustainable development. The checklist evaluates how the applicant has incorporated sustainable design and construction measures into their proposal. The

checklist should be submitted with all applications. A high standard of design will be expected from all projects regardless of scale or complexity.

- 1.4. This document also lists some of the renewable energy sources which might be used in small scale developments. Their use ensures that projects are more energy efficient, which will contribute towards homeowners reducing their energy needs and also making financial savings on their energy bills. Using sustainable energy also attempts to address the issue of climate change.
- 1.5. The following list comprises a variety of sources of renewable energy and sustainable features which should be used by householders:



Solar water heating panels

2. Solar water heating

- 2.1. Solar water panels are increasingly being used in domestic situations to produce hot water. They work by utilising energy from the sun to heat water, which is then stored for later use as required. Ideally solar water panels

should be placed on south-facing surfaces at angle of between 30-40 degrees (this is roughly equivalent to a standard pitched roof). One of the main benefits of solar heating is that it reduces the needs for conventionally heated hot water, thus reducing non-renewable energy demands. Solar water heating can provide a third of domestic hot water needs. Less direct energy is also required to heat the already warm water for the desired use.

3. Photovoltaic panels

- 3.1. Photovoltaics (otherwise known as PV's), are panels which convert solar energy into electricity. In order to maximise efficiency, PV's should ideally be placed on a south-facing surface, but they can also be positioned on flat or vertical surfaces. Although they are often fixed on roofs, they can also be positioned in gardens providing they are unobstructed by vegetation or other structures. Modern PV's are now being designed to be very unobtrusive and can even replace glass.



Photovoltaic panels

- 3.2. Photovoltaic tiles are now available that resemble slate roofs and traditional tiles. This is an advantage because PV's installed on roofs should ideally fit into the context in which they are situated and therefore, should not appear unduly out of place on the roof to which they are fixed. In order that fit into their context, PV's should take account of the colour, style and character of any existing roof onto which they will be installed.

4. Green roofs and walls

- 4.1. Green roofs, which are also referred to as "living roofs" consist of layer of organic matter such as plants that are placed on top of conventional roofs and can offer many benefits. They enhance the environment in which they are situated by providing natural habitats for birds and insects to live in. They also reduce the risk of flooding by absorbing rainfall and minimising surface water run off. Green roofs can provide high levels of heat insulation and can lengthen the lifetime of a roof by protecting it from adverse weather conditions.
- 4.2. Green walls ensure that the built form of a development contributes to the ecological environment. They can reduce water run-off from facades, and reduce the solar heating of a building by providing shade.

5. Installation of rainwater recycling systems

- 5.1. Using water butts to collect rainwater from drainpipes around the house can provide water that may be re-used for watering the garden or car washing rather than using tap water. Systems are also available for localised recycling of water, such as using shower water to flush toilets (known as grey water systems).

6. Dual flush or low flush toilets and water efficient appliances

- 6.1. These appliances can reduce the amount of mains water used. It has been estimated that 40% of water which is of drinking quality is flushed down toilets. Reducing water consumption can also be addressed by utilising more water-efficient taps, showers dishwashers and washing machines.

7. Use of porous materials

- 7.1. Porous surfacing materials can be used to utilise to mitigate flood risk. They are suitable for use on surfaces such as patios and driveways as they allow rainwater to infiltrate directly into the subsoil. Examples of porous surfacing materials include, permeable concrete blocks, crushed stone and asphalt.

8. Micro-wind turbines

- 8.1. They convert wind energy into electricity. The larger the turbine the more effective the turbine will be. Good wind conditions are required, preferably not turbulent from neighbouring properties. Average wind speed for a location has a huge impact on the output of the wind turbine. Visual intrusion is the key planning concern. The ideal position of a wind turbine is to be high and clear of obstructions, which tends to be entirely counter to visual planning considerations. Noise is often raised as a concern, but in modern wind turbines does not tend to be an issue



A Micro-wind turbine

9. Recycled and sustainable materials

- 9.1. Recycling of previously used materials is highly desirable. Materials such as stone, timber, slates and bricks can often be re-used from a demolished building or an extension. New timber should be sourced from well-managed and sustainable forests, certified by The Forestry Stewardship Council (FSC).

Part 4 – Do I need consent from the council?

1. Planning permission

- 1.1. Planning permission is generally required for new buildings, but some house extensions may fall within a special exemption called ‘**permitted development**’. If so, they will not require planning permission but may require approval under the Building Regulations. Also check to see if listed building consent is required.
- 1.2. In some cases, depending on their size and siting, small extensions, dormer windows or detached buildings in gardens may not require planning permission (ie. constitute ‘permitted development’). It is always advisable that you check first before proceeding with works or submit an application for a Certificate of Lawful Development (see below). Householders should still take into the consideration the good practice and advice contained in this guidance note. Consent may also be required separately under the Building Regulations (0208-359-4500).
- 1.3. More information explaining the various categories of “permitted development” is readily accessible on the Government’s Planning Portal website at www.planningportal.gov.uk.

2. Special rules in conservation areas

- 2.1. A Conservation Area is an area identified and designated by the local authority as being of special architectural or historic interest. Within conservation areas different ‘permitted development’ rules apply, and because of their particular character, the council will require a higher standard of design and materials than elsewhere.
- 2.2. Some conservation areas are subject to what is known as ‘Article 4 Directions’. These directions require that planning permission is obtained for extensions or alterations that would otherwise constitute ‘permitted development’. Further information and advice including Conservation Area Appraisals, where appropriate, are available from the Planning Service.
- 2.3. For residents of the Hampstead Garden Suburb, any external change to a property including restoration of original work is likely to require the formal consent of the Hampstead Garden Suburb Trust, as well as planning permission.

3. Enforcement

- 3.1. **Take care before works are started!**
Failure to obtain planning permission can lead to enforcement action being taken and building works being returned to their original form.

3.2. It is also important to make sure that what is built has actually been permitted (ie. that it accurately represents what is shown on the approved planning drawings). If you build something bigger, or with different details or windows it is likely that enforcement action will be taken against you. This may mean you having to rebuild your extension in line with your consent.

4. Listed buildings

- 4.1. Internal and external alterations or extensions (including any demolition) which effects the character of a listed building will require listed building consent, in addition to any planning permission which may be necessary.
- 4.2. The fact that a proposed extension may itself be 'permitted development' does not negate the need to obtain listed building consent.
- 4.3. If you are considering works to alter or extend a listed building you are strongly advised to discuss your proposals with planning services at an early stage. Failure to obtain listed building consent is a criminal offence punishable by a fine or even imprisonment.

5. Conversion of garages to habitable accommodation

- 5.1. The conversion of a garage to habitable rooms (used for living/sleeping) may require planning permission. Depending on when the garage was originally

granted consent, a condition may have been attached to the permission that restricts its usage i.e. for car parking.

- 5.2. You will need planning permission to convert should this be the case and the council will take into account the amount of off-street parking available on your property and the appropriateness of any external alterations i.e. changing the appearance of the garage elevation to a wall and a window. You may also need planning permission if your proposal involves extending the garage wall to create a bay window for example or extending beyond the front most part of the house.

Other legislation

All applicants should also check whether:

- a. They have included a Design and Access Statement with their proposal if the building they are seeking to alter or extend is in a conservation area or if it is a Listed Building. Design and Access Statements are reports that explain the design justification of a proposal and its implications for access. (see www.barnet.gov.uk/design-access-guidance-oct07.pdf).
- b. Any trees that might be affected by the proposal, are subject to a Tree Preservation Order. Consent will probably be required for any work affecting preserved trees, including the

cutting of roots. The council should also be notified of any proposed works to trees in conservation areas.

- c. The proposed building works require permission under the Building Regulations. It is almost certain that the types of extension described above will require Building Regulations approval.
- d. If you intend to carry out work to an existing wall or structure which is shared with another property; build a free-standing wall or a wall up to or astride the boundary with a neighbouring property, or excavate near a neighbouring building, you may have to notify your neighbours under the provisions of the Party Wall etc, Act 1996.

How to apply for planning permission

Planning permission will be required for extensions to houses which fall outside the scope of 'permitted development'. You may obtain advice on pre-application proposals from the Planning Reception or on the council's website. In addition to the free verbal service available at the Planning Reception, a householder pre – application advice service is now available providing written advice for householders. A charge is made for this advice. This householder advice service does not apply to Listed Buildings. On more complex or medium-scale proposals, the Planning Service provides formalised pre-application advice, for which a charge is made.

Although the council strongly encourages you to take professional advice before applying for planning permission, we cannot recommend who you might use for reasons of fairness. The employment of a suitably qualified professional should minimise the time taken to register and process a planning application. Shop around and take time to choose an agent and ask them to provide references.

In order to apply for planning permission you will need to submit four copies of the completed application forms together with the appropriate fee and four copies of accurately scaled drawings.

These should include:

- a) Elevations (front, side and rear as appropriate) normally at 1:50 or 1:100 scale
- b) A floor plan
- c) A location plan (at 1:1250 scale) with the site outlined in red. Location plans may be purchased from the Planning Reception.

You may also submit an application on-line via the Planning Portal www.planningportal.gov.uk

Remember that when an application has been registered we will consult your neighbours and may erect a site notice and advertise the proposal in the press. The planning application file held by the authority is a public document and any member of the public can view all the information placed on it.

Certificates of lawful development

If you are in any doubt as to whether planning permission is required, you can apply to the council for a certificate of lawful development.

The certificate confirms whether or not planning permission would be required for the proposal. The appropriate forms and an explanatory leaflet are available from the council and should be submitted with the appropriate fee.

Making a decision

When the local planning authority comes to making a decision on your case there are two different ways this can happen. The council has given the Head of Planning the power to refuse or approve most householder related applications. Where this is the case we will try to make a decision within an 8 week period starting from the date your application is validated. However, where we have received several objections to your proposal but the officers consider that permission should be granted, we will present your case to the relevant Area Planning Committee, which are held every month

Whatever the outcome, as an applicant you have the right of appeal against your decision. You may wish to challenge a refusal, or appeal against one of the conditions we have imposed on your permission. The Planning Inspectorate in Bristol handles all appeals. Their contact details and guidance in relation to lodging an appeal will be enclosed with your decision notice.

Other useful publications

Are available from:

Planning Reception
Barnet House, 2nd Floor
1255 High Road, Whetstone N20 0EJ

tel: 020 8359 3000

fax: 0870 889 6818

- The Adopted Unitary Development Plan (May 2006) London Borough of Barnet
www.barnet.gov.uk
- Sustainable Design and Construction (2007) Supplementary Planning Document (SPD) London Borough of Barnet
www.barnet.gov.uk

Design Guidance Notes

- Advertising and Signs (Note 1)
- Selection and Siting of Satellite Antennae (dishes) (Note 2)
- Removal or Alteration of Chimney Stacks (Note 4)
- Replacement of Windows and Doors (Note 6)
- Residential Conversions (Note 7)
- Materials and Colour (Note 8)
- Walls Fences and Gates (Note 9)
- Shopfronts (Note 10)
- Porches (Note 11)
- Designing to Reduce Crime (Note 12)

Conservation Area Character Appraisal Statements

- Cricklewood, Railway Terraces

- Glenhill Close
- Golders Green Town Centre
- Hampstead Garden Suburb, The Bishop's Avenue
- Mill Hill
- Monken Hadley
- Totteridge
- Watling Estate
- Wood Street

Conservation Area and Listed Building Guidance Notes

- Hampstead Garden Suburb Design Guidance (Joint publication with HGST)
- Listed Building Consent and Conservation Area Consent: Guidance Notes for applicants

Other relevant documents and links

- Design and Access Statements: CABE (2006)
www.cabe.org.uk
- The Party Wall etc. Act 1996: Explanatory Booklet DCLG (2002)
www.communities.gov.uk
- Site Construction Guidance for Householders and Developers
www.barnet.gov.uk
- Protected Trees, A Guide to Tree Preservation Orders DCLG (2008)
www.communities.gov.uk
- The Planning Portal
www.planningportal.gov.uk

Useful addresses

For further information please contact the Planning Service at:

Planning Reception
Barnet House, 2nd Floor
1255 High Road, Whetstone N20 0EJ

tel: 020 8359 3000

fax: 0870 889 6818

email: planning.enquiry@barnet.gov.uk

For Listed Building and Conservation Area enquiries:

Contact:

tel: 020 8359 3000

fax: 0870 889 6818

email: planning.enquiry@barnet.gov.uk

For Building Regulation enquiries contact:

Building Regulation Service

tel: 020 8359 4500

fax: 0870 889 7462

email: building.control@barnet.gov.uk

For a comprehensive source of information concerning planning and building control matters please visit the council's planning pages online or the Government's Planning Portal website at www.planningportal.gov.uk

This document supplements and expands upon the policies and guidance contained within the Adopted Unitary Development Plan (May 2006), the Sustainable Design and Construction SPD (2007) and The London Plan (2008). The advice it contains is consistent with those policies and therefore has the status of supplementary planning guidance.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2012/0152		Ward: Highgate
Address: Bracken Knoll, Courtenay Avenue, N6 4LP		
Proposal: Excavation to create a basement floor (Householder Application)		
Existing Use: Residential		Proposed Use: Residential
Applicant: Mr & Mrs Raymond & Sue Miller		
Ownership: Private		
DOCUMENTS		
Title		
Design Statement		
Tree Report		
Flood Risk Assessment		
Structural Method Statement Bracken Knoll		
PLANS		
Plan Number	Revision	Plan Title
2902-102		Existing & Proposed Front Elevations
2902-103		Existing & Proposed Rear Elevations
2902-106		Existing FF Attic & Roof Plan
2902-100		Existing Ground Floor.
2902-105		Proposed & Existing Ground Floor
2902-101		Proposed Basement & Ground Floor Plan
2902-104		Proposed Basement Plan
Case Officer Contact: Matthew Gunning P: 0208 489 5280 E: matthew.gunning@haringey.gov.uk		

TABLE OF CONTENTS	
1.0	SITE & ARIEL PLAN
2.0	PHOTOGRAPHS & IMAGES
3.0	SITE AND SURROUNDINGS
4.0	THE PROPOSAL
5.0	PLANNING HISTORY
6.0	RELEVANT PLANNING POLICY
7.0	CONSULTATION
8.0	RESPONSES
9.0	ANALYSIS / ASSESSMENT OF APPLICATION
	• Siting and layout of the basement floor; • Impact on the appearance of the property and the character and appearance of area; • Impact on trees; • Impact on residential amenity.
10.0	CIL APPLICABLE
11.0	HUMAN RIGHTS
12.0	EQUALITIES
13.0	SUMMARY & CONCLUSION
13.0	RECOMMENDATION
14.0	APPENDICES
	Appendix 1: Comments on objections
SUMMARY OF REPORT: The proposal is for the creation of a basement floor beneath the footprint of this existing house, Bracken Knoll, a large two-storey detached property located on the eastern side of Courtney Avenue. In this case the siting of the basement floor beneath the existing house is acceptable and the most appropriate way to extend a building below ground. The existing foundations will be underpinned to the required depth to enable the basement to be excavated. The proposal will have no impact on the appearance of the property or the character and appearance of the conservation area. Sufficient information has been submitted with the application to demonstrate that it would be unlikely to cause harm to the built and natural environment and local amenity and also be unlikely to result in flooding or ground instability.	

1.0 SITE PLAN



This map is reproduced from Ordnance Survey material with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. LB Haringey LA066401 2004.

Site plan

Bracken Knoll, Courtenay Avenue, Highgate, N6 4LP

HARINGEY COUNCIL
**Directorate of
 Place &
 Sustainability**

Lyn Garner
 Director
 Place & sustainability
 River Park House
 London N22 8HQ
 Tel 020 8489 1000
 Fax 020 8489 5220

	Drawn by	SG
	Scale	1:1250
	Date	20/06/2012
	Drawing	10159

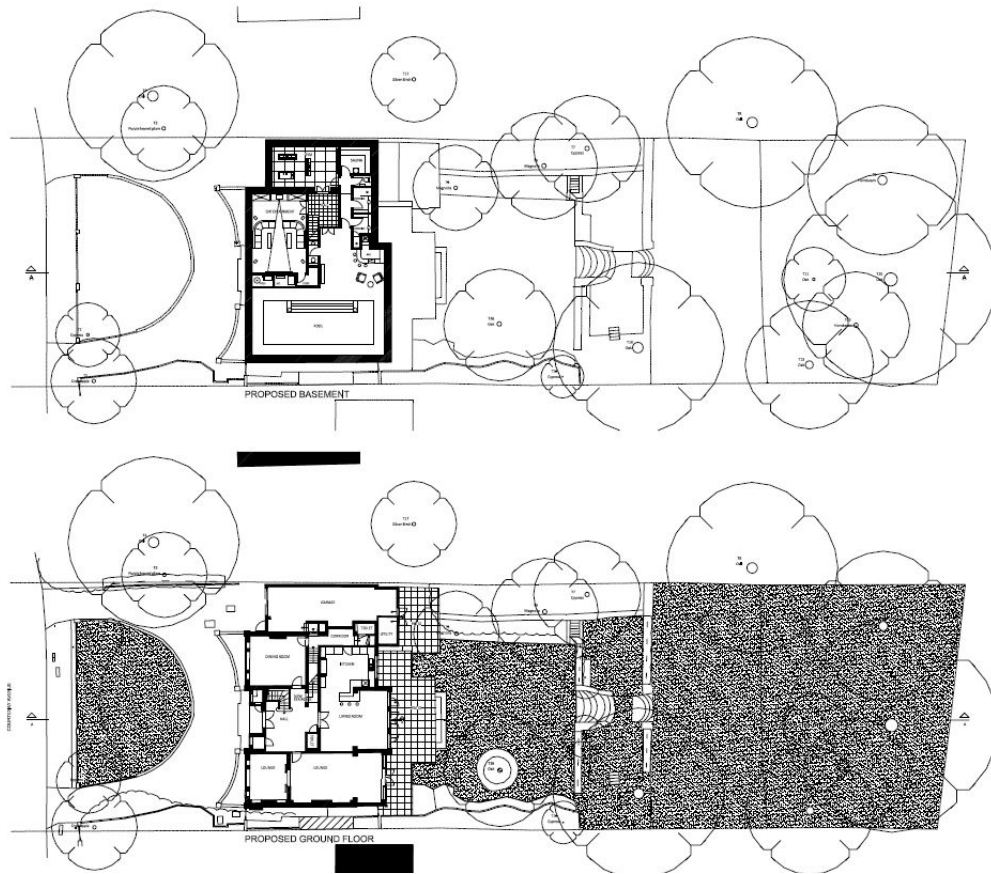
2.0 PHOTOGRAPHS & IMAGES



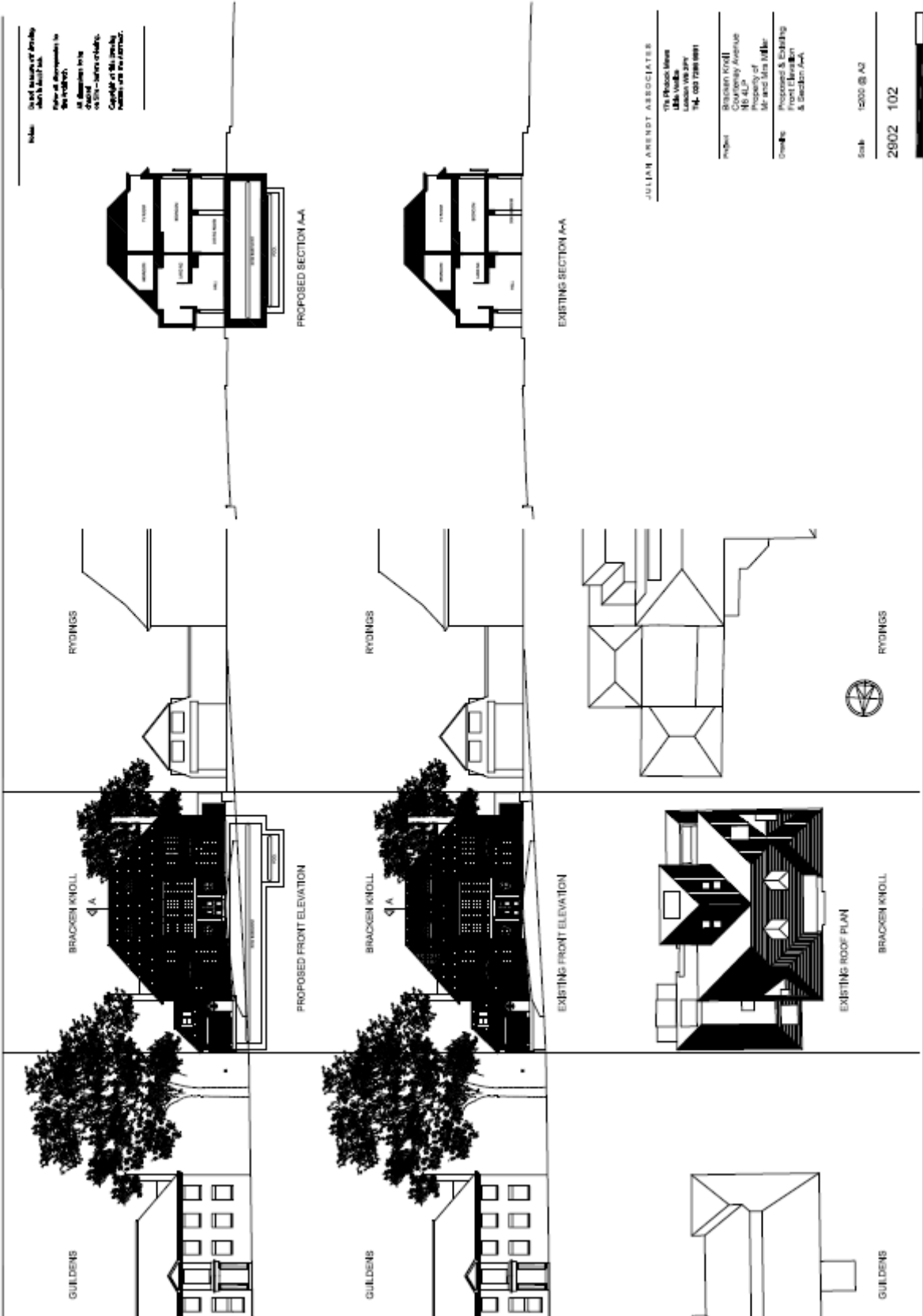
Existing Front Elevation



Existing Rear Elevation



Proposed Basement & Ground Floor Plan



Existing & Proposed Front Elevations

3.0 SITE AND SURROUNDINGS

- 3.1 Bracken Knoll is a large two-storey detached dwelling of symmetrical design with loft accommodation within its roofspace lit by dormer windows. It is an original 1920's house built in the vernacular' style of its era and faced in red brown facing brickwork, with leaded lights in steel casement windows set in timber subframes, and with plain clay red brown roof tiles on its roof. On the north side of the house is a garage with accommodation above, which is stepped back from the main bulk of the house.
- 3.2 The house stands on a 21m wide X 80m long garden plot located towards the centre of Courtenay Avenue on its eastern side. Courtenay Avenue is a gently sloping private cul-de-sac that falls from the junction with Hampstead Lane down to the boundary of the Highgate Golf Club, which provides a view over a rolling landscape and a semi-rural setting. The houses are spaced out in large plots, and set back behind mature gardens with mature trees and hedges; many of which are original mature oak trees which remain from the former Bishop's Wood.
- 3.3 Both Courtenay Avenue and Compton Avenue, located immediately to its east, are similar in terms of layout and style of houses, the width of the road. Both have large detached houses with views into Highgate Golf Club at their northern end. Courtenay Avenue has no formal pavements, just grass verges, which gives it a semi-rural feel. It has a slope of 16% from north to south, and there is also a slope across the road from west to east, with houses on the west side being above road level whilst those on the east side are below or level with the road.
- 3.4 Courtenay Avenue and the site in question are located within Highgate Conservation Area which includes a wide area of historic character with Highgate Village as its core. Courtenay Avenue lies within the Bishops Sub-Area of the Conservation Area.

4.0 PROPOSAL

- 4.1 The purpose of this extension is to provide additional accommodation to the property at basement level. The proposed internal gross area of the new basement will be 229 m² and will accommodate an entertainment room, a swimming pool & changing area, gym & sauna and storage space.
- 4.2 Pre-application planning advice (PRE/2011/0039) was given in October 2011 in respect of a proposal to demolish and replace the existing house on site. Officers viewed the existing building as making a positive contribution to the conservation area. As such a proposal to extend the property by way of a basement beneath the existing building has come forward. In addition a separate application (HGY/2012/0182) has been submitted to build a rear extension. The proposed internal gross area of the proposed rear extension will be 72 m²

5.0 PLANNING HISTORY

5.1 Planning Application History

HGY/2012/0182 - Erection of a single storey ground floor rear extension (householder application)- Pending

HGY/2005/2201 - Tree works to include reduction by 25 - 30% to 1 Oak tree to rear of property. – Approved 14/02/2006

HGY/2004/2576 - Tree works to include thinning of crown to 1 x Oak tree by 15% to rear of property – Approved 26/01/2005

HGY/1999/0656 - Erection of a single storey rear extension. – Approved 22/02/2000

HGY/1997/1286 - Remove deadwood and growth from stems and crown to 2 Oak trees. – Approved 06/01/1998

HGY/1990/0636 - Erection of ground floor rear extensions, first floor side, rear and front extensions, second floor rear extensions and formation of additional accommodation in roof space including alterations to front, rear and side elevations. – Approved 30/10/1990

HGY/1995/0769 - Conversion into two self contained units comprising one 1 bedroom (2p) flat and one 2 bedroom four person unit with rear extend access to garden. to garden – Approved 22/08/1995

HGY/1992/0523 – Erection of a single storey rear extension – Approved 18/08/1992

HGY/1992/0524 – Retention of glazed bulkhead to be provided with obscured glass – Approved 18/08/1992

HGY/1993/0531 – Remove deadwood, clean up trunk, thin crown by 25%, lift crown by 6m all round, T1, and 5m all round , T2, to two Oak trees. Reshape as necessary, reduce upper area by 20% to 1 Silver Birch. Fell to ground level 1 Cherry. – Approved 07/07/1993

HGY/1991/0832 – Erection of single storey rear extension between garage and day room including extending the hipped roof to garage to meet day room extension. – Approved 02/12/1991

HGY/1991/1088 – Erection of satellite receiving dish (90cm diameter) on east face of existing chimney stack. – Approved 02/12/1991

HGY/1991/1157 - Provision of glazed bulkhead to facilitate natural daylight to stairway 3 at first floor level. – Refused 02/12/1991

OLD/1989/1367 – Construction of double storey side & rear extension construction of rear conservatory over swimming pool and construction of new pitch roof with attic windows.- Withdrawn 05/04/1989

OLD/1989/1368 - Erection of ground floor rear extension, 1st floor side, rear and rear extension and formation of additional. – Withdrawn 19/09/1989

5.2 Planning Enforcement History

None

6.0 RELEVANT PLANNING POLICY

6.1 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).

6.2 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 7.8 Heritage assets and archaeology

6.3 Unitary Development Plan

G1 Environment

G2 Development and Urban Design

G3 Housing Supply

UD2 Sustainable Design and Construction

UD3 General Principles

UD4 Quality Design

OS17 Tree Protection, Tree Masses and Spines

CSV1 Development in Conservation Areas

CSV5 Alterations and Extensions in Conservation Areas

CSV7 Demolition in Conservation Areas

6.4 Supplementary Planning Guidance / Documents

SPG1a Design Guidance and Design Statements

SPG2 Conservation & Archaeology

SPD Housing 2008

SPG5 Safety by Design

SPG8b Materials

SPG9 Sustainability Statement

6.5 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'

Mayor of London 'London Housing Design Guide' 2010

7.0 CONSULTATION

Internal	External
Transportation Group	<u>Amenity Groups</u>
Cleansing	Highgate Society
Building Control	Highgate CAAC
Conservation Team	<u>Local Residents</u>
Ward Councillors	Chase End
Arboricultural Officer	Far End
	Kenmor
	Palladio
	Tree Tops Compton Avenue
	Beaulieu
	Blue Orchard Courtenay
	Foszia
	Guildens
	The Rydings Courtenay
	2 Courtenay Avenue

8.0 RESPONSES

Arboricultural Officer

- 8.1 The front and rear garden of Bracken Knoll and adjoining gardens contain 20 trees or groups of trees, four of which are of significant quality and value and are all oaks (T4, 13, 14, & 16 on the plan). Eight mixed species are of moderate quality and value (T1, 3, 7, 8, 10, 11, 12, & 15 on the plan). The remaining trees (T2, 5, 6 & 9) are of low quality and value and therefore should not be a constraint to development.
- 8.2 Tree protection measures - Protective fencing and ground protection measures must be installed prior to the commenced of any construction works on-site and must be in accordance with BS 5837: 2012 Trees in relation to construction. The Planning Officer must be notified once installed to allow for inspection by an Arboricultural Officer.
- 8.3 Site layout - The proposed site layout will result in the removal of one tree (T5). The tree is not visible from the road and as such is of low amenity value and

does not merit a TPO. However, a replacement tree must be planted to mitigate its loss and maintain local tree cover.

- 8.4 Conclusions - Providing that the tree protection measures are inspected by an Arboricultural Officer prior to the commencement of construction works I do not have any objections to this planning application.
- 8.5 Planning conditions to ensure tree protection - Robust planning conditions must be used to ensure protective measures are implemented for the safe retention of the existing trees and that appropriate enforcement action can be taken, if necessary. The following are minimum requirements:
- A pre-commencement site meeting must be specified and attended by all interested parties, (Site manager, Consultant Arboriculturist, Council Arboriculturist and Contractors) to confirm all the protection measures to be installed for trees.
 - Robust protective fencing / ground protection must be installed prior to commencement of construction activities on site and retained until completion.
 - The protective fencing must be inspected by the Council Arboriculturist, prior to any works commencing on site and remain in place until works are complete and must be in accordance with BS 5837: 2012 Trees in relation to construction

Highgate CAAC

- 8.6 The CAAC wishes to object strongly to yet another proposal which entails the excavation of a large basement without any adequate geotechnical investigation or basement impact statement. The flood risk assessment is not enough in this case where water is draining towards the golf course which is Metropolitan Open Land. In this case the application is ALSO particularly damaging since it would entail the destruction of a mature oak tree covered by a TPO, a tree which is one of the specimen oaks which remain from to Bishop of London's forest. There is no justification for this. There is also no adequate Construction management plan or any indication of the way the considerable amount of spoil will be disposed of. This is not a sustainable development.

Highgate Society

- 8.7 The Society object to the application on the following grounds:

“Basement Extension:

This is yet another application in the accelerating trend for large subterranean basement complexes in Highgate. The agents tell us that ‘with consideration of the current redevelopments in the road it was decided to seek permission for the construction of a basement beneath the existing residence.....’ With examples of basement development going on all around, it is not surprising that

there now appears to be a 'domino effect', the long term cumulative effects of which are completely unknown.

The structural engineers employed to undertake the geotechnical desk study and structural method tell us that they have already successfully completed two other basements in the same road and are in the process of completing their second in a neighbouring road, all without any significant ground water ingress. In a letter to Ms Nowaz, the engineers confirm that 'We consider that we have adequate knowledge of the local ground conditions and designs of basement construction in order to demonstrate the engineering viability of the proposed basement at Bracken Knoll without any adverse affect on any adjacent property.'

This may be the case, however, as is becoming increasingly and alarmingly clear, there is a complex network of unmapped underground streams in this area and no such conclusion can be drawn from the work so far undertaken.

The 'detailed river network map' contained in the flood risk assessment and sustainable drainage strategy shows that there is a source rising at the end of Courtney Avenue and another at the end of neighbouring Compton Avenue. In nearby Grange Road, successful basement constructions have taken place at nos. 18-22 and 24, but the basement excavation at no. 5, just across the road, hit a significant underground stream and the damming of underground water by a downhill excavation caused major subsidence in the neighbouring house.

The letter to Ms Nowaz also says that 'an intrusive ground investigation has not been undertaken at this stage as it is not a requirement for submission to Haringey Planning.....in our opinion this desk study information satisfies Haringey's Planning Stage requirements for the scheme.' In the opinion of The Highgate Society this should be a requirement.

Haringey's 'Emerging Policy DMP8 of the Draft Development Policy DPD' states that 'in determining proposals for basements and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity.'

We believe that the problems which are becoming apparent in this area together with the unknown cumulative effect of the increasing number of large subterranean developments here, mean that it is now appropriate, in accordance with the above draft policy, to require intrusive ground investigations to determine the actual impact of each of these excavations before planning permission is granted in order to ensure that they do not cause harm

Haringey residents expect and deserve this protection from you. Living through one of these projects is distressing enough without having your own property and environment damaged in the process and we understand from our

discussions with Building Control that they do not have the powers to control developments employing independent building inspectors

Trees:

We understand from the arboricultural report that the grounds of Bracken Knoll contain many fine trees, protected by an area type TPO. We also understand that some of these trees are remnants of the original Bishops Wood. They are therefore, very important to the heritage of this area and merit the highest level of protection.

We are therefore, extremely concerned about the comments made in respect of T16, a mature oak with 40+ years of estimated remaining contribution. The report says 'there would be encroachment by the new building into the tree's root protection area and parts of the upper crown would need to be trimmed back.....were it required to retain oak T16, care will be needed in designing foundations for the rear part of the building so as to minimise the risk of root damage and disturbance....'. The report then goes on to specify what would be necessary to protect the roots.

We believe that oak T16 must be retained and would ask that the tree is assessed by your Tree Officer and that permission is only considered if he/she is able to conclude that it is possible to proceed without endangering the tree. If this is the case, we would ask that the highest level of protection and monitoring of the project, by the Council's Tree Officer, is made a specific condition of any approval granted.

Amenity

The proposed rear extension includes a much larger first floor balcony than existing. The overlooking implications of this must be considered before any approval is granted.

Summary: We would ask you to refuse permission for these applications until:

- An intrusive ground investigation has been able to conclude that the basement proposals will not cause harm to the built and natural environment and local amenity.'
- Your Tree Officer is able to conclude that it is possible to proceed without endangering T16.
- It has been established that the larger first floor rear balcony will not cause unacceptable overlooking of neighbouring properties.

If it is then considered that approval is appropriate, we would also ask for stringent conditions to protect oak T16 during the works."

Local Residents

- 8.8 A letter of support has been received from the resident of the following property 'Beaulieu Courtenay Avenue' who states that

“I wish to support the Application without reservation. It is surely the only sensible way such increases should now be allowed: from Courtenay Avenue it would appear to have no visible impact on the Conservation Area, nor would it have any adverse impact on the Neighbours”.

9.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

- 9.1 The main material considerations in this case comprise the siting and layout of the basement floor, its impact on the appearance of the property and the character and appearance of the area, impact on trees and impact on residential amenity.

Siting and layout of the basement floor

- 9.2 The basement floor will sit beneath the footprint of the existing house. The basement will be one floor deep but given the proposed swimming pool, in part it will be more than one storey deep. Since October 2008 the creation of a basement floor in many cases does not require planning permission, but rather can be built under ‘permitted development’. A basement development that does not extend beyond the footprint of an original building (a single family dwelling) and is no deeper than one full storey below ground level, constitutes permitted development.
- 9.3 In this case the siting of the basement floor beneath the existing house is acceptable and the most appropriate way to extend a building below ground. The existing foundations of Bracken Knoll will be underpinned to the required depth to enable the basement to be excavated. It is likely that the foundations for Bracken Knoll will be shallow i.e. less than 1.0m in depth.
- 9.4 A number of concerns have been raised by the local amenity groups in respect of the basement floor. Officers recognise that given the geology of this part of the borough, basement development can have some impacts.
- 9.5 In terms of groundwater while basement development may affect flows expert’s view that the displaced water will find a new course around the area of obstruction. Emerging evidence also shows that even where there are a number of consecutively constructed basement developments, the groundwater flows will find a new path. Given the pattern of development along this road (detached houses on large plots) the problem of consecutively constructed basement developments should not be a concern. In this particular case the northern property is in excess of 10m from the proposed basement construction and the southern adjacent property approximately 3m. It is also important to point out that drainage systems can be used to allow ground water flows to by pass a basement without unacceptable change in the ground water levels or flow.
- 9.6 In this case a Geotechnical Desk Study/ Structural Method Statement and a Flood Risk Assessment (prepared by Conibee Consulting Engineers) have been submitted with the application. Conibee Consulting Engineers have

extensive experience of basement construction in the area and list a number of projects they have been involved in.

- 9.7 The Geotechnical study outlines that the site is potentially underlain at shallow depths by silts and gravels sitting on London Clay. These are permeable hydro-geological layers capable of supporting water supplies at a local rather than strategic scale. To the north and east of the site is the start of a culverted stream within Highgate Golf Course. There are no other major rivers within the vicinity of the site.
- 9.8 The report indicates that if ground water is found to be present then land drains will be installed around and under the basement in order to maintain the flow of any ground water present; although they indicate that based on the desk study information this is considered to be a low risk. This will be looked at as part of the detailed basement design and construction methodology.
- 9.9 The report states that the structural integrity of the proposed basement would need to satisfy the modern day building regulations and separate permission would be required under the Building Regulations.
- 9.10 The flood risk assessment outlines that the site has minimal risk of fluvial flooding. Further to this, neither the Strategic Flood Risk Assessment for the Borough nor the site specific flood risk assessment for this development have identified flood risks for the site that cannot be managed. Therefore, the applicable residual flood risk at this site would be low.

Impact on the appearance of the property and the character and appearance of area

- 9.11 The existing superstructure to Bracken Knoll will be retained with the basement created beneath. The proposal has no visual impact to the front and rear and will not be visible from the public realm. The existing semi-circular front lawn, drive, garden paths, beds and the northern hedge boundary will all be retained. All mature trees (with the exception of a Magnolia tree) and shrubs on the site will be protected, during building work. The open nature of the rear garden will also be unaffected.
- 9.12 Visually, the effect on Courtney Avenue and the wider conservation area will be negligible.

Impact on trees

- 9.13 There are numerous mature trees to the front and rear of Bracken Knoll in addition to within adjacent gardens. A tree report has been submitted with the application (prepared by Geoffrey Bunyan Associates). The report indicates that the basement excavation has been kept within the perimeter of the existing house to ensure it does not encroach on the tree root protection areas. In this case as outlined above the existing foundations of Bracken Knoll will be underpinned to enable the basement to be excavated.

- 9.14 The report indicates that only two trees will be affected by the proposal; T5 a magnolia which is categorised as a Grade C tree and a mature oak T16. The magnolia is a small multi stemmed tree located within the rear garden and not openly visible. The magnolia is proposed to be removed. The Oak tree is ten metres from the rear of the property and under five metres from the proposed extension to the house.
- 9.15 In respect of the proposed rear extension (being considered under reference HGY/2012/0182) the Arboricultural Consultant has indicated that piled foundations should be used and associated beams, slabs and suspended floors should be laid at or above ground level and cantilevered as necessary to avoid damage to the tree roots. The Council's Arboricultural Officer is satisfied with this and requires appropriate tree protection measures to be put in place during construction works.

Impact on residential amenity

- 9.16 Given the nature of the project there will be no direct impact on the residential amenity of adjoining properties. It is recognised that there may be some disturbance and disruption resulting from the excavation. No objections have been received from the residents of Courtney Avenue.
- 9.17 The structural stability of adjacent buildings will not be put at risk. The structural report submitted has been prepared by structural engineering firm that is fully accredited.

10.0 CIL APPLICABLE

- 10.1 The proposal will be liable for the Mayor of London's CIL as the additional floorspace exceeds 100sqm/ the scheme provides one or more residential units. Based on the MoL's CIL charging schedule and the information given on the plans the charge is likely to be £8,015.00 (229 sqm x £35). This would be collected by Haringey after implementation (if permission were granted) and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, or and indexation in line with the construction costs index.

11.0 HUMAN RIGHTS

- 10.1 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.

12.0 EQUALITIES

- 11.1 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 In this case the siting of the basement floor beneath the existing house is acceptable and the most appropriate way to extend a building below ground. The existing foundations will be underpinned to the required depth to enable the basement to be excavated. The proposal will have no impact on the appearance of the property or the character and appearance of the conservation area.
- 12.2 As such the proposal is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design', G10 'Conservation', CSV1 'Development in Conservation Areas' and CSV5 'Alteration and Extensions in Conservation Areas' of the adopted Haringey Unitary Development Plan 2006 and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's 'Housing' Supplementary Planning Document. Given the above this application is recommended for APPROVAL.

13.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions and drawings No.(s) 2902- (100-106):

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.

TREE PROTECTION

3. 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.

4. All works associated with this development shall be undertaken in accordance with the detail as specified in the Arboricultural Report & Method Statement.

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

CONSTRUCTION

5. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm pm on other days unless previously approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.

6. 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.

7. 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;
- iv. Details showing how the front façade will be protected during construction;
- v. Measures to ensure the stability of adjoining properties,
- vi. Vehicle and machinery specifications.

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

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

REASONS FOR APPROVAL

The siting of the basement floor beneath the existing house is acceptable and the most appropriate way to extend a building below ground. The existing foundations will be underpinned to the required depth to enable the basement to be excavated. The proposal will have no impact on the appearance of the property or the character and appearance of the conservation area. As such the proposal is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design', G10 'Conservation', CSV1 'Development in Conservation Areas' and CSV5 'Alteration and Extensions in Conservation Areas' of the adopted Haringey Unitary Development Plan 2006 and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's 'Housing' Supplementary Planning Document.

APPENDIX 1; Comments on Objections

No.	Stakeholder	Comments	Response
1	Highgate CAAC	- The flood risk assessment is not enough in this case where water is draining towards the golf course which is Metropolitan Open Land; - Destruction of a mature oak tree covered by a TPO; - No adequate Construction management plan or any indication of the way the considerable amount of spoil will be disposed of.	- The basement will sit below the footprint of the existing house and as such extending the footings deeper is unlikely to affect the groundwater flows in the wider area. - Oak tree is not being removed and can be protected. - CMP is required to be submitted prior to construction..
2	Highgate Society	- Unknown cumulative effect of the increasing number of large subterranean developments here, mean that it is now appropriate - intrusive ground investigations is required to determine the actual impact of each of these basement excavations before planning permission is granted in order to ensure that they do not cause harm - Concerns in relation to T16 – a mature oak which must be retained.	- Where basements are being built in this part of Highgate they are generally not up to the boundaries of the site but rather sit under detached houses with very large gardens. - Given the nature of this part of Highgate a stand alone basement which intersects the groundwater table is unlikely to affect the groundwater flows in the wider area as ground water will simply flow around the obstruction. The effects on water level are likely to be small and less significant than seasonal or other existing variations in the groundwater table. - Oak tree is not being removed and can be protected.

No.	Stakeholder	Comments	Response
3	Beaulieu Courtenay Avenue	Letter of support	Noted

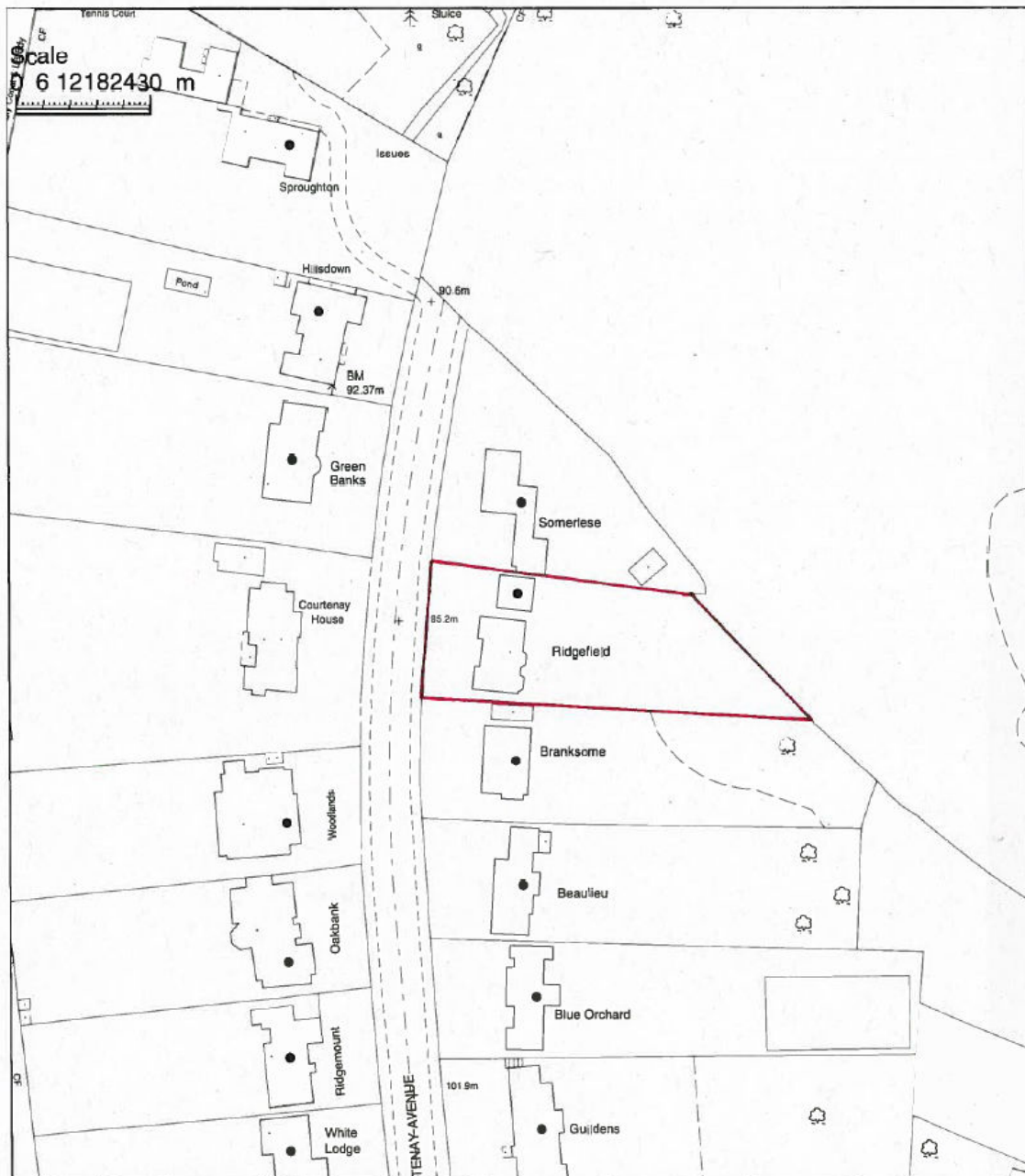
This page is intentionally left blank

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2012/0166	Ward: Highgate	
Address: Ridgefield, Courtenay Avenue N6 4LP Proposal: Partial demolition and redevelopment of existing house, retaining the front facade with minor alterations (householder application) Existing Use: Residential Proposed Use: Residential Applicant: Keyston Limited Ownership: Private		
DOCUMENTS		
Title		
Design & Access Statement		
Lifetime Homes Report		
Heritage assessment		
Tree Survey		
PLANS		
Plan Number	Revision	Plan Title
1186/LP01		Location Plan
1186/S01		Existing site plan
1186/S02		Existing elevations
1186/S03		Existing elevations
1186/AP01		Comparison of existing and proposed elevations
1186/AP02		Proposed site plan
1186/AP03		Proposed plans
1186/AP04		Proposed elevations
Case Officer Contact: Matthew Gunning P: 0208 489 5280 E: matthew.gunning@haringey.gov.uk		

TABLE OF CONTENTS	
1.0	SITE & ARIEL PLAN
2.0	PHOTOGRAPHS & IMAGES
3.0	SITE AND SURROUNDINGS
4.0	THE PROPOSAL
5.0	PLANNING HISTORY
6.0	RELEVANT PLANNING POLICY
7.0	CONSULTATION
8.0	RESPONSES
9.0	ANALYSIS / ASSESSMENT OF APPLICATION
	• The design, form and appearance of the proposed extensions; • Impact on the streetscene and character and appearance of Conservation Area, • impact on the amenity of adjoining/ neighbouring properties; • Impact on trees.
10.0	CIL APPLICABLE
11.0	HUMAN RIGHTS
12.0	EQUALITIES
13.0	SUMMARY & CONCLUSION
13.0	RECOMMENDATION
14.0	APPENDICES
	Appendix 1: Comments on objections
SUMMARY OF REPORT: The site in question consists of a large detached dwelling located almost at the end of Courtney Avenue on its eastern side. The proposal is for the partial demolition and redevelopment of the existing house, retaining the front facade with minor alterations. The proposal largely involves extending the main bulk of the house further into the garden, but retaining a generous open space to the back. The proposal will involve changes to the garage wing and some minor changes to the front elevation of the main body of the house, however overall there will be no significant change to the streetscape or view from the public realm. The existing property has a basement which sits below part of the main garage wing and under part of the main body of the house. The proposed basement will extend underneath the footprint of the main bulk of the house by 5m. The design and layout of the basement floor takes advantages of the slope of the site. The 5m element which extends beyond the main bulk of the house will have a terrace on top. The design of the proposed extensions and proposed alterations to the façade, are considered to be sympathetic and sensitive to the architectural composition of this property and its setting within the Conservation Area. Overall the proposed development has taken careful consideration in terms of its layout and design to ensure that the privacy and amenity of neighbouring occupiers are not adversely affected	

1.0 SITE PLAN



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. LB Haringey 100017423 2005

Site plan

Ridgefield, Courtenay Avenue, Highgate, N6 4LP

HARINGEY COUNCIL

**Directorate of
Place &
Sustainability**

Lyn Garner
Director
Place & Sustainability
River Park House
London N22 8HQ
Tel 020 8489 1000
Fax 020 8489 5220

	Drawn by	MT
	Scale	1:1250
	Date	20/06/2012

2.0 PHOTOGRAPHS & IMAGES

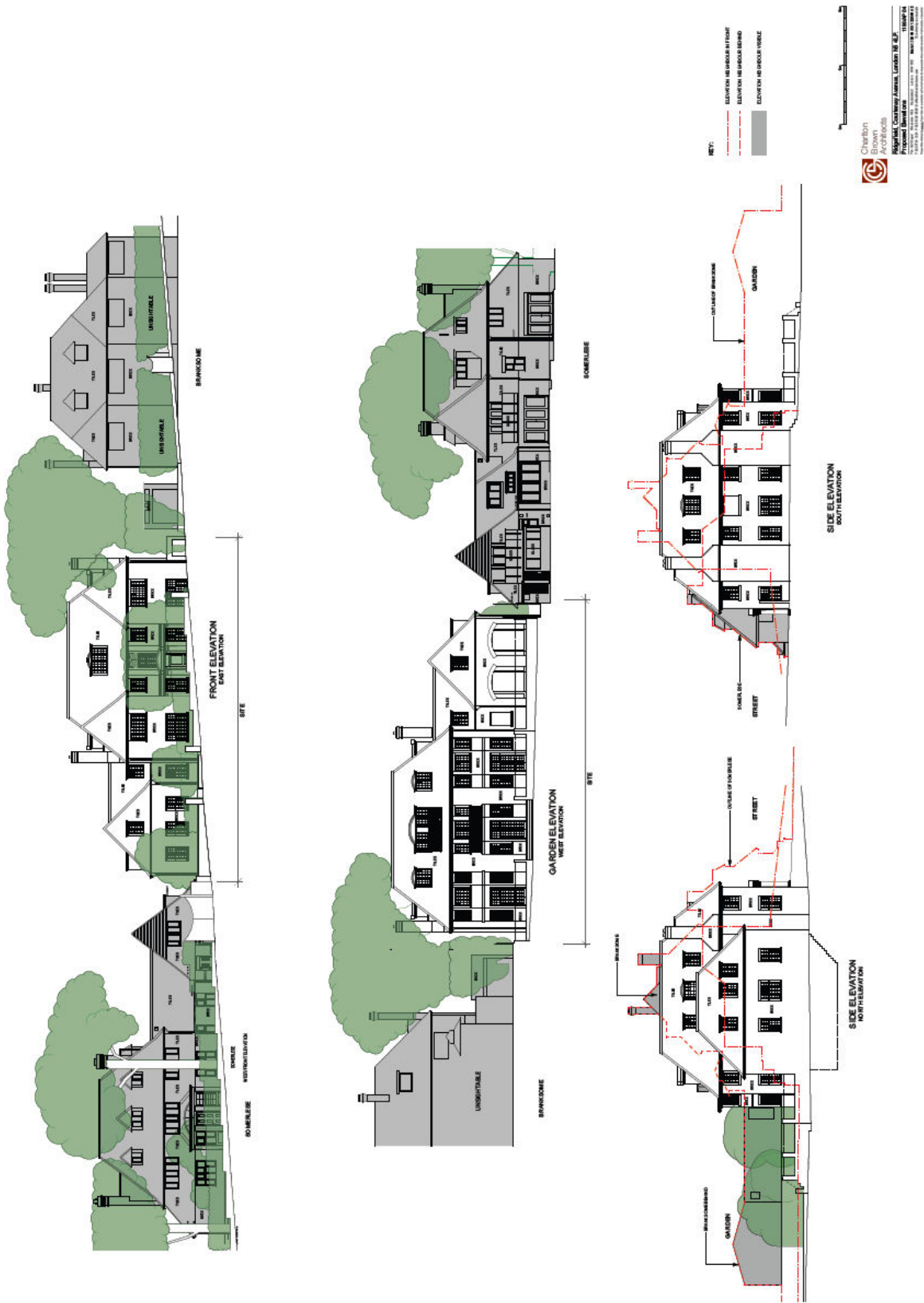


Existing Front Elevation



Existing Front Elevation

Proposed Site Plan



Proposed Elevations

3.0 SITE AND SURROUNDINGS

- 3.1 The site in question consists of a large detached dwelling located almost at the end of Courtenay Avenue on its eastern side. Courtenay Avenue is a gently sloping private road that falls from the junction with Hampstead Lane down to the boundary of the Highgate Golf Club, which provides a view over a rolling landscape and a semi-rural setting. The houses are spaced out in large plots, and set back behind mature gardens with mature trees and hedges; many of which are original mature oak trees which remain from the former Bishop's Wood.
- 3.2 Courtenay Avenue is similar to Compton Avenue in terms of layout and style of houses, the width of the street and the number of street trees. Compton Avenue is also a private road with very large detached mansion houses with views into Highgate Golf Club at the bottom of the road. The street has no formal pavements, just verges, which gives it a semi-rural feel. The slope of the street is fairly pronounced, and houses on the West of the road are above road level whilst those on the east are below or level with the road.
- 3.3 The site is located within Highgate Conservation Area which has a diverse character. This is reflected in the varied nature of the immediate environs of the site which contains a range of building ages, types and quality. There are a number of sub areas within the Conservation Area with the site in question falling within the Bishops Sub-Area.
- 3.4 Central to the development of this area, which mostly occurred between 1914 and 1930, was a developer called Walter Quennell, a brother of the Arts and Crafts architect Charles Henry Bourne Quennell. He designed several of the houses in the area in a free English domestic style influenced by vernacular and late Arts and Crafts, which was also used by other architects and developer builders in the area. Within the Bishops Sub-Area the house styles also include neo-Georgian Free Style prevalent in the Edwardian period. There are a variety of individual treatments and materials, however red facing brickwork is the predominant facing material with some render & pebbledash, with white painted casement windows. Hipped and gable roofs are finished in clay tile roofing, some in slate, and frequently feature tall brickwork chimneys.
- 3.5 Both the 1894 OS map illustrates how the area to the north of Hampstead Lane was part of Bishop's Wood before it was laid out for residential development. Stormont Road was the first road to be laid out with the earliest house erected in 1906. The 1920 OS map records the number of plots for houses along the road by this date. The 1936 OS map shows the final pattern of development with Courtenay Avenue, Compton Avenue, both cul-de-sacs, as well as Sheldon Avenue and Stormont Road which were all set out to the north off Hampstead Lane. The form of development shows large detached houses on wide fronted plots, each with substantial gardens along these Avenues.
- 3.5 The style of architecture along Courtenay Avenue is notably later than that of Stormont Road, though the houses show a mixture of designs by CHB Quennell and Christopher Cooper. Quennell is believed to have designed 4 of the

original houses on the road: High Birch, Guildens, Blue Orchard and Courtney House. Cooper, although not an architect, designed most of the remaining houses. Other houses in the street show Arts and Crafts features such as the tile-hung gable on 'Ridgemount'. There are some in fill houses and many replacement houses along Courtney Avenue, particularly on the western side of the road, such as 'High Birch', 'Red Gables', 'Oak Bank', 'Woodlands' and 'Courtney House' which replace original Cooper and Quennell designs. These are generally built closer together than the original layout

- 3.6 Ridgefield is a two-storey property of symmetrical design with accommodation within the roofspace and a part basement floor; built of brown brick, interlocking roof tiles and Critall steel windows. To the side of this property is a garage wing consisting of a double garage with accommodation above, which is linked to the main dwelling. This building is stepped back and stepped down from the main bulk of the house.

4.0 PROPOSAL

- 4.1 The proposal is for the partial demolition and redevelopment of the existing house, retaining the front facade with minor alterations. The proposal largely involves extending the main bulk of the house further into the garden, but retaining a generous open space to the back.
- 4.2 The proposal will involve changes to the garage wing and some minor changes to the front elevation of the main body of the house, however overall there will be no significant change to the streetscape or view from the public realm.

5.0 PLANNING HISTORY

5.1 Planning Application History

HGY/1995/0457 - Front extension to existing garage, erection of dormer window to front roof of existing garage. Erection of part single storey, part 2 storey rear extension to swimming pool enclosure – Approved 09/01/1996

HGY/1994/0440 Erection of two/three storey side link between main body of house and garage/games room and ground floor rear conservatory extension. – Approved 19/07/1994

5.2 Planning Enforcement History

None

6.0 RELEVANT PLANNING POLICY

6.1 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 proposed development is considered to be consistent with the Framework which seeks to approve proposals that accord with the local development plan. The NPPF has at its core a strong presumption in favour of sustainable development.

6.2 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 7.8 Heritage assets and archaeology

6.3 Unitary Development Plan

G1 Environment

G2 Development and Urban Design

G3 Housing Supply

UD2 Sustainable Design and Construction

UD3 General Principles

UD4 Quality Design

OS17 Tree Protection, Tree Masses and Spines

CSV1 Development in Conservation Areas

CSV5 Alterations and Extensions in Conservation Areas

CSV7 Demolition in Conservation Areas

6.4 Supplementary Planning Guidance / Documents

SPG1a Design Guidance and Design Statements

SPG2 Conservation & Archaeology

SPD Housing 2008

SPG5 Safety by Design

SPG8b Materials

SPG9 Sustainability Statement

6.5 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'

Mayor of London 'London Housing Design Guide' 2010

7.0 **CONSULTATION**

Internal	External
Transportation Group Cleaving	<u>Amenity Groups</u> Highgate Society Highgate CAAC

Building Control Conservation Team Ward Councillors Arboricultural Officer	<u>Local Residents</u> Branksome, Summerlees and other neighbouring residents.

8.0 RESPONSES

Highgate CAAC

- 8.1 “The CCAC wishes to object strongly to this application. The Supporting information is inadequate; there is no arboricultural report nor has any effort been made to assess the possible impact on surrounding properties and the wider hydrological environment of the large basement proposed. There is no indication of how spoil would be disposed of or of any construction management plan. This cannot be considered sustainable development. The house as designed is over-extended at the rear in a way which is not considerate of neighbours' amenities. This application must be refused as inadequately documented and with an unacceptable increase in bulk.”

Highgate Society

- 8.2 The Society object to the application on the following grounds:

- The house currently is an elegant house with Arts and Crafts detailing. The alterations which are proposed to the front elevation, although described as minor are crude and radically alter the careful handling of proportions of the front elevation. Particular problems are the reduction in width to the second floor dormer, lowering the cill of the windows over the garage, removal of the double height feature window to the left hand side of the front door and the altering of the roof pitch which results in a bulky appearance. The proposed frontispiece of Doric columns and pilasters with a pediment over is completely inappropriate for a building of this style and period.
- The description of the application omits the proposed basement . This is massive being between 2 and 3 times the footprint of the original house and is larger than the footprint now proposed. There is a swimming pool proposed in this basement which will result in excavations of 7-8 metres deep. This application is just one of a number of similar applications in this area involving the excavation of a subterranean floors with additional depth for a swimming pool. However, despite the fact that the site is sloping, is in an area with a very high water table, complicated by complex hydrology and is very close to a neighbouring buildings, this application, contains no hydrological or geotechnical information.
- A basement of this extent and depth will require considerable volume of spoil to be removed. This will have a lengthy and considerably disruptive effect on the neighbours but no Construction Plan is enclose with this

OFFREPC
Officers Report

application. This should form part of the application and be subject to approval with the application rather than conditioned.

- The new footprint is considerably larger than that existing and this is achieved by increasing the depth of the building particularly on the elevation facing the adjoining property, Branksome, to the south
- No side elevations are included in the application. However, the plans indicate that these elevations have been penetrated by windows close to and overlooking the adjoining properties, particularly Branksome. This will have a considerable impact on the amenity and privacy of these properties. The Design Statement states the Architect has taken overlooking into consideration but I can see no evidence as to how this has been achieved.
- The extent of the basement will result in the loss of a considerable number of trees and this will have a detrimental effect on the leafy character of the area.

9.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

9.1 The main issues are considered to be:

- the design, form and appearance of the proposed extensions;
- impact on the streetscene and character and appearance of this part of the Conservation Area,
- impact on the amenity of adjoining/ neighbouring properties;
- & impact on trees.

Design & form of proposed alterations & extensions

9.2 UDP Policies UD3 and UD4 of the Haringey Unitary Development Plan seek to ensure that proposals compliment the character of the local area and are of a nature and scale that is sensitive to the surrounding area and of a high design quality. Furthermore, it is stated that the spatial and visual character of the development site and the surrounding streetscene should be taken into account and attention should be given to the building lines, form, rhythm and massing, height and scale and fenestration.

9.3 The main aspect of the proposal involves extending the house further into the site. The depth of the main part of the house will be extended by approximately 8.25m. The flank wall facing Branksome will be extended by 7m. The flank elevation of the garage wing facing Summerlees will be extended by approximately 4m. The extended flank elevation which will face the side with Branksome will have two chimney stacks and will therefore keep a feature which is important to the design and appearance of the existing property. The existing house at Branksome already sits approximately 3.75m further into its site compared to Ridgefield; in addition there is a gap of approximately 7m between the flank walls of these properties.

- 9.4 The overall form of the extended house will be a dwelling of a square plan with a garage wing linked to the main house. The new building will extend further into the site however the plot still has a very generous garden size. The proposal is rationalised by removing the later additions and bays and replacing them with three symmetrical canted bays and an arcade. The new rear elevation will be of symmetrical design. The new extension will allow for more generous sized rooms at ground and first floor level.
- 9.5 The proposal will involve minor changes to the front elevation, principally to the fenestration to give the house a more centred front door and defined entrance. The proposed entrance frontispiece will incorporate columns and pilasters with a modest central pediment. The columns and pilasters will be made of cast stone, in the Doric order. Bath stone is envisaged to be used as opposed to Portland, so as not to give a harsh contrast with the dark brickwork. A modest triangular pediment will denote the main entrance and will be also made of cast stone matching in colour and texture to the columns. This feature will sit behind the front bays. While it is noted that an objection has been raised by Highgate Society, this feature is of a modest scale relative to the size of the property and projecting bays and can sit comfortably along the front faced without appearing overly expressive. It is important to point out that changes to fenestration and the introduction of a porch is something that can be carried out under permitted development without the need for planning consent.
- 9.6 The garage wing will also be altered, to allow more efficient use of its footprint and to enhance the front elevation, which, at present, suffers from poor quality garage doors which dominate the elevation. The ground and first floor accommodation of the garage wing will still sit behind the front elevation of the main body of the house. The roof of the garage wing will be heightened, but will still remain subservient to the main bulk of the house.
- 9.7 The extensions will be faced in brickwork. The new brickwork will match the existing brown brick; relieved with dressings as shown on the drawings. The new brickwork will respect the existing in terms of size, bond, mortar colour, texture, and detailing. Relieving arches cills, jambs will all be in the manner of the existing.
- 9.8 The proposed new roof will match the original pan-tiled roof. The existing tiles will be salvaged if possible, but it is recognised that they are not of the best quality. The existing front dormer window will be remodelled in the same location; however the proportions changed to suit the alterations to the façade.
- 9.9 The existing property has a basement which sits below part of the main garage wing and under part of the main body of the house. The proposed basement will extend underneath the footprint of the main bulk of the house and extend out an additional 5m. This space will accommodate additional functions such as, the pool, sauna, games room, cinema room, lounge, living room and staff accommodation. The design and layout of the basement floor takes advantages of the slope of the site. The 5m element which extends beyond the main bulk of the house will have a terrace on top.

- 9.10 Whilst it is acknowledged that the basement is relatively large, at the same point it exploits difference in levels within the site. It will not be visible from Courtney Avenue as it will be underground and will not involve the creation of lightwells to the front of house. Visually, the effect on Courtney Avenue and the wider conservation area will be negligible. The site is located within a Flood Zone 1 area and so the site is of minimal risk of fluvial flooding. Further to this, neither the Strategic Flood Risk Assessment for the Borough has identified flood risks for the site that cannot be managed. The proposed development is unlikely to affect the ground water table or drainage in the area. The basement floor will not be built up to the boundaries of the site. A condition will be applied requiring the submission of a hydrology report and a construction management plan.
- 9.11 The building will be complimented by the retention of existing mature healthy trees. The vehicle entrance will remain as existing, via the front area at grade from the road; however, the new garage will be lowered to allow step-free access at the new proposed basement level.

Impact on street scene/ character & appearance of the Conservation Area

- 9.12 UDP Policy CSV5 states that the Council will require developments which involve alterations or extensions to buildings in Conservation Areas to preserve and enhance the character of the Conservation Area and retain or reinstate characteristic features or materials of buildings.
- 9.14 While a number of the properties along this road have been replaced the existing building has a domestic character, reflective of the “Arts and Crafts” style of houses.
- 9.15 The existing house is designed in a late “Arts and Crafts” style and possesses some of the architectural qualities found in other buildings that typify this part of the conservation area. The house is believed to have been designed and built by Christopher Cooper, who was not a chartered architect.
- 9.16 The house is two storeys high in a partially symmetrical design to the front elevation, which is to be retained. The rear elevation has no symmetry and has suffered from alterations and additions. As noted above the building is constructed of a dark brown brick, with interlocking green glazed roof tiles, which are not very characteristic of the street.
- 9.17 Officers view the building as making a modest but positive contribution to the Conservation Area. As outlined above the proposal is to retain the front façade of the building and its associated form, height and width as viewed from the street, due to its modest but important contributions to this part of the conservation area, as expressed by Officers in pre-application discussions.
- 9.18 Whilst there will be a sizeable amount of demolition behind the front façade the proposal will allow the freestanding form and appearance of the original building to be largely kept. The design and detailing of the extensions respect the character and appearance of the building. The proposed alterations to the front

façade will not over balance or dominate existing features important to the building.

- 9.19 The design of the proposed extensions and proposed alterations to the façade, are considered to be sympathetic and sensitive to the architectural composition of this property and its setting within the Conservation Area. The proposal is considered to be in accordance with policy CSV5 'Alteration and Extension in Conservation Areas'.

Impact on Trees

- 9.20 The boundary screening around the site will be largely kept, however some trees will be removed to enable the development. The proposal will involve excavation of land to the west of T1, an Oak located to the back of the house along the boundary with Somerlese. The Tree Survey Report indicates that "it is a safe assumption that T1 has no roots of any significance underneath the basketball court" which sits to immediately in front of this tree. The report indicates that the tree is showing signs of die-back. The report states that it would be possible to build to the immediate west of this Oak at the same distance as the existing basketball court.
- 9.21 The proposal will involve the loss of some trees along the boundary with Brankesome. Trees nos. 10 and 11 are Lawsons which Officers accept are growing in an unsuitable locations. Trees T9 is a shrubby Yew and T8 a Holly, which will also be removed.

Impact on privacy & amenity

- 9.22 The LPA expects new development to maintain the level of privacy enjoyed by adjoining properties and not to create problems of overlooking. As discussed above the main bulk of the house will extend further back into the site with the incorporation of additional windows along the side elevation of the building.
- 9.23 There will be 3 ground floor and 3 first floor windows along the side of the garage wing which will face the side of a similar wing to Somerlese. The roof form of the current garage wing has no windows. As there is a sizeable drop in levels between these properties, the side facing dormer to Somerlese sits at a similar level to the proposed ground floor side windows. In order to safeguard the amenity of this adjoining property it will be conditioned that all of these side facing windows have obscure glazing.
- 9.24 The new flank elevation facing towards Brankesome will have additional windows in comparison to those which currently exist. At first floor level there will be 4 windows along the side elevation. Two of these will serve dressing rooms and one a bathroom. At roof level there will be 3 windows, one serving a dressing room, one a bedroom and the other a bathroom. There are no windows on the side flank wall of Brankesome, however there are roof lights along the side roof slope. It will be requested by way of a condition that the first and second floor windows have obscure glazing.

- 9.25 While the new house will project further back into the site compared to the existing house, it is considered that given the plot width, the gaps that will remain between this building and neighbouring properties, in addition to the presence of mature boundary planting, the proposal will not give rise to loss of sunlight, daylight, outlook or loss of privacy to neighbouring occupiers.
- 9.26 Overall the proposed development has taken careful consideration in terms of its layout and design to ensure that the privacy and amenity of neighbouring occupiers are not 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.

10.0 CIL APPLICABLE

- 10.1 The proposal will be liable for the Mayor of London's CIL as the additional floorspace would exceed 100sqm. As such a charge of £35 per additional sqm would be liable. This would be collected by Haringey after implementation (if permission were granted) and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, or and indexation in line with the construction costs index.

11.0 HUMAN RIGHTS

- 11.1 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.

12.0 EQUALITIES

- 12.1 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.

13.0 CONCLUSION

- 12.1 The design, form and scale of the proposed extensions are sensitively considered to reflect the design and detailing of the original house, its relationship with neighbouring properties, its setting within the Conservation Area and to respect the gaps found between properties along this side of Courtenay Avenue. The proposed development 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 policies UD3 'General Principles', UD4

'Quality Design', G10 'Conservation', CSV1 'Development in Conservation Areas' and CSV5 'Alteration and Extensions in Conservation Areas' of the adopted Haringey Unitary Development Plan 2006 and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's 'Housing' Supplementary Planning Document. Given the above this application is recommended for APPROVAL.

13.0 RECOMMENDATIONS

GRANT PERMISSION

Registered No. HGY/2012/0166

Applicant's drawing No.(s) 1186/LP01, 1186/S01, 1186/S02, 1186/S03, 1186/AP01, 1186/AP02, 1186/AP03 and 1186/AP04

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 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.

EXTERNAL APPEARANCE

3. The materials to be used in the construction of the external surfaces of the extensions shall match those used in the existing building.

Reason: To safeguard the character and appearance of the Conservation Area and the visual amenities of the area.

4. Notwithstanding the detail shown on the approved drawings, the window shown on the elevation of proposed extensions and replacement windows shall be timber framed and rooflights proposed shall be Conservation rooflights and shall sit flush with the roof line, and the other materials to be used in the construction of the dormer window shall match those used in the existing building.

Reason: To safeguard the integrity of the building and the visual amenities of the locality

TREE PROTECTION

5. A pre-commencement site meeting must take place with the Architect, the consulting Arboriculturist, the Local Authority Arboriculturist, and 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 remain until works are complete.

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

PERMITTED DEVELOPMENT

6. 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 & 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.

CONSTRUCTION

7. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm pm on other days unless previously approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.

8. 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.

9. 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;
- iv. Details showing how the front façade will be protected during construction;
- v. Measures to ensure the stability of adjoining properties,
- vi. Vehicle and machinery specifications.

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

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

OTHER

11. Notwithstanding the details shown on drawing 1186/AP 04 the first floor and dormers windows on the side elevation facing towards Branksome, as well as the ground and first floor windows on the side elevation of the garage wing facing towards Summerlees shall be glazed with obscure glass only and shall be permanently retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties.

APPENDIX 1: Comments on Objections

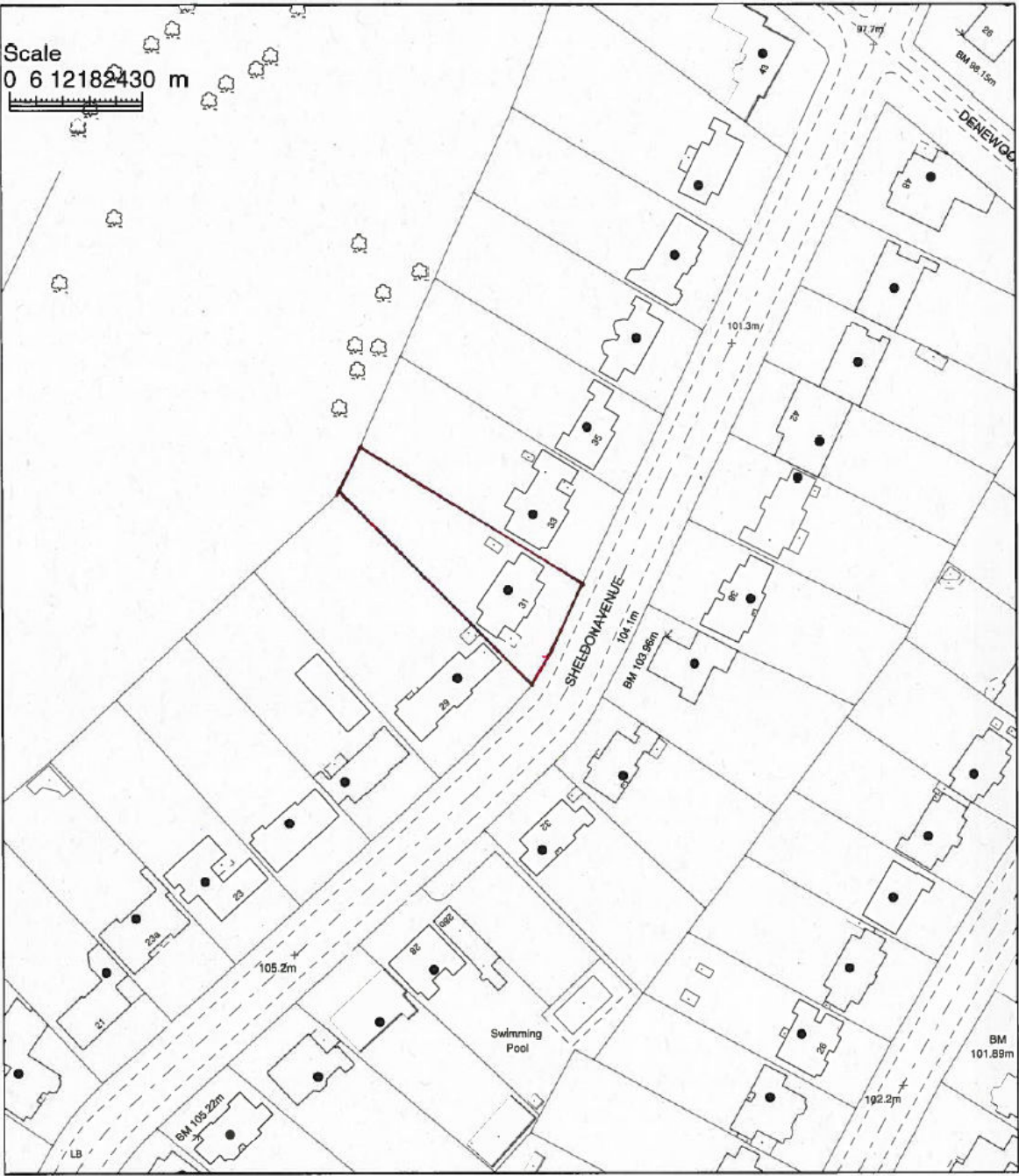
No.	Stakeholder	Comments	Response
1	Highgate CAAC	- Supporting information is inadequate; there is no arboricultural report nor has any effort been made to assess the possible impact on surrounding properties and the wider hydrological environment of the large basement proposed.	- A Tree Survey Report has been submitted. - A hydrological and hydro-geological impact report is required by way of a planning condition.
2	Highgate Society	- The alterations are crude and radically alter the careful handling of proportions of the front elevation; - Basement is massive being between 2 and 3 times the footprint of the original house; - The site is sloping, is in an area with a very high water table, complicated by complex hydrology and is very close to a neighbouring buildings;	- The new porch feature is considered to be of a modest scale relative to the size of the property and projecting bays and can sit comfortably along the front faced without appearing overly expressive. - It is important to point out that changes to fenestration and the introduction of a porch is something that can be carried out under permitted development without the need for planning consent. - The design and layout of the basement floor takes advantages of the slope of the site. The 5m element which extends beyond the main bulk of the house will have a terrace on top.

No.	Stakeholder	Comments	Response
		- The application contains no hydrological or geotechnical information; - No Construction Plan submitted; - The new footprint is considerably larger than that existing; - No side elevations are included in the application; - The extent of the basement will result in the loss of a considerable number of trees.	- A hydrological and hydro-geological impact report is required by way of a planning condition. - A CMP will be required to be submitted prior to construction. - The plot is large and can accommodate a building of this size. - Side elevations have been submitted. - Trees to be lost are noted above and are not considered to be significant species.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2011/2061		Ward: Highgate
Address: 31 Sheldon Avenue N6 4JP		
Proposal: Demolition of existing building except for main front elevation and side returns. Erection of new two-storey dwelling with accommodation in roof space and at basement level		
Existing Use: Residential		Proposed Use: Residential
Applicant: Mr James Frost		
Ownership: Private		
DOCUMENTS		
Title		
Design Statement Oct 2011		
Code for Sustainable Homes Oct 2011		
Planning & Heritage Statement Oct 2011		
Treetec Tree Survey 2011		
PLANS		
Plan Number	Revision	Plan Title
1180/AP-01		Proposed basement
1180/AP-02		Proposed ground floor plan
1180/AP-03		Proposed first floor plan
1180/AP-04		Proposed second floor plan
1180/AP-05		Proposed roof plan
1180/AP-06		Proposed front elevation
1180/AP-07		Proposed rear elevation
1180/AP-08		Proposed side NE elevation
1180/AP-09		Proposed side SW elevation
1180/AP-10		Proposed street elevation
1180/AP-11		Proposed section AA
1180/S-01		Survey site plan
1180/S-02		Survey ground floor plan
1180/S-03		Survey first floor plan
1180/S-04		Survey second floor plan
1180/S-05		Survey roof plan
1180/S-06		Survey front elevation plan
1180/S-07		Survey rear elevation plan
1180/S-08		Survey side elevation plan
1180/S-09		Survey side elevation plan
1180/S-11		Survey street elevation plan
1180/S-11		Survey section AA plan
Case Officer Contact: Valerie Okeiyi P: 0208 489 5120 E: valerie.okeiyi@haringey.gov.uk		

TABLE OF CONTENTS	
1.0	PROPOSED SITE PLAN
2.0	IMAGES
3.0	SITE AND SURROUNDINGS
4.0	PLANNING HISTORY
5.0	RELEVANT PLANNING POLICY
6.0	CONSULTATION
7.0	ANALYSIS / ASSESSMENT OF APPLICATION
7.1	Design, form & layout of the replacement building
7.2	Impact on the conservation area
7.3	Impact on residential amenity
7.4	Subterranean Development
7.5	Sustainability and environmental issues
7.6	Waste management
7.7	Trees and landscaping.
8.0	CIL
9.0	HUMAN RIGHTS
10.0	EQUALITIES
11.0	CONCLUSION
12.0	RECOMMENDATION
13.0	APPENDICES
	Appendix 1: Consultation Responses
SUMMARY OF REPORT: The application is for the demolition of existing building except for main front elevation and side returns. Erection of new two-storey dwelling with accommodation in roof space and at basement level. The proposal is considered to preserve and enhance the character and appearance of the conservation area because; the proposed extension will not disrupt the architectural character of the building, the overall scale is appropriate and further justification will be provided to show that the proposed works will not have a detrimental impact on the structural stability of the existing retained fabric or on any neighbouring properties and there will be no adverse impact on the neighbouring properties. A condition will also be attached in order for the implications of the basements in this case to be fully understood. In addition the proposal will not give rise to a significant degree of additional overlooking or loss of privacy to neighbouring occupiers.	



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. LB Haringey 100017423 2005

Site plan

31 Sheldon Avenue, Highgate, N6 4JP

HARINGEY COUNCIL

**Directorate of
Place &
Sustainability**

Lyn Garner
Assistant Director
Place & Sustainability
River Park House
London N22 8HQ
Tel 020 8489 1000
Fax 020 8489 5220

 NORTH	Drawn by	MT
	Scale	1:1250
	Date	20/06/2012



Front of 31 Sheldon Avenue



Rear of 31 Sheldon Avenue

Existing street elevation



Existing rear elevation

Proposed street elevation



Proposed rear elevation

3.0 SITE AND SURROUNDINGS

- 3.1 The site is located at 33 Sheldon Avenue, N6 in the Highgate ward. The property is a two storey detached dwelling house over three levels (ground, first and loft). The dwelling is located on the western side of Sheldon Avenue, directly adjoining the Golf Course grounds. The surrounding area is almost entirely residential and comprises relatively large detached dwelling houses of varying styles and eras set on substantial grounds. The buildings are generally traditionally styled brick built buildings with pitched roofs and rooms in the roof space. Other than the basic form and the brick colour there are no prevailing details or design character for the street. Most properties are set back from the highway, many screened by planting and some with gates. The gaps between the existing properties are not wide. The site is within the Highgate Conservation area.

4.0 PLANNING HISTORY

- 4.1 No previous planning history
- 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 proposed development is considered to be consistent with the Framework which seeks to approve proposals that accord with the local development plan. 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
Policy 7.8 Heritage assets and archaeology

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
 CSV1 Development in Conservation Areas
 CSV5 Alterations and Extensions in Conservation Areas
 CSV7 Demolition in Conservation Areas
 UD7 Waste Storage

5.4 Supplementary Planning Guidance / Documents

SPG1a Design Guidance and Design Statements
 SPG2 Conservation & Archaeology
 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

	Internal	External
	Transportation Group Cleaving Building Control Ward Councillors Conservation team	<u>Amenity Groups</u> Highgate Society Highgate CAAC Highgate Golf Club <u>Local Residents</u> 21-48 © 28a, 23a <u>Total No of Residents</u> <u>Consulted: 28</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 the conservation area
- 7.3 Impact on residential amenity
- 7.4 Subterranean Development
- 7.5 Sustainability and environmental issues
- 7.6 Waste management
- 7.7 Trees and landscaping.
- 7.8 Parking

7.1 Design, form & layout of the replacement building

- 7.1.2 Policy UD4 seeks to ensure that the height and scale of the development is addressed in a positive way and policy UD3 seeks to ensure that the proposal complements the character of the local area and is of a nature and scale that is sensitive to the surrounding area. Paragraph 3.4 of SPG 8b seeks to ensure that any materials proposed for a building or its environs needs to be sensitive to the building in question, the adjoining buildings and any distinctness in the local character of the surrounding area.
- 7.1.3 The proposal seeks to partially demolish the existing building on site, and retain the front and rear façade and erect a new two storey property with accommodation in the roofspace and at basement level behind the retained façade. An application for conservation area consent has been submitted with this application, which deals with the issue of demolition.
- 7.1.4 In terms of the existing and proposed dimensions; the existing building has a depth of 9m, width of 19m and height of 5m to the eaves and 10m to the ridge, the existing single storey garage at the side of the house is 3.6m in height.
- 7.1.5 The basement will be pushed back 4m from the existing front façade. It will align with the rear elevation (ie it does not extend beyond) below the sitting room and kitchen/breakfast room. The basement extends to the rear in the central section below the recessed section of the family room only by 3.7m or 2.5m from the line of the sitting and kitchen/breakfast room. The basement is kept at least 1.2m and 1.5m away from the boundary on the right and left boundary respectively.
- 7.1.6 The proposed building at ground floor level will be extended at the rear and have an overall depth of 17m and 15m from the recessed family room that is centrally located. The height of the proposed building will remain the same height as the existing, however the height of the existing garage will be raised to blend in with the height of the main roof.
- 7.1.7 The proposal will involve the building extended on first floor level to form a two storey side extension with roof to blend in with the existing roof. The roof on the left hand side will be slightly raised so that it will be in line with the main roof. The front elevation of the new dwelling will remain the same with the wing to the right hand side rebuilt on a line 2.25m further forward of its existing position so

that it becomes flush with the existing building. The garage will be moved from the left wing to the right wing with a new painted timber door to replace the metal door. The roof form, slope, hips and small flat roofed dormer also remains the same as existing. The porch will be slightly altered. The front façade and roof form will therefore read almost identical to its current form.

- 7.1.8 The proposed rear elevation will involve the hipped roof wings which reflect the existing house at no. 29 and 33 Sheldon Avenue. In terms of the fenestration proposed the rear will have a 7 bay form with the central 3 bays recessed between a pair of 2 bay hipped roof wings. At ground floor level a single storey section provides a first floor terrace which is inset between the side wings. The dormers proposed will be almost identical to the existing dormers, in terms of its design and scale. The proposed rearward projection of the new house will extend at least 3m less than the recently approved replacement house at no. 33 Sheldon Avenue.
- 7.1.9 The new building will have a basement floor which will be well set back from the front facade and extend beyond the existing rear façade and protrude to the rear below the central part of the terrace with light to the swimming pool provided via a glass bottomed pond set within the terrace. The basement floor will contain a swimming pool, gym, wine cellar plant room and store. Over the last 10 years 9 basement have been consented on Sheldon Avenue; of which some are built and some are not; i.e. nos. 57, 7, 66, 20, 23, 32, 26, 28 and 52 Sheldon Avenue. In order to safeguard the structural stability of the front façade of the house, the basement floor will be pushed back from the front wall of the house. This element of the proposal will be further discussed in section 4 of the report.
- 7.1.10 The materials proposed will match those used in the retained front face, the rebuilt front wing will be built using salvaged bricks to ensure an absolute match. The remainder of the new building will be in matching brickwork, windows, roof tiles and the dormer window design will also match the existing.
- 7.1.11 Highgate Society are concerned that there is no justification for the demolition of a perfectly wholesome structure, and its replacement with a much larger one. In response to this it is considered that whilst there will be a sizeable amount of demolition behind the front façade the proposal will allow the freestanding form and appearance of the original building to be largely kept. The design and detailing of the extensions respect the character and appearance of the building. The proposed alterations to the front façade will not over balance or dominate existing features important to the building. Furthermore the replacement house will not be as large as the recently approved house at no. 33 Sheldon Avenue in terms of its overall bulk and scale.
- 7.1.12 There are concerns that the plans seem to indicate that the spacing between the properties will effectively be eliminated by the new rear elevation which together with the front elevation effectively now fill the full plot width. In response to this, it is considered that the plot width will remain almost identical

to the existing at the rear and front elevation. There is also a concern that the new front garage has been effectively brought in line with the front of the property allowing it to become flush with the front of the building. In response to this it is considered that by bringing the proposed garage forward to become flush with the front of the building will not detract from the street frontage or cause any demonstrable harm to the existing building, it will in fact enhance the symmetrical design of the main façade by positioning both flanking wings on the same alignment.

7.2 Impact on the conservation area

7.2.1 Policy CSV5 and CSV2 seeks to ensure that extensions and alterations to existing buildings in conservation area do not cause harm to the character and appearance of the conservation area.

7.2.2 Highgate CAAC and Highgate Society are concerned that the proposal fails to enhance the character and appearance of the conservation area. In response to this it is considered that the proposal will preserve to enhance the conservation area; as the front and side façade will be retained, therefore the front façade and roof form will therefore read almost identical to the current form, the effect of the conservation area will therefore be minimal within the street frontage and the proposed rear elevation will be more reflective of the existing adjacent houses at no. 33 and 29 Sheldon Avenue and within the immediately vicinity (of the Arts & Crafts style) which are considered to make greater contribution in defining the character of this part of the conservation area.

7.2.3 There are also concerns that the proposal will result in the loss of the green gap, which would have a negative impact on the setting of the house in the conservation area. In response to this, it is considered that the visual separation will not be adversely affected.

7.2.4 On balance the proposal will not be detrimental to the character and appearance of the conservation area.

7.3 Impact on residential amenity

7.3.1 Policy UD3, the Councils Housing SPD (2008) and SPG 3b seek to protect existing residential amenity and avoid loss of light and overlooking issues.

7.3.2 The development has been designed so as not to result in any significant overshadowing or loss of light to other dwellings adjacent to the site. The proposed dwelling will not result in any significant additional overlooking to the rear gardens or to side facing habitable windows of adjacent neighbours. All of the windows on the side elevations of the building will be obscure glazed. As such, there is not considered to be any significant loss of privacy for neighbouring properties.

7.4 Basement Development

- 7.4.1 The new building will have a basement floor which will sit below the footprint of the main bulk of the house and protrude to the rear below the central part of the terrace with light to the swimming pool provided via a glass bottomed pond set within the terrace. The basement floor will contain a swimming pool, gym, wine cellar plant room and store. In order to safeguard the structural stability of the front façade of the house, the basement floor will be pushed back from the front wall of the house.
- 7.4.2 The application site does not fall within a flood risk area; however the area has some sensitivities in terms of subterranean development. Geological maps for the area show the presence of Claygate beds overlying London Clay (typically 15 to 20m depth) for this part of Highgate. Bagshot Formation and Claygate beds present in Highgate are classified as a Secondary 'A' Aquifers, meaning they have permeable layers capable of supporting water supplies at a local level. Historical maps for the area show an unnamed stream following what is Sheldon Avenue.
- 7.4.3 It is considered that where sub-surface conditions will be affected by basement development such as flowing groundwater, it will usually simply find an alternative route when it meets an underground obstruction, and static groundwater will re-distribute itself. It is therefore likely that in this case, given the basement is pulled in from the boundaries of the site and sits largely below the footprint of the new house, the effect of the basement on groundwater levels/ flow will be relatively small, and may be less significant than natural seasonal or other variations in the groundwater table. However, in order for the implications of the basements 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 be submitted to the LPA prior to the commencement of the development. In addition a construction management plan will also need to be submitted.

7.5 Sustainability and environmental issues

7.5.1 The application is supported by a design and access statement and sustainability checklist which indicates the following measures would be implemented:

- Solar thermal hot water generation
- A condenser boiler serving underfloor heating – the low water temperature of the underfloor system maximises the boilers operating efficiency
- A ground source heat pump
- A micro-CHP unit
- Solar PhotoVoltaic
- Rain/Grey Water tank and irrigation system (10,000 litre)
- The scheme will meet Code level 4 of the Code for Sustainable Homes

7.6 Waste management

7.6.1 In terms of waste management, the plans for this application do not show where the waste storage area for this site will be located or is currently located. This 5/6 bedroom development will require a bin storage area at the front of the property suitable to store a standard kerbside collection full set consisting of 1 x 360 waste bin and 1 x 240 recycling bin.

7.6.2 As such a condition of consent would require full details of proposed waste storage and collection arrangements

7.7 Trees and landscaping.

7.7.1 Policy OS17: Tree Protection, Tree Masses and Spines seeks to protect and improve the contribution of trees, tree masses and spines to the local character.

7.7.2 A tree report has been submitted. The Charlton Brown Partnership has drawn up a proposed site plan 1180/AP02 and this shows the limit of extension to the rear and extension to the south of the eastern elevation. The report analysis involved a survey of 4 trees on or around the site of which “1 is considered to be ‘B’ category (Moderate Quality) and 3 ‘C’ category (Low Quality)”. T3 and T4 which are of low quality will be removed in order to carry out the works.

7.7.3 In order to protect woody vegetation in the rear garden of No. 31 a plan has been submitted to show the position of a temporary fence to be assembled prior to any building works. This is known as a tree protection fence.

7.7.4 There are concerns that the proposal will remove a number of trees at the sides of the property which create a buffer to the neighbours on either side. In response to this; the proposal will be conditioned so that details of the existing trees to be retained and replacement trees are submitted to and agreed by the LPA before the development is commenced, including appropriate safeguard measures are put in place.

7.8 Parking

- 7.8.1 In terms of parking 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.

8.0 CIL

- 8.1 The proposal will be liable for the Mayor of London's CIL as the additional floorspace exceeds 100sqm/ the scheme provides one or more residential units. Based on the MoL's CIL charging schedule and the information given on the plans the charge is likely to be £4,270.00 (122 sqm x £35). This would be collected by Haringey after implementation (if permission were granted) and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, or and indexation in line with the construction costs index.

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.

11.0 CONCLUSION

- 11.1 In conclusion, the proposal is considered to preserve and enhance the character and appearance of the conservation area because; the proposed extension will not disrupt the architectural character of the building, the overall

scale is appropriate and further justification will be provided to show that the proposed works will not have a detrimental impact on the structural stability of the existing retained fabric or on any neighbouring properties and there will be no adverse impact on the neighbouring properties. A condition will be attached in order for the implications of the basements in this case to be fully understood. In addition the proposal will not give rise to a significant degree of additional overlooking or loss of privacy to neighbouring occupiers.

- 11.2 As such the proposed development is considered to be consistent with Policies UD3 'General Principles', UD4'Quality Design', HSG1 'New Housing Developments', CSV1 "Development in Conservation Areas' and OS17 Tree Protection, Tree Masses and Spines' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's Housing SPD. Given the above this application is recommended for APPROVAL.

12.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) CBA Survey drawings 1180/501 – 11
CBA proposal drawings 1180/AP01 - 11

Subject to the following condition(s)

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.

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 completion 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.

CONSTRUCTION

7. 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.

WASTE

8. 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

OTHER

9. Notwithstanding the detail shown on the approved drawings the first floor side windows will be obscure glass only and shall be permanently retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties.

10. 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 basement;
- 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

11. 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.

12. 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.

REASONS FOR APPROVAL

The proposal is considered to preserve and enhance the character and appearance of the conservation area because; the proposed extension will not disrupt the architectural character of the building, the overall scale is appropriate and further justification will be provided to show that the proposed works will not have a detrimental impact on the structural stability of the existing retained fabric or on any neighbouring properties and there will be no adverse impact on the neighbouring properties. A condition will be attached in order for the implications of the basements in this case to be fully understood. In addition the proposal will not give rise to a significant degree of additional overlooking or loss of privacy to neighbouring occupiers.

As such the proposed development is considered to be consistent with Policies UD3 'General Principles', UD4'Quality Design', HSG1 'New Housing Developments', CSV1 'Development in Conservation Areas' and OS17 Tree Protection, Tree Masses and Spines' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's Housing SPD.

13.0 APPENDICES

13.1 Appendix 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	As noted in para. 7.8 of the report; In terms of parking 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.
2	Waste Management	In terms of waste management, the plans for this application do not show where the waste storage area for this site will be located or is currently located. This 5/6 bedroom development will require a bin storage area at the front of the property suitable to store a standard kerbside collection full set consisting of 1 x 360 waste bin and 1 x 240 recycling bin. The application has been given RAG traffic light status of AMBER for waste storage and collection arrangements	Noted in the form of condition 8 the applicants are required to submit a detailed scheme for the provision of refuse and waste storage within the site to the Local Planning Authority; In order to protect the amenities of the locality

	AMENITY GROUP	Question/Comment.	Response
1	Highgate Society	There is no sensible justification for the demolition of a perfectly wholesome structure, and its replacement with a much larger one The proposed design does not represent any enhancement of the conservation area, which justifies its demolition The proposed scheme and other consented schemes like it in Sheldon Avenue, are slowly destroying the character that makes Sheldon Avenue unique and desirable. As the existing dwelling contributes to the continuity and character of the conservation area. The proposal lacks a hydrological/geotechnical survey and detailed construction method statement. Additional deep basements should not be permitted in the area unless they can be shown that they will exacerbate any groundwater problems, to the detriment of neighbours.	It is considered that whilst there will be a sizeable amount of demolition behind the front façade the proposal will allow the freestanding form and appearance of the original building to be largely kept. The design and detailing of the extensions respect the character and appearance of the building. The proposed alterations to the front façade will not over balance or dominate existing features important to the building. Furthermore the replacement house will not be as large as the recently approved house at no. 33 Sheldon Avenue in terms of its overall bulk and scale. It is considered that the proposed design will preserve to enhance the conservation area; as the front and side façade will be retained, therefore the front façade and roof form will therefore read almost identical to the current form, the effect of the conservation area will therefore be minimal within the street frontage and the proposed rear elevation will be more reflective of the existing adjacent houses at no. 33 and 29 Sheldon Avenue and within the immediately vicinity (of the Arts & Crafts style) which are considered to make greater contribution in defining the character of this part of the conservation area. It is considered that the proposed dwelling will not detract from the character and appearance of the conservation area. Furthermore the existing side and rear façade will be retained. The planning permission will be conditioned so that an assessment of the hydrological and hydro-geological impacts of the development is assessed

		The proposal will remove a number of trees at the sides of the property which create a buffer to the neighbours on either side. Neighbours view should be considered The drawings cleverly obscure the additional bulk of the proposed scheme against the neighbouring property at no. 33 Sheldon Avenue. This increase bulk and the removal of the mature vegetation along this property boundary will result in the loss of the green gap. This will have a negative impact on the setting of the house in the conservation area	The proposal will be conditioned so that details of the existing trees to be retained and replacement trees are submitted to and agreed by the LPA before the development is commenced including appropriate safeguard measures are put in place. Officers have taken into consideration whether the proposal will affect the residential amenity of the neighbouring properties. The Council consider that the visual separation will not be adversely affected..
2	Highgate CAAC	The proposal is inadequate since no hydrology report is submitted despite the fact that an extensive basement is proposed. This area has had problems with the interference with ground water drainage in the past and with underground watercourses. The excavation proposed can only exacerbate this situation unless a full investigation of the possible effects of digging the basement is undertaken. No proper survey of the trees is included There is no construction management plan nor any indication of how the considerable disruption caused by the demolition/rebuilding will be mitigated	The planning permission will be conditioned so that an assessment of the hydrological and hydro-geological impacts of the development is assessed A tree report was submitted with the scheme and planning permission will be conditioned so that details of the existing trees to be retained and replacement trees are submitted to and agreed by the LPA and appropriate safeguards measures are put in place before the development is commenced The planning permission will be conditioned so that no development takes place, including any works of demolition, until a Construction Management Plan has been submitted and approved in writing by the LPA.

		The basement excavation extends well beyond the footprint of the house in a way likely to damage the environment The proposal fails to enhance the conservation area.	The new building will have a basement floor which will be set back from the retained façade by 4m and extend beyond the existing ground floor footprint at the rear by 8m, however it will have a depth that will increase by 2m further than the existing footprint, therefore the basement proposed is not considered excessive in scale. It is considered that the proposal will preserve to enhance the conservation area as the front and side façade will be retained, therefore the front façade and roof form will therefore read almost identical to the current form, the effect of the conservation area will therefore be minimal within the street frontage and the proposed rear elevation will be more reflective of the existing adjacent houses at no. 33 and 29 Sheldon Avenue and within the immediately vicinity (of the Arts & Crafts style) which are considered to make greater contribution in defining the character of this part of the conservation area.

	NEIGHBOUR CONSULTED	1 objection letters received	Response
		The plans seem to indicate that the spacing between the properties will effectively be eliminated by the new rear elevation which together with the front elevation effectively now fill the full plot width. Is it not council planning policy to maintain appropriate gaps between the properties consistent with the conservation area? the property proposed seems to destroy this characteristic of the conservation area which would be of real concern The new front garage has been effectively brought in line with the front of the property when it should be made subservient by taking it back say 2 or 3 metres as is the case with the current utility building- allowing it to become flush with the front of the building simply increases the frontage of the house .	The plot width will remain almost identical to the existing at the rear and front elevation. The Council consider that the green gap that exists will not be completely lost because a sufficient gap will still be retained, which will contribute towards the setting of the house in the conservation area It is considered that by bringing the proposed garage forward to become flush with the front of the building will not detract from the street frontage or cause any demonstrable harm to the building, it will in fact enhance the symmetrical design of the main façade by positioning both flanking wings on the same alignment

This page is intentionally left blank

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2011/2065	Ward: Highgate
Address: 54 Sheldon Avenue N6 4ND Proposal: Demolition of existing property and erection of new 2 storey dwelling with rooms in roof and at basement level Existing Use: Residential Proposed Use: Residential Applicant: MrEbbi Farsian Ownership: Private	

DOCUMENTS**Title**

Design & Access Statement

Lifetime Homes Report

Heritage assessment

Tree Survey

PLANS

Plan Number	Revision	Plan Title
54SHE		Location Plan
54SHE-002		Existing ground floor plan
54SHE-003		Existing first floor & roof plan
54SHE-030		Existing front & rear elevations
54SHE-031		Existing side elevations
54SHE-020		Existing sections
54SHE-100	P4	Proposed basement plans
54SHE-101	P3	Proposed ground floor plan
54SHE-102	P3	Proposed first and second floors plans
54SHE-103	P2	Proposed roof plan
54SHE-110	P2	Proposed site plan
54SHE-300	P3	Proposed front & rear elevations
54SHE-200	P4	Proposed sections
54SHE-301	P3	Proposed side elevation

Case Officer Contact:

Awot Tesfai

P: 0208 489 5506

E: awot.tesfai@haringey.gov.uk

SUMMARY OF REPORT: This application relates to a two storey detached dwelling situated on the eastern side of Sheldon Avenue backing on to allotment gardens to the rear east of the site. The site falls within Highgate Conservation Area. The application is for the demolition of existing property and erection of new two-storey dwelling with rooms in roof and a basement floor. The existing house is of brick and tile construction with painted timber windows and is of the Arts and Crafts style, common to the area. The existing building is viewed as making a modest contribution to the character and appearance of the conservation area. The appearance of the building has been compromised by a large two-storey side extension.

The proposed replacement building is considered to be of a high quality design that will respect the character of the conservation area in terms of size, materials, form and front boundary treatment. The replacement building will preserve the character and appearance of the Highgate Conservation Area. Sufficient technical information has been submitted to demonstrate that the basement can be built adverse affects on the ground water level and flow, ground stability or localised flooding.

TABLE OF CONTENTS	
1.0	SITE PLAN
2.0	IMAGES
3.0	SITE AND SURROUNDINGS
4.0	PROPOSAL
5.0	PLANNING HISTORY
6.0	RELEVANT PLANNING POLICY
7.0	CONSULTATION
8.0	ANALYSIS / ASSESSMENT OF APPLICATION
9.0	CIL APPLICABLE
10.0	HUMAN RIGHTS
11.0	EQUALITIES
12.0	CONCLUSION
13.0	RECOMMENDATION
14.0	APPENDICES

1.0 PROPOSED SITE PLAN



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office. © Crown copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. LB Haringey 100017423 2005

Site plan

54 Sheldon Avenue, Highgate, N6 4ND

HARINGEY COUNCIL

**Directorate of
Place &
Sustainability**

Lyn Garner
Director
Place & Sustainability
River Park House
London N22 8HQ
Tel 020 8489 1000
Fax 020 8489 5220

 NORTH	Drawn by	MT
	Scale	1:1250
	Date	20/06/2012

2.0 IMAGES



Aerial view of Sheldon Avenue



Existing Front Elevation



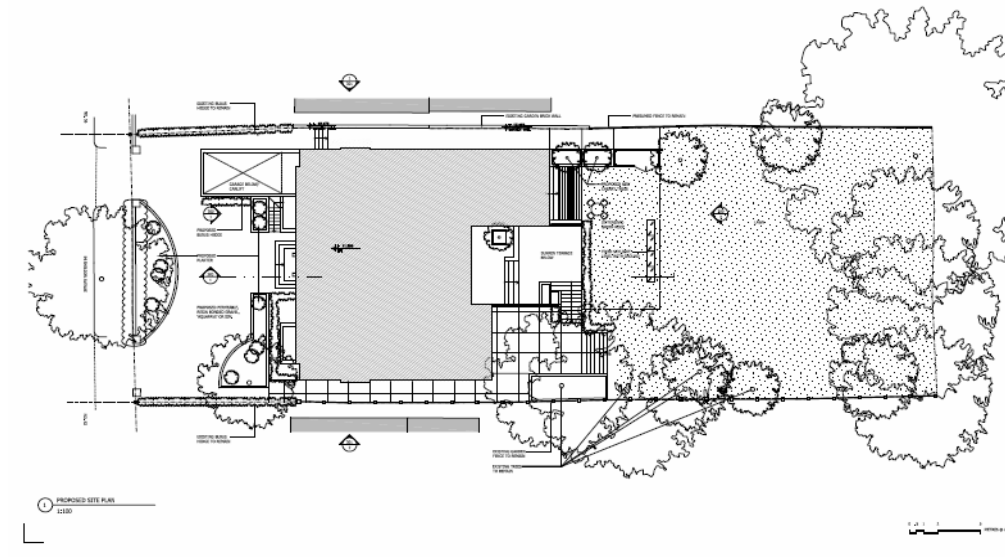
Existing Rear Elevation



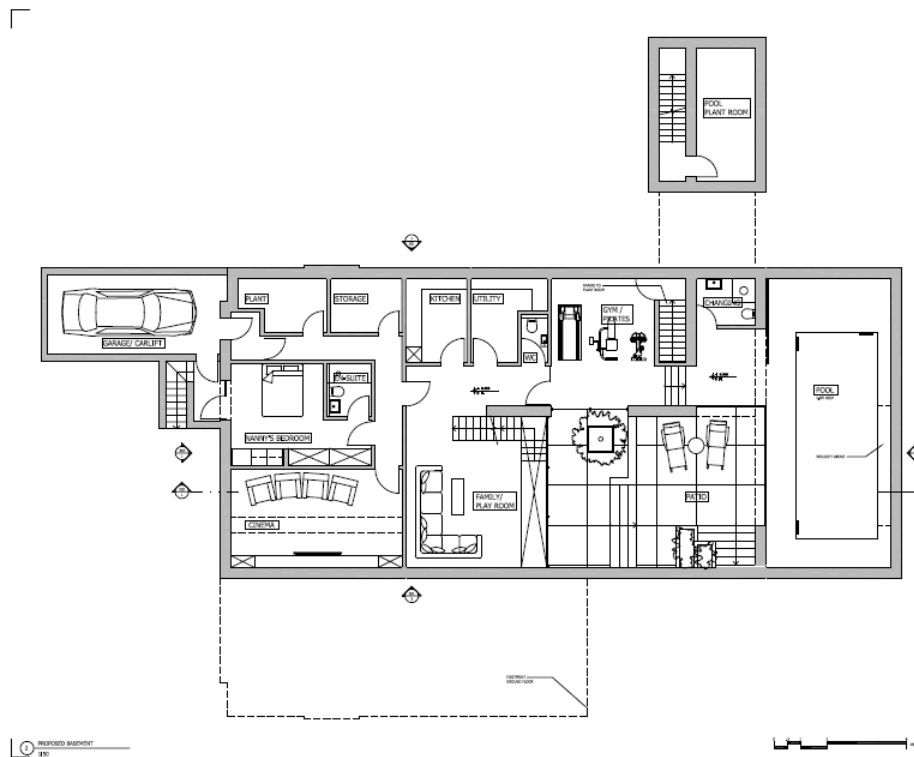
Front Elevation (Scheme initially submitted)



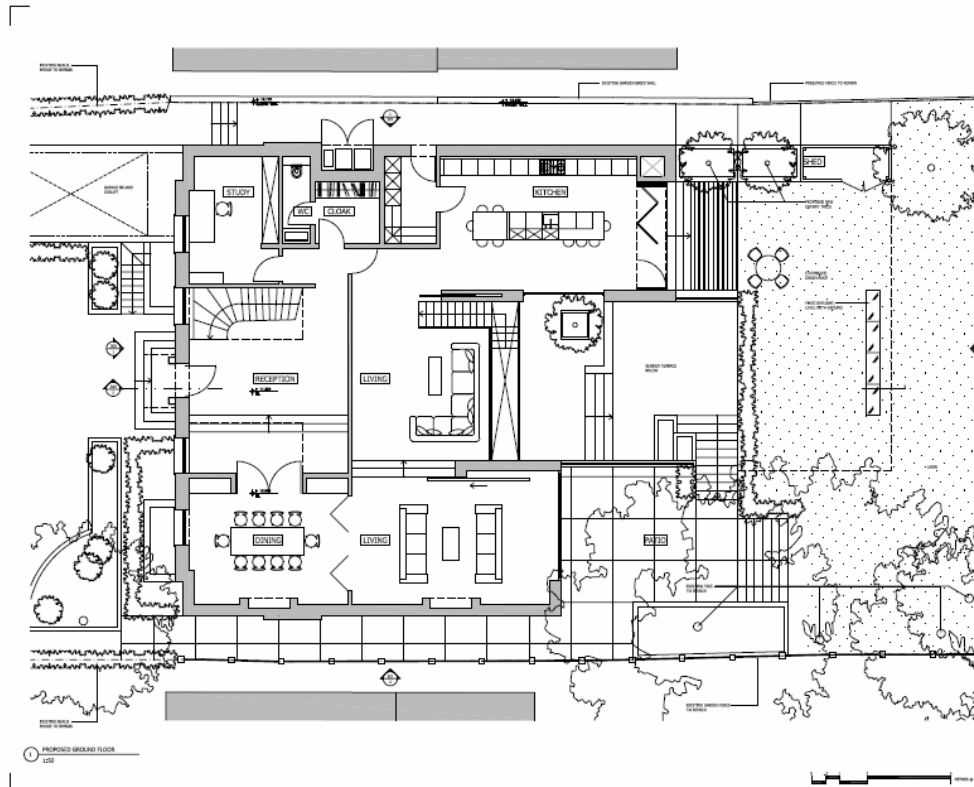
Proposed front and rear elevations (Revised Scheme)



Proposed site plan



Proposed basement plan



Proposed ground floor plan

3.0 SITE AND SURROUNDINGS

- 3.1 This application relates to a two storey detached dwelling situated on the eastern side of Sheldon Avenue backing on to allotment gardens to the rear of the site. Sheldon Avenue lies within the Bishops Sub-Area of the Highgate Conservation Area, which is to the west of the historic settlement of Highgate Village..
- 3.2 The development of this area mostly occurred between 1914 and 1930. There are a variety of individual treatments and materials, however red facing brickwork is the predominant facing material with some render & pebbledash, with white painted casement windows. The form of development features large two-storey detached houses on wide fronted plots, each with substantial gardens, with planting and trees contributing to the character of the street scene. Typically these houses have large hipped roofs over their main rectangular floor plans. Occasionally the roofs may feature a gable bay, which are finished in plain clay tile roofing, and frequently have tall brickwork chimneys. Originally there would have been notable gaps at the side of the house to the boundary fence, to allow for hedges and mature trees to provide screening and privacy.
- 3.3 Many of the houses along Sheldon Avenue have been extended since the 1960's, and some have been replaced with modern, contemporary, or 'new' reproduction 'traditional' style houses.

4.0 PROPOSAL

- 4.1 This application is for the demolition of the existing property and replacement with a new two-storey dwelling with accommodation within the roof space. The proposal is also for the creation of a basement floor beneath the ground floor of the new house and extending into the garden.
- 4.2 The scheme has been amended from that the initially submitted addressing issuing of massing and treatment of the front façade and the extent of the basement.
- 4.3 The size of the building has been reduced and the sides stepped back to create a subordinate portion on either side. The fenestration has been amended to achieve a more balanced five bay arrangement with a central feature to the front elevation.
- 4.4 The corners to the buildings façade will still be treated with slightly contrasting soft red rubbers to articulate the building form, as do many Arts and Crafts buildings. The dominant stone portico has been replaced with a more arts & crafts white painted porch, and the stone plinth omitted altogether. Overall it results in a more domestically scaled building that clearly has more historic reference to the arts & crafts heritage of the area.
- 4.5 The ramp to the basement garage has been omitted as requested to maintain a balanced view of the property and forecourt from the street and pavement. The width and length of the proposed basement's footprint has been amended

with an overall reduction that measures 80sqm. This results in a basement, which is approx 320sm in size including the open lowered terrace.

- 4.6 The pool structure which is the part that most extends to the rear and under the garden is placed in such a way as to allow a full intensive green roof with an overall build-up of 700mm. The attached standard detail illustrates this is more than enough to install natural turf on a soil layer, thus resulting in an uninterrupted green lawn space.

5.0 PLANNING HISTORY

5.1 Planning Application History

HGY/2011/2066 – PENDING - 54 Sheldon Avenue London - Conservation area consent for demolition of existing property and erection of new 2 storey dwelling with rooms in roof and at basement level.

OLD/1978/1277 – GTD - 18-07-78 - 54 Sheldon Avenue - 10/5/78 Erection of side extension at first floor level.

REQ/2011/0251 - 52, 54 & 56 Sheldon Avenue London - Conservation Area & TPO enquiry.

5.2 Planning Enforcement History

No enforcement history.

6.0 RELEVANT PLANNING POLICY

6.1 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).

6.2 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

Policy 7.8 Heritage assets and archaeology

6.3 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
 CSV1 Development in Conservation Areas
 CSV5 Alterations and Extensions in Conservation Areas
 CSV7 Demolition in Conservation Areas
 UD7 Waste Storage

6.4 Supplementary Planning Guidance / Documents

SPG1a Design Guidance and Design Statements
 SPG2 Conservation & Archaeology
 SPG8a Waste and Recycling
 SPG8b Materials
 SPG9 Sustainability Statement
 SPG 3b Privacy/Overlooking, Aspect, Outlook and Daylight/Sunlight
 SPG8c Environmental Performance
 SPD Housing

6.5 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’

7.0 **CONSULTATION**

Internal	External
Ward Councillors LBH Transportation Team LBH Waste Management LBH Building Control LBH Conservation & Design Team LBH Arboriculturist	<u>Amenity Groups</u> ■ Comments by: HIGHGATE CAAC SUAUN ROSE ■ The Highgate Society (Environmental Committee) <u>Local Residents</u> 16, 18, 20, 22, 24, 26, 28, 30 & 32, Denewood Road Fairway Highgate. 43, 47, 48, 49, 50, 51, 53, 54, 55, 56, 57, 58, 60, 62, 64 & 66, Sheldon Avenue. Highgate Golf Club, Flat 1 & Flat 2 Denewood Road,

8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

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

- Design, form & layout;
- Effect on the conservation area;
- Basement development;
- Residential Amenity;
- Sustainability;
- Parking and access;
- Waste management;
- Trees and Landscaping.

8.2 Design, form & layout

8.2.1 Policy UD4 seeks to ensure that the height and scale of the development is addressed in a positive way and policy UD3 seeks to ensure that the proposal complements the character of the local area and is of a nature and scale that is sensitive to the surrounding area. Paragraph 3.4 of SPG 8b seeks to ensure that any materials proposed for a building or its environs needs to be sensitive to the building in question, the adjoining buildings and any distinctness in the local character of the surrounding area.

8.2.2 The alignment of the new building in addition to its eaves line and ridge level will be in keeping with the existing building. The front elevation of the new dwelling will have a symmetrical design and will be broken down into the main two-storey central element with a steep pitched roof and three small flat roofed front dormers.

8.2.3 To either side of this central section will be two subordinate side elements of identical size and design, set back 1m from the main section of the house with pitched roofs; stepped back and down from the main roof form. As per the amended plans these elements have been stepped further back and their roof form reduced further in height.

8.2.4 The proposed building including sunken sun lounge terrace and basement level, which will incorporate the pool at basement level will have a depth of 25.6m and width of 13.6 and the depth up to the exposed rear extension including part basement would be 20.14m (as shown in the submitted plans).

8.2.5 The proposed basement which extends into the garden will take advantage of the topography of the site and will be constructed in a 'cut & fill' method so that the current topography, whilst being re-landscaped, is essentially maintained. The single-storey rear extension at the boundary to no. 52 will occupy the same footprint and bulk as the existing, whilst that along the boundary to no. 56 will extend as far as the neighbouring extension. These elements are treated as

extensions to the main building form and as such are treated in a modern idiom, distinct and subordinate to the main building.

8.2.6 The proposed shed at the rear would consist of 6.75m in depth and 2.25m in height. The proposed scheme also seeks create a carport at basement level consisting of 6.3m deep and 3.5m wide.

8.2.7 The material proposed are:

- Mixed red stock (dark red English bond)
- Articulated corners (soft red rubbers)
- White painted portico/porch details
- Frameless glass balustrade on first floor rear elevation
- The rear extension will be Composite Oak/Bronze effect Aluminium
- Skylight on the ground floor to provide light in to the basement pool
- Garden shed with timber cladding
- Turf landscaping (intensive green roof on top of RC slab above the garden shed)

8.2.8 The proposed building will be treated, particularly to the front, in the 'arts and crafts style' drawing on the predominant theme along this part of Sheldon Avenue. The façade has a strong central symmetry and uses red mixed stock brick in an English bond as the main facing material. This is to be coupled with soft red rubber flat arches, to be tuck-pointed, above white painted timber sliding sash windows. Rosemary clay tile roof, lead-clad dormers and Portland stone portico will complete the palette. The materials proposed are appropriate in this context and sensitive to the character of the area.

8.2.9 The modern extensions to the rear are centred around a sunken terrace and treated in white insulated render with the large pane glazing framed in a composite oak and bronze system (as shown in the 3d illustration submitted with the proposed application)

8.3 Impact on the conservation area

8.3.1 As the application site is located within a Conservation Area, Haringey's Unitary Development Plan requires under policy CSV1: Development in Conservation Areas, proposals affecting Conservation Areas "preserve or enhance the historic character and qualities of the buildings" and "recognise and respect the character and appearance of Conservation Areas". Furthermore, under Policy CSV7: Demolition in Conservation Areas, "the council will seek to protect buildings within Conservation Areas, by refusing applications for their demolition . . . if it would have an adverse impact on the character and appearance of the Conservation Area". Haringey's draft SPG2: Conservation & Archaeology, published 2006, sets a series of recommended criteria which are valid guidance for assessing whether demolition of buildings in Conservation Areas will be permitted

8.3.2 The National Planning Policy Framework also recognises the importance of achieving good design, in which paragraph 58 of the National Planning Policy

Framework Adopted April 2012 states that 'decisions should aim to ensure that developments respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation and are visually attractive as a result of good architecture and appropriate landscaping.

- 8.3.3 Planning guidance requires that any replacement building should make at least an equal or greater contribution to the conservation area when compared to the contribution of existing buildings. The existing property was enlarged by a double-storey side extension. This alteration has unbalanced the appearance of the original building. The classical entrance portico appears out of character with the rest of the otherwise rather blandly detailed house. The sliding sash windows are ill-proportioned and poorly detailed. The property has suffered a degree of neglect and due to its current design and appearance is considered to be of 'neutral' quality in terms of its contribution to the conservation area.
- 8.3.4 Haringey Conservation Officers have been consulted and consider the existing building makes a modest but positive contribution to the appearance and character of the conservation area. The principle of a replacement house on this site is therefore only valid should the replacement further preserve or enhance the character of the conservation area. As such, planning permission will only be granted if the contribution of the proposed replacement building would be of more or equal benefit to the conservation area. Highgate CAAC and Highgate Society are concerned that the proposal fails to enhance the character and appearance of the conservation area. In response to these comments
- 8.3.5 Officers would point out that the scheme has been amended from that submitted. The design and form of the replacement building is now clearly more reflective of other properties within the immediately vicinity. The neo-Georgian elements have been toned down and the mass, form and fenestration changed. As per the existing house on site the gaps between the replacement building and neighbouring properties will remain. The proposed replacement building is considered to be of a high quality design that will respect the character of the conservation area in terms of size, materials, form and front boundary treatment. Overall the replacement building will preserve the character and appearance of the Highgate Conservation Area.
- 8.3.6 As previously outlined in this report the form of the replacement building has changed from the initial proposed scheme. The design and form of the replacement building is now clearly more reflective of other properties within the immediately vicinity (of the Arts & Crafts style) which are considered to preserve the character of this part of the conservation area. The new house will be characterised by a typical five-bay two-storey form which will sit comfortably within the site.
- 8.3.7 Given the changes that have been made the replacement house is considered acceptable and will make "at least an equal or greater contribution to the conservation area".

8.4 Basement Development

- 8.4.1 As previously discussed the scheme proposes to extend at basement level. Officers are mindful that the creation of a basement floor below the footprint of an original dwelling house does not require permission. In this case the basement will extend beyond the rear elevation of the replacement house by 12.7. The basement level will not extend across the full footprint of the main house.
- 8.4.2 A Hydrological Study has been prepared by 'Fluid structures', and submitted with the planning application, the document provides an investigation into the local ground and groundwater conditions. This report highlights the outline structural study for the basement and superstructure design and construction for the proposed new residential building. The anticipated ground conditions are predominantly the Claygate Member overlying London Clay. No significant below ground features are anticipated to be encountered. Immediately to the north and south of the site are residential plots with existing detached houses in close proximity. It is proposed that the basement is formed with a perimeter of non-displacement type piling, which would be installed prior to excavations commencing. The superstructure is not anticipated to present any unusual challenges or risks.
- 8.4.3 The basement excavation will be enabled by perimeter piling. This would be an on-displacement form of piling, either bored cast in place concrete piles, or steel sheet piling installed with a silent piling rig. The basement walls will be in place before excavations commence therefore minimises the risk to adjacent properties. The proposed construction methodology following completion of site investigations and design would therefore entail the following:
- Establish hoardings and protection to boundaries as necessary,
 - Demolitions and site levelling,
 - Formation of engineered piling mat to ensure stability of piling plant,
 - Construct piling to full perimeter of basement, with piling plant positioned with the basement footprint,
 - Construct capping beam to top of piles,
 - Carry out excavation to basement level, installing any horizontal propping as may be required by the pile design.
- 8.4.4 The conclusion of the study identifies that the scheme can be built in light of hydrological and geological issues, and that it is not anticipated that the superstructure will present any unusual challenges or risks. The applicants have stated within the supporting structural survey that all unknown site conditions and construction risks will be addressed during the ongoing stages of design with the goal of reducing or eliminating them. Following the completion of this Structure and Basement Construction report, the following further work has been identified relating to the detailed design phase of the development:

- A desk top environmental assessment and an intrusive ground investigation are required to confirm the geo-environmental conditions in order to provide full design information for the proposed basement,
- Searches of statutory authorities and London Underground Limited,
- Testing of soil samples for a range of contaminants for the purpose of waste disposal certification.

8.5 Impact on Residential Amenity

8.5.1 Policy UD3, the Councils Housing SPD (2008) and SPG 3b seek to protect existing residential amenity and avoid loss of light and overlooking issues.

8.5.2 The siting and form of the proposed development has been considered carefully to ensure there will be no adverse impact on the amenities of adjacent properties (in terms of overlooking or overshadowing to, neighbouring properties) compared with the existing conditions. The retention and reinstatement of trees along the boundaries furthermore ensure current levels of privacy are maintained. As such, the proposed development is not considered to demonstrate any significant loss of privacy for neighbouring properties.

8.6 Sustainability

8.6.1 The applicants have stated that the new building will have a super insulated thermal envelope meeting the minimum, current building regulation requirements. In addition to this it is intended to install energy-efficient heating systems coupled with ground source pumps and heat recovery ventilation. The siting and massing, along with the retention of mature trees along the boundary of the garden ensure that solar gains are minimised during summer whilst maximised during winter months.

8.6.2 All these measures will greatly reduce the operational carbon footprint of the property and it is expected that over the lifetime of the building's occupation this would more than compensate for the carbon embodied in the new construction. Surface water run-off will be reduced by the use of permeable forecourt paving and green roof for the extension flat roofs.

8.7 Parking and access

8.7.1 In terms of parking the application site is not located within an area that has not been identified within the Haringey adopted UDP (2006). Current public transport accessibility levels for Sheldon Avenue are low, all its residents rely mainly on car transport with every property providing for off-street, forecourt parking. Under the proposals the required parking provision of a minimum of 1.5 parking spaces per dwelling will be achieved with off-street parking. The current 'in-and-out' for vehicular access will be retained in the new design with the added sloped driveway to a single basement garage.

8.7.2 The property will remain a single family home, thus there will be no additional vehicles parked on the property compared with the existing conditions, and no

additional pressures are created on local traffic conditions. Furthermore, the highway and transportation authority do not wish to raise any objections to the above proposal

8.8 Waste management

- 8.1 The plans for this application do not show where the waste storage area for this site will be located or is currently located. This 5/6 bedroom development will require a bin storage area at the front of the property suitable to store a standard kerbside collection full set consisting of 1x 360 waste bin and 1x 240 recycling bin. As such a condition of consent would require full details of proposed waste storage and collection arrangements.

8.9 Trees & Landscaping

- 8.9.1 A full detailed tree survey has been received with this planning application compliant to the requirements of BS5837: (2005) Trees in Relation to Construction - Recommendations undertaken by a qualified Arboriculturist.
- 8.9.2 Policy OS17: Tree Protection, Tree Masses and Spines seeks to protect and improve the contribution of trees, tree masses and spines to the local character.
- 8.9.3 The proposals ensure the continuing enjoyment of those trees which are deemed of good quality and suitable replacement of those which are not deemed worth retaining. There are no protected trees on site (covered by TPOs). The rear projecting elements will feature green roofs to maintain green space from a visual point of view, along with other benefits such as biodiversity, run-off water retention and the like. In the front forecourt large conifer will be felled which are deemed visually detrimental to the streetscape. The existing mature hedges to front will be protected during the works and retained as a landscape feature.

9.0 CIL APPLICABLE

- 9.1 The proposal will be liable for the Mayor of London's CIL as the additional floor space would exceed 100sqm. As such a charge of £35 per additional sqm would be liable. This would be collected by Haringey after implementation (if permission were granted) and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, or and indexation in line with the construction costs index.

10.0 HUMAN RIGHTS

- 10.1 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.

11.0 EQUALITIES

- 11.1 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 This application relates to a two storey detached dwelling situated on the eastern side of Sheldon Avenue backing on to allotment gardens to the rear east of the site. The site falls within Highgate Conservation Area. The application is for the demolition of existing property and erection of new two-storey dwelling with rooms in roof and a basement floor. The existing house is of brick and tile construction with painted timber windows and is of the Arts and Crafts style, common to the area. The existing building is viewed as making a modest contribution to the character and appearance of the conservation area. The appearance of the building has been compromised by a large two-storey side extension.
- 1.2 The scheme has been amended from the initial scheme submitted. The design and form of the replacement building is now clearly more reflective of other properties within the immediately vicinity (of the Arts & Crafts style) which are considered to preserve the character of this part of the conservation area. The new house will be characterised by a typical five-bay two-storey form which will sit comfortably within the site. The replacement house will preserve the character and appearance of the conservation area.
- 12.2 The size and siting of the basement floor is considered to be acceptable. The proposed basement will be formed with a perimeter of non-displacement type piling, which would be installed prior to excavations commencing. The applicants have demonstrated that the superstructure is not anticipated to present any unusual challenges or risks. Furthermore, the Hydrological Study submitted with the application confirms that the proposed basement extension would be unlikely to cause harm to the built and natural environment and local amenity and also be unlikely to result in flooding or ground instability.
- 12.3 As such the proposed development is considered to be consistent with Policies UD3 'General Principles', UD4'Quality Design', HSG1 'New Housing Developments', CSV1 "Development in Conservation Areas' and OS17 Tree Protection, Tree Masses and Spines' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's Housing SPD. Given the above this application is recommended for APPROVAL.

13.0 RECOMMENDATIONS

GRANT PERMISSION

Applicant's drawing No. (s) 54SHE-001 P2, 54SHE-002 P2, 54SHE-003 P3, 54SHE-020 P1, 54SHE-030 P2, 54SHE-031 P2, 54SHE-Location Plan, 54SHE-100P4, 54SHE-101P3, 54SHE-102P3, 54SHE-103P2, 54SHE-110P2, 54SHE-200P4, 54SHE-300P3, 54SHE-301P3.

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 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.

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 shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted, is commenced.

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 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 completion 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.

CONSTRUCTION

7. 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.

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 basement;
- 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. 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.

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

WASTE MANAGEMENT

10. 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

OTHER

11. Notwithstanding the detail shown on the approved drawings the first floor side windows will be obscure glass only and shall be permanently retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties.

14.0 APPENDICES

14.1 Appendix 1: Consultation Responses

No.	Stakeholder	Question/Comment.	Response
	INTERNAL		
1	Building Control	No initial comments. New house would be subject to full check under the Building Regulations. Fire Authority access as before.	No objections.
2	Waste Management	The plans for this application do not show where the waste storage area for this site will be located or is currently located. This 5/6 bedroom development will require a bin storage area at the front of the property suitable to store a standard kerbside collection full set consisting of 1x 360 waste bin and 1x 240 recycling bin. The application has been given RAG traffic light status of AMBER for waste storage and collection arrangements	The plans for this application do not show where the waste storage area for this site will be located or is currently located. Therefore, a condition would be attached in order to satisfy this requirement.
3	Conservation & Design Officer	The house still makes a modest but significant contribution to the Conservation Area. The Conservation & Design Officer has stated that traditional buildings are	The existing property was enlarged by a double-storey side extension. The classical entrance portico appears out of character with the rest of the otherwise rather blandly detailed house. The sliding sash windows are ill-proportioned and poorly detailed.

	repairable, adaptable, convertible, and can be thermally upgraded to make them more sustainable. They represent a significant resource of embodied energy and when kept in a state of good repair & maintenance, they can serve future generations. The Conservation & Design Officer is not convinced that there is a valid case to justify the proposed demolition of No 54. It appears to be in sound condition and, with proper repair and maintenance, there is no reason it cannot continue as a residence into the future. It is regrettable that its architectural interest has been diminished by the previous alterations, however this is potentially reversible and an extension at the rear may be possible as long as it is in scale with the original house. The harm in this instance would be the loss of a building which has historic relevance to the development of this sub-area of Highgate Conservation Area and despite some alterations it has an attractive appearance which clearly dates to that period. The replacement building would result in the loss of historic connection which is a fundamental aspect of the character and appearance of a	Overall the property has suffered from years of neglect and due to its design and appearance is considered make a neutral contribution to the conservation area. There is no element of arts and crafts detailing to this property and it is therefore considered that the redevelopment of this site would not detract from the character and appearance of the Highgate Conservation Area. Furthermore, the proposed redevelopment will be undertaken in such a way that it would be more reflective of the existing adjacent houses within Sheldon Avenue and within the immediate vicinity (of the Arts & Crafts style) which are considered preserve the character and appearance of this part of the Highgate Conservation Area. This property does not contain any historical or architectural merit. Furthermore, the existing property was enlarged by a double-storey side extension. The classical entrance portico appears out of character with the rest of the otherwise rather blandly detailed house. The sliding sash windows are ill-proportioned and poorly detailed. Overall the property has also suffered from years of neglect and due to its design and appearance is considered to make a neutral contribution to the Highgate Conservation Area. National Planning Policy Framework Adopted April 2012 states that 'decisions should aim to ensure that developments respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation and are visually attractive as a result of good architecture and appropriate landscaping.

		conservation area. As such there does not appear to be a clear justification for demolition in this instance. Conservation Area Consent for demolition should not be granted <u>unless</u> there are acceptable and detailed plans for any redevelopment. Planning guidance requires that any replacement building should make at least an equal or greater contribution to the conservation area when compared to the contribution of existing building. If it fails to do so it should not be favourably recommended.	The proposed development would be considered to preserve the character and appearance of the Highgate Conservation Area. Furthermore, Paragraph 136 of the National Planning Policy Framework Adopted April 2012 states that Local Planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of Heritage Assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
	AMENITY GROUP	Question/Comment.	Response

1	Highgate Society	The Highgate Society objects to the proposals on the following grounds: 1. The design statement maintains that the development is necessitated by the existing dwelling being 'wholly inadequate with regards to energy efficiency'. In the context of demolishing what appears to be a perfectly wholesome structure, and its replacement with a much larger one, there can be no sensible justification for the proposals on the basis of sustainability or energy conservation. 2. The Highgate Society considers that the proposed design does not represent any enhancement of Highgate Conservation Area, which justifies the demolition of the existing residence. In fact the proposed design essentially replaces the existing at a larger scale and with greater symmetry on the street elevation. 3. This proposed scheme, and other consented schemes like it in Sheldon Avenue, are slowly destroying the character that makes Sheldon Avenue unique and desirable in the first place. The existing dwelling, although unexceptional, nonetheless contributes to	The applicants have stated their intension to employ a sustainable method of development and which involves the re-use of materials from the demolition to be recycled on site as hard core; New build will be substantially more energy efficient and have lower (operational) carbon footprint; Surface water runoff reduction by permeable forecourt paving & green roofs; Existing landscaping will be retained / reinstated, proposed Green roofs add to biodiversity. It is considered that there would be a sensible justification for the demolition of the house, as the existing character of the property does not enhance to the character and appearance of the Highgate Conservation Area Furthermore the replacement house has been amended so that its scale and massing would be less than the existing house and would be a sympathetic and preserve the Character and Appearance of the Highgate Conservation Area. There is not much of an arts and crafts detailing to this property; the current condition of the property does not lend its self to any architectural or historical merit. The proposed replacement building is considered to be of a high quality deign that will respect the character of the conservation area in terms of size, materials, form and front boundary treatment. Overall the replacement building will preserve the character and appearance

	the continuity and character of the Conservation Area and has a patina of use and mature landscaping which is easily eradicated by the construction of new, over-scaled, pastiche villas. 4. The greatly enlarged basement requires a hydrological/geotechnical survey and detailed construction method statement before any proposals can be commented upon. Additional deep basements should not be permitted in the area unless it can be shown that they will not exacerbate any groundwater problems, to the detriment of neighbours, who must be given the opportunity to comment. 5. The proposals will remove a number of trees at the side and front of the property. The impact on the streetscape is considerable and the proposals should be amended to retain all mature trees or replace them with mature specimens.	of the Highgate Conservation Area. The trees and landscaping would be retained and enhanced. A Hydrological survey has been submitted with the planning application. The research found that there are no significant surface watercourses in the locality. Molton Brook is approximately 1500m distant to the north west. Review of the Lost Rivers of London map confirms that the site is north of the primary recorded underground watercourses, which are associated with the Highgate Ponds. Pockets of ground water may be found in the sandy strata however, which will inform the basement construction methodology. A desktop review of London Underground infrastructure indicates it is unlikely that LUL facilities would be affected by the proposed development. Formal searches would however be implemented, with Thames Water and other utilities as well as LUL, as part of the design development. The conclusion of the Hydrological survey study is that the scheme is viable in light of hydrological and geological issues, and that is not anticipated that the superstructure will present any unusual challenges or risks. A full detailed tree survey has been received with this planning application compliant to the requirements of BS5837: (2005) Trees in Relation to Construction - Recommendations undertaken by a qualified Arboriculturist. This proposal will result in the loss of several trees that are all

2	Highgate CAAC	6. Neighbour's views should be considered. In view of the above, the Highgate Society objects to this application. The CAAC wishes to register a strong objection to this proposal for the following reasons. No hydrology report has been submitted despite the fact that the proposal includes a very large basement which may well have a considerable adverse effect on ground water flows in the area even causing damage to adjoining properties. A proper independent assessment must be carried out. Similarly no adequate assessment to the possible risks to mature trees on the site or in adjoining	low category because of their poor condition or small size. One high category tree will also be lost. All the significant boundary tree cover will remain intact and no further high category trees will need to be removed. There is plenty of space for tree planting and a comprehensive new landscape scheme using significant stock is feasible. The size of these new trees and their future growth will significantly enhance the contribution of this site to local amenity and more than compensate for the loss of existing trees. The proposed changes may affect further trees if appropriate protective measures are not taken. However, if adequate precautions to protect the retained trees are specified and implemented through the arboricultural method statement included in this report, the overall impact of the proposal on local amenity will be low and limited to the short term only. Indeed, the new sustainable planting proposals will increase the potential of the site to contribute to local amenity well beyond the short term. A Hydrological survey has been submitted with the planning application. The research found that there are no significant surface watercourses in the locality. A full tree survey compliant to the requirements of BS5837: (2005) Trees in Relation to Construction - Recommendations undertaken by a qualified Arboriculturist was submitted with the planning application. However, the planning permission will be conditioned so that details of the existing trees to be retained and replacement trees are submitted to and agreed by the LPA before the development is commenced The proposal will be conditioned so that details of the existing

		gardens has been provided. This presents a possible danger to a very important feature of the Conservation Area. The excavation proposed extends much too far beyond the footprint of the remainder of the building causing loss of green space to the detriment of the Conservation Area. No Construction Management plan has been submitted detailing how these works on a considerable scale can be managed	trees to be retained and replacement trees are submitted to and agreed by the LPA before the development is commenced Plan has been submitted and approved in writing by the LPA. The planning permission will be conditioned so that no development takes place, including any works of demolition, until a Construction Management Plan has been submitted and approved in writing by the LPA.
	NEIGHBOUR CONSULTED	2 objection letters received	Response
	<u>Comments by: K Ramachandrn</u> <u>From:16 Denewood Road Highgate N6 4AJ</u> <u>Comments by: Dr Clive Handler</u> <u>From:56 Sheldon Avenue Highgate, London N6 4ND</u>	The proposed hydrology report was not submitted with the application, which would be an important aspect, as the scheme would involve basement excavations. No adequate assessment to the possible risks to the mature trees on the site. The proposed excavation extends to far beyond the footprint on to the rear garden causing loss of green space to the detriment of the conservation area.	A Hydrological survey has been submitted with the planning application. A tree report was submitted with the scheme however the planning permission will be conditioned so that details of the existing trees to be retained and replacement trees are submitted to and agreed by the LPA before the development is commenced. There are no tree protection orders on any of the trees on the application site. The rear extensions will feature green roofs to maintain green space from a visual point of view, along with other benefits such as biodiversity, run-off water

		The applicants have not submitted construction management plan. The redevelopment would be regarded as overly large that would further spoil the character of the conservation area. The existing property Does not make a The damage caused the roads, pavements and trees from the construction process should also be taken seriously by the council. The proposed development would significantly affect the ground water distribution in the area causing floods in the garden and roads during heavy rain pour. There is not enough information on the basement, its construction, the damage to the water table, its consequent effect on the neighbouring foundations and the potential damage to our home (no 56), garden and drainage.	retention and the like. The forecourt will feature the felling of the large conifer which is deemed visually detrimental to the streetscape as it dwarfs the nearby tree on the pavement and is in itself considered to be unattractive. The planning permission will be conditioned so that no development takes place, including any works of demolition, until a Construction Management Plan has been submitted and approved in writing by the LPA. The redevelopment is appropriate in scale, massing and height and the existing has no design merit and neither does it represent a significant design era. It is considered that the proposal will not fail to enhance the conservation area, which is considered to preserve the character and appearance of this part of the Highgate Conservation Area. Officers will take into consideration whether the proposal will affect the residential amenity of the neighbouring properties. The conclusion of the Hydrological survey study is that the scheme is viable in light of hydrological and geological issues, and that it is not anticipated that the superstructure will present any unusual challenges or risks. Proposed Construction Methodology has been submitted with the planning application. Subject to confirmation of the anticipated ground and groundwater conditions by site investigation, it is therefore proposed that the basement excavation will be enabled by perimeter piling. This would be a

			non-displacement form of piling, either bored cast in place concrete piles, or steel sheet piling installed with a silent piling rig. As the basement wall is in place before excavations commence this minimises the risk to adjacent properties. The anticipated sequence of work, following completion of site investigations and design, would therefore be; • Establish hoardings and protection to boundaries as necessary, • Demolitions and site levelling, • Formation of engineered piling mat to ensure stability of piling plant, Construct piling to full perimeter of basement, with piling plant positioned within the basement footprint, • Construct capping beam to top of piles • Carry out excavation to basement level, installing any horizontal propping as may be required by the pile design.

This page is intentionally left blank

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2011/2066	Ward:
Address: 54 Sheldon Avenue N6 4ND	
Proposal: Conservation area consent for demolition of existing property and erection of new 2 storey dwelling with rooms in roof and at basement level	
Existing Use: Residential dwelling	Proposed Use: Residential dwelling
Applicant: Mr Ebbi Farsian	
Ownership: Private	
Date received: 07/11/2011 Last amended date: DD/MM/YYYY (PLEASE UPDATE ILAP SCREEN 2 IF PLANS AMENDED – ALSO FORWARD TO DM MAILBOX) Drawing number of plans: 54SHE-001 P2, 54SHE-002 P2, 54SHE-003 P3, 54SHE-020 P1, 54SHE-030 P2, 54SHE-031 P2, 54SHE-Location Plan, 54SHE-100P4, 54SHE-101P3, 54SHE-102P3, 54SHE-103P2, 54SHE-110P2, 54SHE-200P4, 54SHE-300P3, 54SHE-301P3.	
Case Officer Contact: Elizabeth Ennin-Gyasi	
PLANNING DESIGNATIONS: Retrieved from GIS on 07/11/2011 Conservation Area Road Network: B Road	
RECOMMENDATION GRANT PERMISSION	
SUMMARY OF REPORT: The proposal respects the character and the established rhythm and form of Sheldon Avenue. The proposed works for demolition of the existing property and erection of a new 2 storey dwelling does not pose a risk to the integrity of the Highgate Conservation Area or of the adjoining properties. The proposal would preserve the character and appearance of the Highgate Conservation Area as a whole, and Sheldon Avenue in particular. Overall the proposal will make an equal or greater contribution to the character and appearance of this part of the conservation area when compared to the existing building on site and as such the proposal accords with policies CSV1 'Development in Conservation Areas' and CSV7 'Demolition in Conservation Areas' of the adopted Haringey Unitary Development Plan (2006) and SPG2 'Conservation and Archaeology'. Given the above this application is recommend for APPROVAL.	

1.0 SITE AND SURROUNDINGS

1.1 As per HGY/2011/2065

2.0 PROPOSAL

2.1 This application is for Conservation area consent for demolition of existing property and erection of new 2 storey dwelling with rooms in roof and at basement level.

3.0 PLANNING HISTORY

3.1 As per HGY/2011/2065

3.2 Planning Enforcement History

No enforcement history

4.0 RELEVANT PLANNING POLICY

4.1 National Planning Policy

4.2 National Planning Policy Framework - The National Planning Policy Framework has replaced Planning Policy Statement 5 which in turn replaced PPG15.

4.3 London Plan 2011

Policy 7.4 Local character

Policy 7.6 Architecture

5.3 Policy 7.8 Heritage assets and archaeology

Policy 7.9 Heritage-led regeneration

4.4 Haringey Unitary Development Plan (2006)

G10 Conservation

CSV1 Development in Conservation Areas

CSV5 Alterations and Extensions in Conservation Areas

CSV7 Demolition in Conservation Areas

4.5 Supplementary Planning Guidance

SPG2 Conservation and Archaeology

5.0 CONSULTATION

As per HGY/2011/2065

6.0 RESPONSES

As per HGY/2011/2065

7.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

- 7.1 The National Planning Policy Framework (NPPF) recognises heritage assets as an irreplaceable resource which should be conserved in a manner appropriate to their significance. The NPPF notes that not all elements of a Conservation Area will necessarily contribute to the significance of that Conservation Area. The loss of a building should be considered in respect to whether its loss would cause substantial or less than substantial harm to the heritage asset.
- 7.2 The NPPF states, “Local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably”.
- 7.3 Policy CSV1 of the Council’s UDP requires proposals affecting Conservation Areas to “preserve or enhance the historic character and qualities of the buildings” and “recognise and respect the character and appearance of Conservation Areas”. Furthermore, under Policy CSV7 “the Council will seek to protect buildings within Conservation Areas, by refusing applications for their demolition . . . if it would have an adverse impact on the character and appearance of the Conservation Area”. Haringey’s draft SPG2: Conservation & Archaeology, published 2006, sets a series of recommended criteria which are valid guidance for assessing whether demolition of buildings in Conservation Areas will be permitted
- 7.4 As outlined in the report for the accompanying planning application HGY/2011/2065, there are a variety of individual treatments and materials within Sheldon Avenue, however red facing brickwork is the predominant facing material with some render & pebbledash, with white painted casement windows. The form of development features large 2 storey detached houses on wide fronted plots, each with substantial gardens, with planting and trees contributing to the character of the street scene. Typically these houses have large hipped roofs over their main rectangular floor plans. Occasionally the roofs may feature a gable bay, which are finished in plain clay tile roofing, and frequently have tall brickwork chimneys. Originally there would have been notable gaps at the side of the house to the boundary fence, to allow for hedges and mature trees to provide screening and privacy.
- 7.5 It is notable that some of the houses along Sheldon Avenue have been extended since the 1960’s, and some have been replaced with modern, contemporary, or ‘new’ reproduction ‘traditional’ style houses.
- 7.6 The proposal is to effectively demolition of existing property and erection of new 2 storey dwelling with rooms in roof and excavating to form a new basement level.
- 7.7 Officers consider the existing dwelling makes a neutral contribution to the appearance and character of this part of Highgate Conservation Area and as such its loss will cause less than substantial harm.

7.8 Design & Form of the Replacement Building

- 7.9 The proposal will involve the demolition of the current building and ancillary structures, and replacement with a new two-storey dwelling with three modest sized dormers to create rooms in the substantial roof space, which would also include a basement structure.
- 7.10 Planning guidance requires that any replacement building should make at least an equal or greater contribution to the conservation area when compared to the contribution of existing buildings. The existing property was enlarged by a double-storey side extension. Various alterations that have been undertaken without planning permission exposes the dwelling in a way that appears slightly asymmetrical, thus revealing an unbalanced form to the front façade. The classical entrance portico appears out of character with the rest of the otherwise rather blandly detailed house. The sliding sash windows are ill-proportioned and poorly detailed. Overall the property has suffered from years of neglect and due to its design and appearance is considered to make no positive contribution to the conservation area and could at best be classified as 'neutral'.
- 7.11 The proposed replacement building is considered to be of a high quality design that will respect the character of the conservation area in terms of size, materials, form and front boundary treatment. Overall the replacement building will preserve the character and appearance of the Highgate Conservation Area.
- 7.12 It is considered that the proposed development at 54 Sheldon Avenue would present a positive contribution to the street scene and the overall Highgate Conservation Area.

8.0 RECOMMENDATIONS**GRANT PERMISSION**

Applicant's drawing No. (s) 54SHE-001 P2, 54SHE-002 P2, 54SHE-003 P3, 54SHE-020 P1, 54SHE-030 P2, 54SHE-031 P2, 54SHE-Location Plan, 54SHE-100P4, 54SHE-101P3, 54SHE-102P3, 54SHE-103P2, 54SHE-110P2, 54SHE-200P4, 54SHE-300P3, 54SHE-301P3.

Subject to the following condition(s)

1. The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and full planning permission has been granted for the redevelopment for which the contract provides.

Reason: In order to ensure that the site is not left open and vacant to the detriment of the character and visual amenities of the locality

REASONS FOR APPROVAL

The demolition of the building on this site is acceptable in principle as it makes a neutral contribution to the character and appearance of Highgate Conservation Area. Subject to conditions, their demolition is acceptable and accord with the National Planning Policy Framework, policies 7.8 and 7.9 of the London Plan 2011, policy CSV7 'Demolition in Conservation Areas' of the adopted Haringey Unitary development Plan 2006 and SPG2 'Conservation & Archaeology'.

This page is intentionally left blank

Planning Committee 28TH June 2012

Item No.

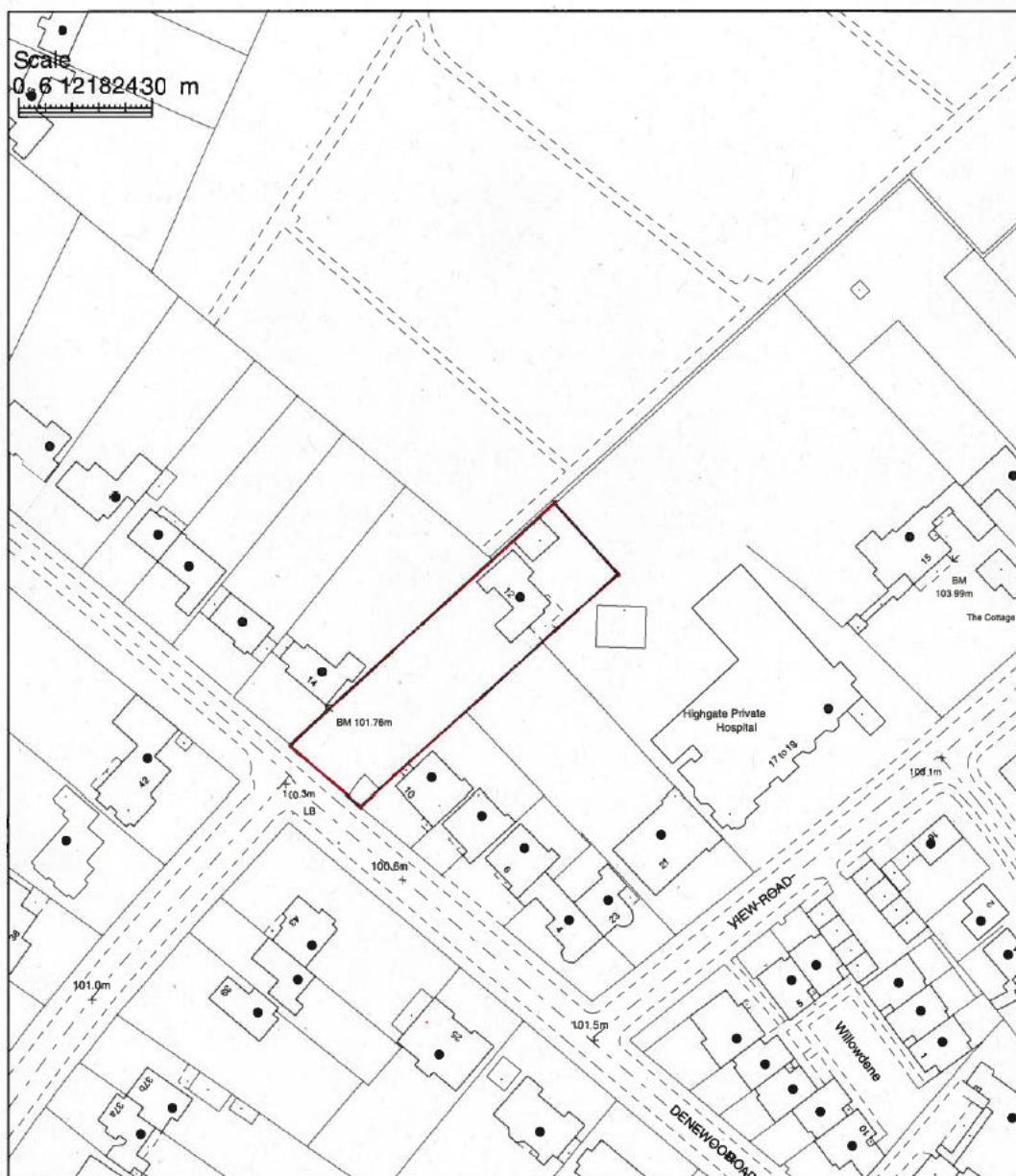
REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2011/2284	Ward: Highgate	
Address: 12 Denewood Road N6 4AJ		
Proposal: Demolition and rebuilding of existing dwelling with basement floor and erection of a new two-storey house with basement floor to the front of the site (AMENDED DESCRIPTION)		
Existing Use: Residential		Proposed Use: Residential
Applicant: Evaltis Ltd		
Ownership: Private		
DOCUMENTS		
Title		
Design Statement		
Arboricultural Assessment		
Arboricultural impact Assessment		
Desk Study& Basement Impact Assessment		
PLANS		
Plan Number	Revision	Plan Title
390-000		Proposed Rear House Elevations
390-010		Existing Site Plan
390-011		Existing Floor Plans
390-310		Existing Elevations
390-001	A	Proposed Site / Roof Plan
390-003		Proposed Ground Floor Plan – rear house
390-005		Proposed Floor Plan – front house
390-006		Proposed Ground Floor Plan – front house
390-300		Proposed Front House Elevations
390-301		Proposed Rear House Elevations
390-302		Proposed Rear House Elevations
390-303		Proposed Font House Artists Impression
390-304		Proposed Rear House Artists Impression
		Tree constraints plan
Case Officer Contact: Matthew Gunning P: 0208 489 5280 E: matthew.gunning@haringey.gov.uk		

TABLE OF CONTENTS	
1.0	SITE & ARIEL PLAN
2.0	PHOTOGRAPHS & IMAGES
3.0	SITE AND SURROUNDINGS
4.0	PROPOSAL
5.0	PLANNING HISTORY
6.0	RELEVANT PLANNING POLICY
7.0	CONSULTATION
8.0	RESPONSES
9.0	ANALYSIS / ASSESSMENT OF APPLICATION
	• Principle of an additional residential dwelling on the site • Design and form (replacement and new dwelling) • Layout, size and quality of residential accommodation • Impact on the conservation area/ streetscene • Impact on residential amenity • Impact on trees • Subterranean development • Transport and parking • Sustainability • Planning Obligations
10.0	HUMAN RIGHTS
12.0	EQUALITIES
13.0	SUMMARY & CONCLUSION
13.0	RECOMMENDATION
14.0	APPENDICES
	Appendix 1: Comments on objections
SUMMARY OF REPORT: The proposal is to effectively rebuild the existing property located to the back of the site in a contemporary style and to erect a new house at the front of the site. The new house would pick up the established building lines along this stretch of the road and be of a contemporary architectural style i.e. two storey with a flat roof. Both houses would have basements. The houses would share an existing crossover and access way located along the south-eastern boundary of the site. The position, scale, mass, detail and alignment of the proposed replacement dwelling to the rear of the site and new dwelling to the front of the site have been carefully considered. Given the presence of a previous building to the front of this site the proposal will in effect reinstate a street frontage to this plot. The design of this proposed front dwelling while of modern design and materials will add to the diversity of architectural styles found along Denewood Road. This building will complement the other two-storey flat roofed buildings found along the street. The positioning of this building provides sufficient gaps between buildings as well as protecting trees and greenery along the side and front boundaries of the site. As such the proposal achieves an acceptable relationship with Denewood Road and will preserve the character and appearance of this part of the Conservation Area. Sufficient information	

has been submitted with the application to demonstrate that it would be unlikely to cause harm to the built and natural environment and local amenity and also be unlikely to result in flooding or ground instability. The proposal will not give rise to a significant degree of overlooking or loss of privacy to neighbouring occupiers or adversely affect local residential amenities. The proposal is considered to be in accordance with National, London and adopted Haringey Unitary Development Plan policies and adopted Supplementary Planning Guidance

1.0 SITE PLAN



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. LB Haringey 100017423 2005

Site plan

12 Denewood Road, Highgate, N6 4AJ

HARINGEY COUNCIL

**Directorate of
Place &
Sustainability**

Lyn Garner
Director
Place & Sustainability
River Park House
London N22 8HQ
Tel 020 8489 1000
Fax 020 8489 5220

 NORTH	Drawn by	MT
	Scale	1:1250
	Date	20/06/2012

2.0 IMAGES



Proposed Site Layout



Existing Elevations – Rear House



Proposed Elevation – Rear House



Proposed Elevation – Front House



Existing & Proposed View from Stormont Road

3.0 SITE AND SURROUNDINGS

- 3.1 The application site is located on the north eastern side of Denewood Road and consists of an existing two-storey building well set back from the road. The application site is 80m long and 23m wide and has a site area of 0.17 hectares (0.41 acres).
- 3.2 Denewood Road comprises of individual houses of varied architectural styles and scales set within their own grounds. The road stretches in a south-west – north east direction. The road itself is narrow and there are many trees in gardens and overhanging wide grassy verges with no defined kerb, which gives the road the appearance of a country lane. On the eastern side beyond Stormont Road the houses were built after 1920, with the other side being earlier. On the northern side of the road a few large houses were developed by Quennell Number 18 shows both Georgian and Arts and Crafts influences with Classical overtones in the gables over the bay windows.
- 3.3 Several modern houses also fit nicely into the street scene. Numbers 6, 8, and 10 are 1970s houses. They are of a moderate scale and are softened with good planting. Some higher density more recent developments are located on the northern side of Denewood Road, namely Willowdene – a small estate of 10 town houses
- 3.4 The existing house is a two-storey brick building originally built in the 1960s and subsequently extended in the 1980s. The building has an L shape which in part encloses a courtyard area, which is accessed via an opening in the building facade. Vehicles can access the courtyard area via a hard surfaced driveway running along the south-east edge of the site. The boundaries of the site are well screened by the presence of dense evergreen foliage and a number of mature trees. The rear of the site adjoins Highgate Private Hospital to the right and allotment gardens to the west.
- 3.5 The application site falls within Highgate Conservation Area.

4.0 PROPOSAL

- 4.1 The proposal is to effectively rebuild the existing property located to the back of the site in a contemporary style and to erect a new house at the front of the site. The new house would pick up the established building lines along this stretch of the road and be of a contemporary architectural style i.e. two storey with a flat roof. Both houses would have basements. The houses would share an existing crossover and access way located along the south-eastern boundary of the site. The existing tarmac surface is to be replaced with a more permeable gravel finish. It is proposed to maintain all trees intact and to retain the existing boundary treatment including brick / hedge boundary at the front of the site.

5.0 PLANNING HISTORY

- 5.1 Planning Application History

OLD/1965/0165 - Erection of house & garage & demolition of existing house. – Approved 24/12/1965

OLD/1966/0175 - Erection of house & garage & demolition of existing house – Approved 19/05/1966

OLD/1981/0327 - Erection of a single storey front and two storey rear extension. – Approved 31/03/1981

OLD/1981/0328 - Erection of single storey front extension construction of flat roof to form car port and installation velux roof light. – Approved 27/10/1981

OLD/1984/0304 - Erection of extension at first floor level and installation of patio doors at ground floor – Approved 04/09/1984

5.2 Planning Enforcement History

None

6.0 **RELEVANT PLANNING POLICY**

6.1 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 proposed development is considered to be consistent with the Framework which seeks to approve proposals that accord with the local development plan. The NPPF has at its core a strong presumption in favour of sustainable development.

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

6.3 Unitary Development Plan

G1 Environment
G2 Development and Urban Design
G3 Housing Supply
UD3 General Principles
UD4 Quality Design
HSG1 New Housing Development
HSG2 Change of Use to Residential
HSG9 Density Standards
M10 Parking for Development
OS17 Tree Protection, Tree Masses and Spines

CSV1 Development in Conservation Areas

6.4 Supplementary Planning Guidance / Documents

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

6.5 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'
 Mayor of London 'London Housing Design Guide' 2010

7.0 **CONSULTATION**

Internal	External
Ward Councillors Transportation Group Conservation Building Control Trees	<u>Amenity Groups</u> Highgate Society Highgate CAAC <u>Local Resident</u> 4 to 10, 14-26, 15-25 Denewood Road 26-42, 31-43 Stormont Road

8.0 RESPONSES

Thames Water

- 8.1 Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

Highgate Society

- 8.2 The Society object to the application on the following grounds:

1. The proposals seek to create two separate residences on a single residential plot which would create an unacceptable precedent for the area. Whilst the site is large and deep, it is not uncharacteristically so, and the same development pattern might be sought on neighbouring and nearby plots. The proposals essentially seek permission for backland development, which, if granted, would bring about a sharp deterioration of the environmental quality of the area by doubling residential density and simultaneously reducing open, green space.

2. In the context of demolishing what appears to be a perfectly wholesome existing residence, and its replacement with two houses, there can be no sensible justification for the proposals as an enhancement of the Highgate Conservation Area. The proposals show that historically (from ca. 1915 to 1974) the residence at 12 Denewood Road was located at the front of the property towards the street. The historical surveys also show that there was always only one residence on the plot

3. Adding an additional house to reinforce the 'historical street frontage' does little to complement the setting and character of the adjacent houses and the wider streetscape. In fact, the current green gap between no. 10 and 14 adds a sense of openness to the street at the junction of Stormont and Denewood Roads. The proposed development is contrary to Haringey's policies for this part of the Conservation Area, which protect the open character of the area and the green landscaping of the gardens. The proposal would have a significant negative impact on the character of Denewood Road by replacing the existing open garden towards the street with built form.

4. New and very large basements are proposed beneath both the front and rear houses. No sectional drawings have been submitted to show the depth of these basements. The basement under the rear house presumably requires additional excavation to form a pool, which in effect makes this a double basement. This site is in an area with known underground watercourses and surface water flooding. It is imperative that this site needs to be looked at in the context of other basements proposed for the area. The Highgate Society is presently aware of approximately thirteen applications for large basements being considered by Haringey within the Denewood Road / View Road / Grange Road / Broadlands Road / Stormont Road area. If permitted, these proposed basements and double basements will have a highly damaging impact on many properties in the area from the consequential diversion of the many springs and streams which exist. Several developments currently being implemented have already hit ground water problems. The Highgate Society maintains that no permissions should be given without a detailed hydrological report which not only assesses the impact of the development on neighbouring properties, but which takes into account cumulative impact(s) should other nearby developments being proposed be permitted. Additional deep basements should not be permitted in the area unless it can be demonstrated they will not exacerbate any groundwater problems, to the detriment of neighbours, who must be given the opportunity to comment.

5. The proposals will cover an extensive area of front garden with new construction, which reduces open green space. Given the size of the plot it should be possible to redevelop a single residence on the site which retains all existing mature trees and retains the openness of the street frontage.

6. The Highgate Society recognises that this area of Denewood Road is an eclectic mix of architectural styles, and provided that the scale and context of the existing streetscape is respected, a modern style would be preferable to a historical pastiche. While we support this design approach, the scale of openings and choice of materials might benefit from more study.

The Highgate Society has objected to the above applications but since then we have become increasingly concerned at the cumulative affect of a number of large house and basement developments on the Conservation Area and the hydrology of the area. The scheme does nothing to enhance the Conservation Area..

Highgate CAAC

- 8.3 Although the application does not make this clear this is in fact an unacceptable piece of backland development cramming 2 houses on the site in a way which goes against adopted policies for the Conservation Area. In no way does it enhance the Conservation Area. Furthermore although a hydrological survey has been provided this raises some important issues which must be satisfactorily dealt with before any planning permission is granted .Again no Construction management plans are included for this considerable building operation in a residential area

Waste Management

- 8.4 This proposed development will require a standard kerbside collection full set consisting of 2x 240L refuse wheelie bins and 2x 240L recycling wheelie bins. The waste storage area for this development will need to be of suitable size to store 4x 240L wheelie bins. The plans do not show the location of the waste storage area. The waste storage area will need to be at the front of the property within 25 metres from point of collection.

Local Residents

- 8.5 Letters of objection have been received from the residents of the following properties – No's 10, 14, 16, 18, 20, 22 Denewood Road, 43 Stormont Road, and are summarised as follows:

Character and appearance

- Overdevelopment of the site / contrary to SPG3c Section 7.3 “The Council will normally refuse planning permission on undeveloped open green backland space in conservation areas because of the positive contribution such spaces make to the character and appearance of conservation areas”;
- Proposed front house is too big for the plot;
- Loss of openness, greenery, garden;
- Harm to the character and appearance of the Conservation Area;
- Impact on street scene;
- An additional modern front house as submitted would be highly visible in its impact on the street scene and out of keeping with the Conservation area;
- Garden at no 12 makes a positive contribution to the semi-rural and open aspect of the area where Denewood and Stormont meet and the proposed front house would detract from this outlook both because of the increased development and because of the design of the proposed house;
- The proposed house will not complement the No 14 and will damage the smooth transition from the traditional to the modern;

Environmental Issues

- Basement – a site investigation has not been carried out;
- Adverse effect on the flow of ground water / flooding to neighbouring gardens and possible subsidence of buildings;
- Underground watercourse running roughly along the course of Denewood Road and the proposed basements (particularly that of the front house) are likely to have a serious impact in this regard;
- Decreased recharge to underlying aquifer;
- Excavation may lead to structural damage to neighbouring properties;
- Damage to mature trees (including a Eucalyptus, Oak tree);

Amenity Issues

- Balcony will affect the privacy in neighbouring bedrooms and gardens;
- Building will project far behind No's 14 & 16
- Impact on views

Other

- Precedent for development;
- Plan/ elevations have no dimensions/ levels of clear indication of building location;
- No clear demarcation between properties;

9.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

9.1 The main issues in terms of this application are considered to be;

- the principle of an additional residential dwelling on this site;
- design and form of the replacement dwelling and new dwelling;
- layout, size and quality of the residential accommodation;
- impact on the conservation area/ streetscene;
- impact on residential amenity;
- impact on trees;
- basement development;
- transport and parking;
- sustainability;
- planning obligations.

Principle of a residential dwelling

9.2 The recently published NPPF provides guidance on decisiontaking and in particular, introduces a presumption in favour of sustainable development, but at its heart contains a number of core planning principles that should be adhered to. In particular this includes encouraging the effective use of land by reusing land that has been previously-developed, and to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling.

9.3 The NPPF provides a definition of 'previously developed land' namely "land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure...." which excludes private residential gardens 'in built-up areas' from the definition. Although private gardens remain excluded from this definition, the NPPF does not rule out any development of residential garden land. The change in the definition of 'previously developed' land is intended to remove the in-built presumption in favour of development of garden sites, which was previously applied to all 'brownfield' land within the earlier PPS 'Housing' policy statement.

9.4 In the case of the application site in question is it located within an established residential road with a variety of housing types and forms, ranging from early

20th century to some modern houses. In this particular case the frontage of this site previously accommodated a house (as of the OS Map of 1915) which was demolished in the 1970s. This house represented one of the first houses to be built along this road (in between 1896 & 1915). The presence of a house to the front of the site would therefore reinstate a street frontage.

- 9.5 Given the specific circumstances and history associated with this site it is not felt that the approval of consent for the subdivision of this plot will set a dangerous precedent. Officers would point out that each application has to be assessed on its own merits, having regard to the individual site in question. It is noted that the pattern of development along this side of Denewood Road has arisen from the subdivision of larger plots.
- 9.6 As discussed further on in this report the design and form of the building, in addition to its siting behind mature landscaping, responds successfully to the character of the site.

Design, Form & Layout

- 9.7 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”.
- 9.8 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.
- 9.9 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.
- 9.10 The new house to the front of the site will be of a contemporary form and will comprise of two principal storeys. The height of the proposed dwelling sensitively matches that of neighbouring buildings and aligns with the established front and rear building lines. The new house will largely sit parallel to Denewood Road but at a slight angle with the side boundaries with No 10 and 14, given the slightly irregular shape to the site.

- 9.11 The building will complement the other two-storey flat roofed buildings found along the street (No's 6, 8 & 10). It is accepted that the success of such a built form relies on high quality materials used, and as such if approved a condition will be applied requiring a comprehensive materials sample to be submitted to the LPA. The exterior of the building will be faced in slate cladding, render (white and colour) with dark metal framed windows and timber doors.
- 9.12 The replacement house to the rear of the site largely follows the footprint and bulk of the existing house, however of a contemporary flat roofed design. This building will have a strong horizontal emphasis with the same facing materials to that of the front dwelling. As per the existing house the new house will partly frame an internal courtyard space.
- 9.13 The modern design and choice of materials in this case is considered appropriate given character of this road and the character and appearance of this part of the conservation area. As such the proposal is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design'. CSV1 'Development in Conservation Areas' and SPG1a 'Design Guidance' and SPG2 'Conservation & Archaeology'.

Layout/ standard of accommodation

- 9.14 The replacement dwelling will have a footprint of 335 sq.m with a gross internal floorspace of 545sq.m plus basement of 300 sq.m. This dwelling will have 6 bedrooms. The basement floor to the rear house will sit below part of the footprint of the existing house and courtyard area. The basement will accommodate a swimming pool, home cinema, gym area in addition to plant room and storage space.
- 9.15 The dwelling to the front of the site will have a footprint of 165sq.m and a gross internal floorspace of 275sq.m and 100 sq.m. The house will have living room accommodation at ground level with 4 bedrooms at first floor and a basement floor which sits below part of the footprint of the house (accommodating a cinema and play room and storage space).
- 9.16 The residential units are well in excess of the floorspace minima for four-bedroom plus dwelling as set out in the Council's Housing SPD and the London Plan. Both properties would comply with life time home standards.
- 9.17 A plan has been submitted showing the intended dividing line between the replacement and additional house. The new house would have a garden depth of 10m while the replacement house will have a terrace and garden area to the front. The front houses will have an amenity space 300 sq.m while that of the rear houses will be 310 sq.m (excluding the rear courtyard which measures 185m²).
- 9.18 The cumulative amount of floorspace created as a result of the development represent a sizeable increase when compared to the existing one dwelling on site. However, when measured in the context of the number of habitable rooms per hectare (measured at 112), the scheme falls below the housing density

requirement of the London Plan (150-200 hr/ha for suburban locations). Given this part of the Denewood Road, which sit next to the junction of View Road, has a higher density in comparison to the streets to west of the application site, it would be difficult to justify refusal on such grounds. Along the part of Denewood Road and View Road there are notable example of plots being sub divided.

- 9.19 Overall this new dwelling will provide a high standard and quality of accommodation for future occupiers.

Impact on the character and appearance of the area

- 9.20 The site is not within an area of uniformity in terms of buildings heights and styles, rather its attraction seems to lie in the varied styles, scales and typologies of the buildings. The site in question represents a dividing point between the more traditional style houses found further along this north-west side of Denewood Road and the modern houses immediately to the south-east of the application site. There is a clear separation between these building typologies (traditional two-storey brick built with accommodation within their roofspace and modern two-storey flat roofed buildings) at the point in which this site lies. In this case a building of traditional or contemporary appearance could work.
- 9.21 As discussed above the presence of a house to the front of the site will in effect reinstate a street frontage to this plot. As also discussed above the new and replacement buildings proposed are considered acceptable in terms of scale, bulk, massing, design and materials. Views from the Denewood Road and Stormont Road will not be detrimentally affected and the photomontages submitted successfully indicate the new dwelling will not be highly visible.
- 9.22 In fact given the screening to the front of the site the front house will have a more secluded context compared to other neighbouring houses more visible within the street. The proposed building will not appear incongruous or otherwise compromise the character or appearance of the area.
- 9.23 The character and appearance of this part of the Highgate Conservation Area is varied. As on this road and elsewhere within the Highgate Conservation Area individual dwellings of contemporary design have been built. In themselves the replacement house and new house to the front of the site represent high quality design which will preserve the character and appearance of this part of the conservation area.
- 9.24 Officers would point out that discussions did take place between the architect and Highgate Society (prior to the submission of the application). Within the application submitted to the LPA it is indicated that Highgate Society indicated a preference for a contemporary design house, reflecting the adjacent modern houses, as opposed to a more traditional house as initially proposed.
- 9.25 On this basis of the above it is considered that the proposal will preserve the character and appearance of this part of the Conservation Area and as such the

proposal is considered to be in accordance with policies CSV1 'Development in Conservation Areas' and SPG2 'Conservation and Archaeology'.

Impact on residential amenity

- 9.26 The scale, massing, height and alignment of the replacement house and new house have been designed sensitively so as to ensure there is no adverse impact on the residential and visual amenities to neighbouring occupiers. As the rear house will essentially be re-built in the same position and have a similar form, there will be no change in terms of privacy, overlooking and daylight aspects to neighbouring occupiers.
- 9.28 The building to the front of the site will be sufficiently pulled in from the side boundaries, particularly on the side with No 10 where the current access route will remain. The first floor side facing windows on the side facing No 14 will be obscure glazed. One of the first floor windows along the side of new house facing the side of No 10 will be obscure glazed. It is noted that there is a window on this side elevation. Given the gap between the side of this building and the new house, the proposal will not adversely affect the privacy and amenities to these residents. The first floor rear terrace to the rear house will have a 1.8m high obscure glazing screen, therefore mitigating against overlooking/ loss of privacy. The
- 9.29 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

- 9.30 There are no protected trees on site however there are many mature trees on this and the adjoining sites (some of which are protected by TPOs) which are of high amenity and screening value. An Arboricultural Report & Method Statement has been prepared by Landmark Trees and has been submitted with this application. The report outlines that 39 trees were surveyed on site and the proposed development will involve the loss of two trees, one B category (bay laurel) tree (T7) and a dwarf shrub sycamore (T23). The loss of these trees is not considered to be significant. The proposal will also involve marginal canopy clearance.
- 9.31 The positioning of the new building and the size of its basement floor has taken due consideration of the existing trees in the front garden and within adjoining sites (including an oak to the front of No 10). Subject to the use of appropriate tree protective fencing the proposed development can take place with no damage or implications relating to the remaining trees on site. A condition will be attached to the permission to ensure that appropriate measures are taken to ensure their protection. Overall the proposal accords with the requirements of policy OS17 'Tree Protection, Tree Masses and Spines'.

Basement Development

- 9.32 The development will involve excavation to create a basement floor beneath the footprint of both houses on a site which is essentially flat. A Basement Impact Assessment (BIA) Report (carried out by Geotechnical and Environmental Associates) has been carried out and submitted with this application. This report is in the form of a desktop study and ground investigations (based on information from a nearby site).
- 9.33 The Geological Survey map of the area (sheet 256) indicates that the site should be underlain by the Bagshot Formation, overlying the Claygate Member which is in turn underlain by the London Clay Formation. The Bagshot Formation and Claygate Member are classified as a Secondary 'A' Aquifers, meaning they have permeable layers capable of supporting water supplies at a local rather than strategic scale. The site lies within the surface water catchments of an unnamed tributary of the Dollis Brook, a tributary of the River Brent, outside the catchments of the Hampstead Heath Ponds. Ground water monitoring in the area has indicated that ground water may be encountered at a depth of 1.6m below ground level.
- 9.34 The BIA report indicates that historical maps show a stream flowing northwards approximately 50m in the south east of the site with a pool shown on the stream 20m to the south of the site. Historical maps for the area also show an unmanned stream following what is Sheldon Avenue.
- 9.35 The report indicates that ground water monitoring in the area has indicated that ground water may be encountered at a depth of 1.6m below ground level and as such de watering may be required during the excavation.
- 9.36 The report concludes that proposed development is unlikely to result in any land or slope stability issues. The report accepts that the construction of the basement may have an impact on the ground water regime although it says these impacts can be mitigated by suitable methods of construction.
- 9.37 Officers would point out, as per studies carried out by other London LAs, sub surface conditions are unusually adversely affecting by basement development as flowing groundwater will usually simply find an alternative route when it meets an underground obstruction, and static groundwater will re-distribute itself.
- 9.38 Further investigation will need to be carried out in order to confirm the ground conditions, for the purpose of foundations and retaining wall design; which are typically done prior to construction. A construction management plan will need to be submitted to the LPA prior to the commencement of works on site.

Transport and parking

- 9.39 The site is in an area of low public transport accessibility level and it is not along a bus route. The nearest bus stop is located nearby on North Hill which is served by 12 buses per hour (2-way) with connections to East Finchley and Archway tube stations. Highgate Station is about a kilometre from the proposed development. It is acknowledges that the application site is not located within an

area identified with the Council's adopted 2006 UDP as experiencing car parking pressure. Both houses will benefit from adequate off-street parking.

Sustainability

- 9.40 The NPPF, London Plan and local policy requires development to meet the highest standards of sustainable design, including the conservation of energy and water; ensuring designs make the most of natural systems and the conserving and enhancing the natural environment. Policy G1 "Environment" of the Council's UDP states that development should contribute towards protecting and enhancing the local and global environment and make efficient use of available resources
- 9.42 The scheme will be required to meet Code Level 4 for Sustainable Homes. The level 4 target can be met with a gas boiler heating combined with Photovoltaic (PV) panels mounted on the roof (as indicated).

Planning Obligations

- 9.43 The proposal will be liable for the Mayor of London's CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge is likely to be £24,235.00 (1220 sqm – 525 sqm x £35). 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 HUMAN RIGHTS

- 10.1 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.

11.0 EQUALITIES

- 11.1 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 The position, scale, mass, detail and alignment of the proposed replacement dwelling to the rear of the site and new dwelling to the front of the site have been carefully considered. Given the presence of a previous building to the front of this site the proposal will in effect reinstate a street frontage to this plot. The design of this proposed front dwelling while of modern design and materials will add to the diversity of architectural styles found along Denewood Road. This building will complement the other two-storey flat roofed buildings found along the street.
- 12.2 The positioning of this building provides sufficient gaps between buildings as well as protecting trees and greenery along the side and front boundaries of the site. As such the proposal achieves an acceptable relationship with Denewood Road and will preserve the character and appearance of this part of the Conservation Area. Sufficient information has been submitted with the application to demonstrate that it is unlikely to cause harm to the built and natural environment and local amenity and also be unlikely to result in flooding or ground instability. The proposal will not give rise to a significant degree of overlooking or loss of privacy to neighbouring occupiers or adversely affect local residential amenities.
- 12.3 As such the proposal is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design', G10 'Conservation', CSV1 'Development in Conservation Areas', OS17 'Tree Protection, Tree Masses and Spines' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's 'Housing' SPD. Given the above this application is recommended for APPROVAL.

13.0 RECOMMENDATIONS

GRANT PERMISSION subject to the following condition

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

MATERIALS & BOUNDARY TREATMENT

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 development 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. 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.

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

5. Before the occupation of the new dwellings hereby permitted details of the boundary treatment to separate the gardens of the two dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory privacy for future occupiers and to protect the character and setting of the Listed Building.

TREE PROTECTION

6. All works associated with this development shall be undertaken in accordance with the detail as specified in the Arboricultural Report & Method Statement.

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

7. 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.

PERMITTED DEVELOPMENT RIGHTS

8. 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.

9. No windows other than those shown on the approved drawings shall be inserted in the extensions unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties.

CONSTRUCTION

10. 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.

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.
- 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 basement;
- 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

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

REASONS FOR APPROVAL

The position, scale, mass, detail and alignment of the proposed replacement dwelling to the rear of the site and new dwelling to the front of the site have been carefully considered and will complement the other two-storey flat roofed buildings found along the street and will preserve the character and appearance of the conservation area. The positioning of this building provides sufficient gaps between buildings as well as protecting trees and greenery along the side and front boundaries of the site. In addition the proposal will not give rise to a significant degree of overlooking or loss of privacy, daylight or sunlight to neighbouring properties. As such the proposal is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design', G10 'Conservation', CSV1 'Development in Conservation Areas', OS17 'Tree Protection, Tree Masses and Spines' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's 'Housing' SPD.

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: Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

APPENDIX 1: Comments on objections

No.	Stakeholder	Comments	Response
1	Thames Water	- Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow - Also point out that a groundwater discharge permit will be required.	Informatives added.
2	Waste Management	- This proposed development will require a standard kerbside collection full set consisting of 2x 240L refuse wheelie bins and 2x 240L recycling wheelie bins. The waste storage area for this development will need to be of suitable size to store 4x 240L wheelie bins. - The plans do not show the location of the waste storage area. The waste storage area will need to be at the front of the property within 25 metres from point of collection.	- A revised site plan has been submitted showing positions of refuse / recycling enclosures
2	Highgate Society	- Proposal would create an unacceptable precedent for the area. - Demolition of what appears to be a	- Each application has to be assessed on its own merits. - It is accepted that the existing house provides a good quality

No.	Stakeholder	Comments	Response
		perfectly wholesome existing residence, - Adding an additional house to reinforce the 'historical street frontage' does little to complement the setting and character of the adjacent houses and the wider streetscape. - Proposed development is contrary to Haringey's policies for this part of the Conservation Area, which protect the open character of the area and the green landscaping of the gardens. - This site is in an area with known underground watercourses and surface water flooding. It is imperative that this site needs to be looked at in the context of other basements proposed for the area. - The proposals will cover an extensive area of front garden with new construction, which reduces open green space. - The Highgate Society recognises that	family home, however it would not be possible to refuse permission on the grounds of its loss, unless it make a positive/ significant contribution to the conservation area. - The new house would pick up the established building lines along this stretch of the road and be of a contemporary architectural style. The design of this proposed front dwelling while of modern design and materials it will add to the diversity of architectural styles found along Denewood Road. This building will complement the other two-storey flat roofed buildings found along the street. - Frontage of the site previously contained a house. The site is not a formally protected open space. - Sufficient information has been submitted with the application to demonstrate that it would be unlikely to cause harm to the built and natural environment and local amenity - Frontage of the site previously contained a house. The site is not a formally protected open space. Greenery will be kept to the front and side of this building in addition to gaps to the side of the building which afford view of greenery beyond.

No.	Stakeholder	Comments	Response
		this area of Denewood Road is an eclectic mix of architectural styles, and provided that the scale and context of the existing streetscape is respected, a modern style would be preferable to a historical pastiche. While we support this design approach, the scale of openings and choice of materials might benefit from more study.	- The material and window opening are reflective of modern design houses of the 21st century. The material and fenestration pattern adds to the diversity of styles.
1	Highgate CAAC	- Unacceptable piece of backland development cramming 2 houses on the site in a way which goes against adopted policies for the Conservation Area. - In no way does it enhance the Conservation Area - Although a hydrological survey has been provided this raises some important issues which must be satisfactorily dealt with before any planning permission is granted - No Construction management plans are included for this considerable building operation in a residential area	- The introduction of a new house to the front of the house does not constitute backland development. - Proposal reflects the overall evolution of the area where development has been gradual and entails generally high quality architecture from and materials. It is considered the proposal will preserve the character and appearance of the CA. - As per all build projects further site investigation will need to be carried out in order to confirm the ground conditions, for the purpose of foundations and retaining wall design; which are typically done prior to construction. Basements have been successfully built along Denewood Road in recent years. - A construction management plan will also need to be submitted. A condition is imposed requiring this to be submitted to the LPA.

No.	Stakeholder	Comments	Response
2	Local Residents	- Overdevelopment of the site / contrary to SPG3c Section 7.3 "The Council will normally refuse planning permission on undeveloped open green backland space in conservation areas because of the positive contribution such spaces make to the character and appearance of conservation areas"; - Proposed front house is too big for the plot; - Loss of openness, greenery, garden; - Harm to the character and appearance of the Conservation Area; - Impact on street scene; - An additional modern front house as submitted would be highly visible in its impact on the street scene and out of keeping with the Conservation area; - Garden at no 12 makes a positive contribution to the semi-rural and open aspect of the area where Denewood and Stormont meet and the proposed front house would detract from this outlook both because of the increased development and because of the design	- The introduction of a new house to the front of the house does not constitute backland development as this part of the site has a street frontage. The house at the back exists and therefore it would not be possible to refuse permission on such grounds. - The overall general volume and bulk of the proposed front house is considered appropriate in its context. - Frontage of the site previously contained a house. The site is a formally protected open space. Greenery will be kept to the front and side of this building in addition to gaps to the side of the building which afford view of greenery beyond. - Views from the Denewood Road and Stormont Road will not be detrimentally affected and the photomontages submitted successfully indicate the new dwelling will not be highly visible - The importance of greenery and trees is important to the character of the road. However reinstating a house to this frontage with the associated landscaping as retained to the front of this site will not adversely affect the character and appearance of the road.

No.	Stakeholder	Comments	Response
		of the proposed house; - The proposed house will not complement the No 14 and will damage the smooth transition from the traditional to the modern; - Basement – a site investigation has not been carried out; - Adverse effect on the flow of ground water / flooding to neighbouring gardens and possible subsidence of buildings; - Underground watercourse running roughly along the course of Denewood Road and the proposed basements (particularly that of the front house) are likely to have a serious impact in this regard; - Decreased recharge to underlying aquifer; - Excavation may lead to structural damage to neighbouring properties; - Damage to mature trees (including a	- There is a clear separation between these building typologies at the point in the street, however an adequate gap and screening will continue to separate these properties. Given the range of styles along this road 'old and new' can sit comfortably next to each other. - A Basement Impact Assessment was submitted. - Sufficient information has been submitted to demonstrate that the proposed development will be unlikely to cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. - Other basement have been carried out in recent years in the vicinity. - Additional hard surfacing is being created however some mitigation is introduced (i.e. existing tarmac surface is to be replaced with a more permeable gravel finish). - Basement development can be carried out successfully without - The BIA report concludes that proposed development is unlikely to result in any land or slope stability issues, given the

No.	Stakeholder	Comments	Response
		Eucalyptus, Oak tree); - Balcony will affect the privacy in neighbouring bedrooms and gardens; - Building will project far behind No's 14 & 16 - Impact on views - Precedent for development; - Plan/ elevations have no dimensions/ levels of clear indication of building location; - No clear demarcation between properties;	nature of the site. These impacts are largely outside the matters considered when assessing planning applications as they are dealt with via the Party Wall Act, Building Control. - The road is not characterised by a 'strict building line' but rather an established building line which is characterised by slight steps forward/ back. The building is respectful of this. - The view from Stormont Road will change however given the building will be screened by tree along the frontage, this will not be significant. - Plans elevations can be scaled. - A revised plan has been submitted showing the dividing line.

This page is intentionally left blank

1.0 SITE AND SURROUNDINGS

1.1 As per HGY/2011/2284

2.0 PROPOSAL

2.1 This application is for conservation area consent for the demolition of the existing dwelling house on site. This application sits along side an accompanying planning application HGY/2011/2284 which seeks permission to rebuild the existing dwelling with a basement floor beneath, in addition to the erection of a new two-storey house with basement floor to the front of the site.

3.0 PLANNING HISTORY

As per HGY/2011/2284

4.0 RELEVANT PLANNING POLICY

National Planning Policy

4.1 National Planning Policy Framework - The National Planning Policy Framework has replaced Planning Policy Statement 5 which in turn replaced PPG15.

London Plan 2011

Policy 7.4 Local character
Policy 7.6 Architecture
Policy 7.8 Heritage assets and archaeology
Policy 7.9 Heritage-led regeneration

Haringey Unitary Development Plan (2006)

G10 Conservation
CSV1 Development in Conservation Areas
CSV5 Alterations and Extensions in Conservation Areas
CSV7 Demolition in Conservation Areas

Supplementary Planning Guidance

SPG2 Conservation and Archaeology

5.0 CONSULTATION

As per HGY/2011/2284

6.0 RESPONSES

As per HGY/2011/2284

7.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

- 7.1 The National Planning Policy Framework (NPPF) recognises heritage assets as an irreplaceable resource which should be conserved in a manner appropriate to their significance. The NPPF notes that not all elements of a Conservation Area will necessarily contribute to the significance of that Conservation Area. The loss of a building should be considered in respect to whether its loss would cause substantial or less than substantial harm to the heritage asset.
- 7.2 The NPPF states, “Local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably”.
- 7.3 Policy CSV1 of the Council’s UDP requires proposals affecting Conservation Areas to “preserve or enhance the historic character and qualities of the buildings” and “recognise and respect the character and appearance of Conservation Areas”. Furthermore, under Policy CSV7 “the Council will seek to protect buildings within Conservation Areas, by refusing applications for their demolition . . . if it would have an adverse impact on the character and appearance of the Conservation Area”. Haringey’s draft SPG2: Conservation & Archaeology, published 2006, sets a series of recommended criteria which are valid guidance for assessing whether demolition of buildings in Conservation Areas will be permitted.
- 7.4 The proposal is to effectively rebuild the existing building at the back of the site in a contemporary style and to erect a new house of contemporary design to the front of the site. The new house will respect the established building lines along this stretch of the road and the modern architectural form i.e. two-storey with a flat roof.
- 7.5 As outlined in the report for the accompanying planning application HGY/2011/2284, Denewood Road comprises of a variety of housing types and forms, ranging from early 20th century to some modern houses. The building to be demolished comprises of a two-storey brick building, originally built in the 1960s and subsequently extended in the 1980s. The building has a plain appearance and because of its positioning towards the back of the site it is not openly visible within the street.
- 7.6 Officers consider the existing dwelling make a neutral contribution to the appearance and character of this part of Highgate Conservation Area and as such its loss will cause less than substantial harm to it. The proposed replacement building will be of a high-quality design which will serve to preserve the character and appearance of this part of the conservation area.

8.0 CONCLUSION

- 8.1 In this instance, it is considered that there won’t be a loss of a significant heritage asset as a result of the demolition of this house, and the conservation

area and its setting will be preserved by the redevelopment of this site, as it will replace a building of modest quality with modern buildings of acceptable quality and design.

- 8.2 On the basis of the above it is not considered that the demolition of the building would cause any degree of harm to the significance of Highgate Conservation Area, subject to the approval and implementation of the associated full planning application.

9.0 RECOMMENDATIONS

GRANT CONSERVATION AREA CONSENT subject to approved drawings No.(s) 390-000, 390-010, 390-011, 390-310, 390-311, 390-001, 390-003, 390-004, 390-005, 390-006, 390-300, 390-301, 390-302, 390-303 & 390-304 and the following conditions:

1. The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and full planning permission has been granted for the redevelopment for which the contract provides.

Reason: In order to ensure that the site is not left open and vacant to the detriment of the character and visual amenities of the locality

REASONS FOR APPROVAL

The demolition of the building on this site is acceptable in principle as it makes a neutral contribution on the character and appearance of Highgate Conservation Area. Subject to conditions, demolition is acceptable and accords with the National Planning Policy Framework, policies 7.8 and 7.9 of the London Plan 2011, policy CSV7 'Demolition in Conservation Areas' of the adopted Haringey Unitary development Plan 2006 and SPG2 'Conservation & Archaeology'.

Planning Committee

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2011/2316

Ward: Highgate

Address: 17 Denewood Road N6 4AQ

Proposal: Excavation under existing dwelling to create a basement level (Householder Application)

Existing Use: Residential Dwelling

Proposed Use: Residential Dwelling

Applicant: Fuller Riggs and Rosenbaum Ltd

Ownership: Private

DOCUMENTS**Title**

Design and Access Statement and Heritage Statement

Hydrogeological Review – Geotechnical Consulting Group (Revision 1) (June 12)

Factual Report on the Site Investigation – Chelmer Site Investigation Laboratories Ltd (CSI Ref: 3042) (23rd February 2012)

PLANS**Plan Number****Revision****Plan Title**

2110-100

-

Existing Ground Floor Layout

2110-101

-

Existing First and Second Floor Layouts

2110-102

-

Existing Sections A-A and B-B

2110-103

-

Existing and Proposed Elevations

2110-200

-

Proposed Lower Ground Floor Layout

2110-201

-

Proposed Ground Floor Layout

2110-202

-

Proposed Sections A-A and B-B

2110-250

-

Proposed Site Layout

2110-251

-

Proposed Block Plan

Case Officer Contact:

Michelle Bradshaw

P: 0208 489 5280

E: michelle.bradshaw@haringey.gov.uk**PLANNING DESIGNATIONS**

Road Network: B Road

Conservation Area

Air Quality Management Area (AQMA)

RECOMMENDATION

GRANT PERMISSION subject to conditions

SUMMARY OF REPORT

That the Planning Committee be minded to grant planning permission for application HGY/2011/2316 subject to conditions. The report summary and conclusion are set out at section 12.0 of this report. It is considered that the scheme is consistent with planning policy. The proposed development will preserve the character of building and conservation area. The proposed development will have no adverse impact on the visual amenity of the street scene or on the amenity of neighbouring residents. The application is supported by technical reports which demonstrate that the proposed development would be unlikely to cause harm to the built and natural environment and unlikely to result in flooding or ground instability. Therefore, subject to appropriate conditions the application is considered acceptable and on this basis, it is recommended that the application be granted planning permission.

TABLE OF CONTENTS	
1.0	PROPOSED SITE PLAN
2.0	IMAGES
3.0	SITE AND SURROUNDINGS
4.0	PLANNING HISTORY
5.0	RELEVANT PLANNING POLICY
6.0	CONSULTATION
7.0	RESPONSES
8.0	ANALYSIS/ASSESSMENT OF THE APPLICATION
9.0	PLANNING OBLIGATIONS/CIL
10.0	HUMAN RIGHTS
11.0	EQUALITIES
12.0	CONCLUSION
13.0	RECOMMENDATION
14.0	APPENDICES

1.0 SITE PLAN



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. LB Haringey 100017423 2005

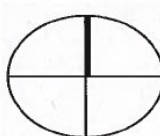
Site plan

17 Denewood Road, Highgate, N6 4AQ

HARINGEY COUNCIL

**Directorate of
Place &
Sustainability**

Lyn Garner
Director
Place & Sustainability
River Park House
London N22 8HQ
Tel 020 8489 1000
Fax 020 8489 5220

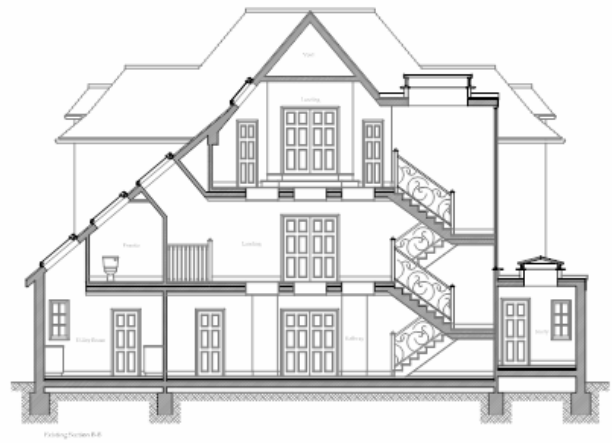
 NORTH	Drawn by	MT
	Scale	1:1250
	Date	20/06/2012

PROPOSED BLOCK PLAN

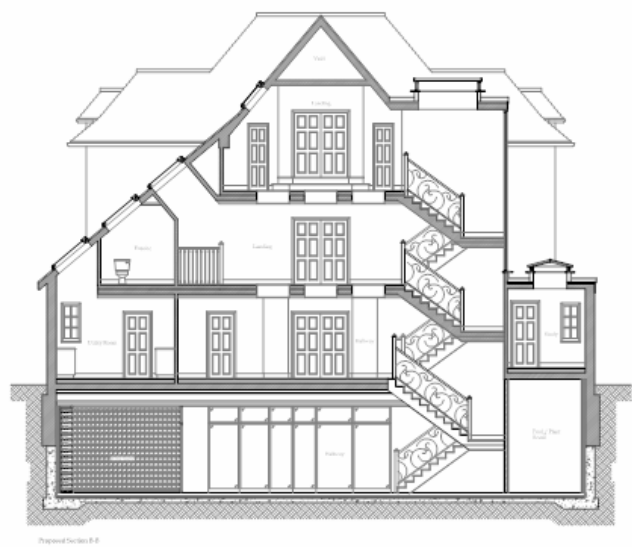


2.0 IMAGES

Existing Sections



Proposed Sections



Existing and Proposed Elevations

Existing and Proposed North East Elevation



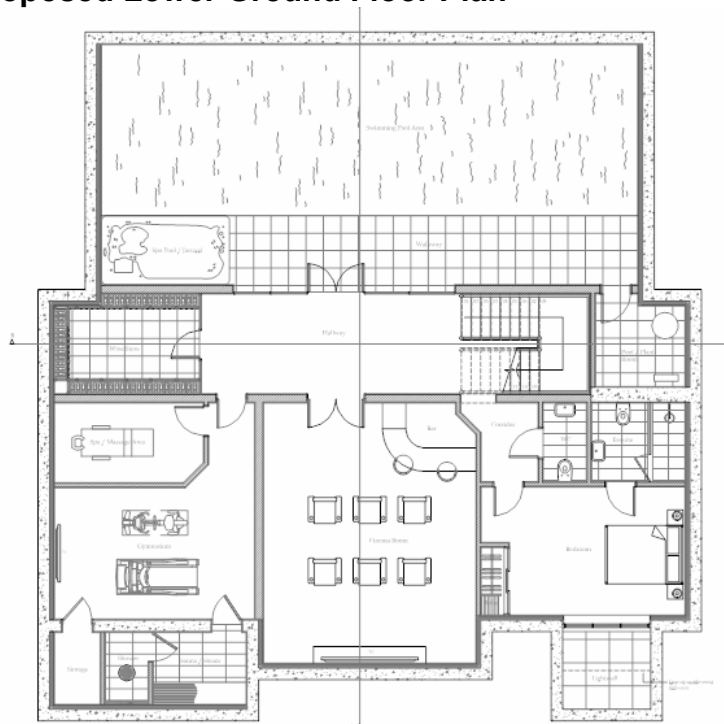
Existing and Proposed North West Elevation



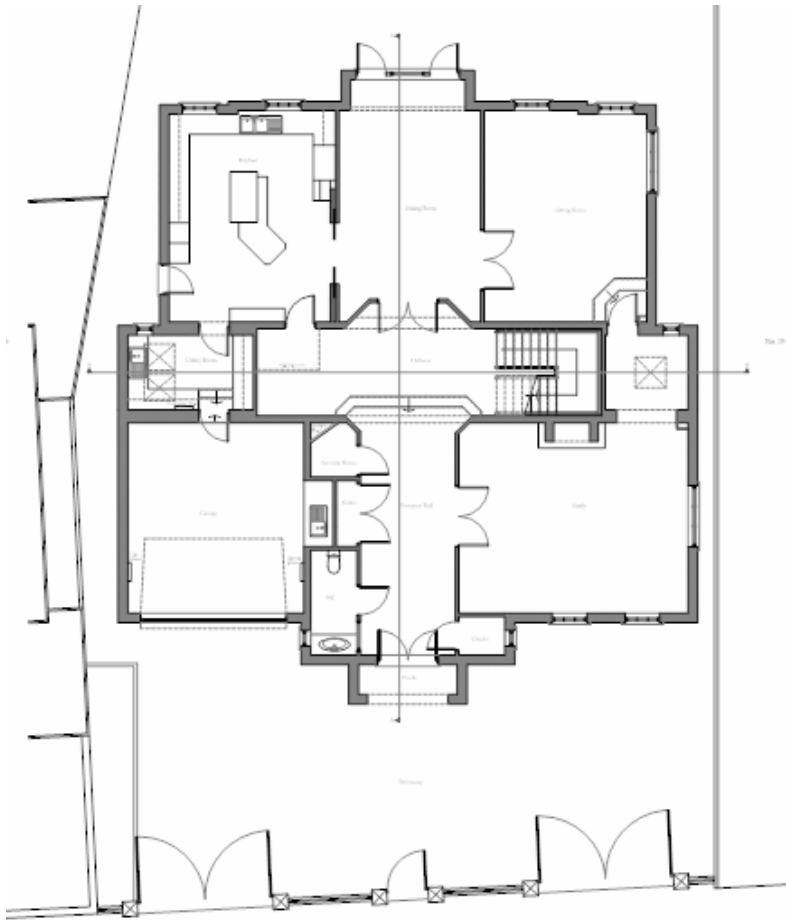
Existing and Proposed South West Elevations

Existing and Proposed South East Elevation

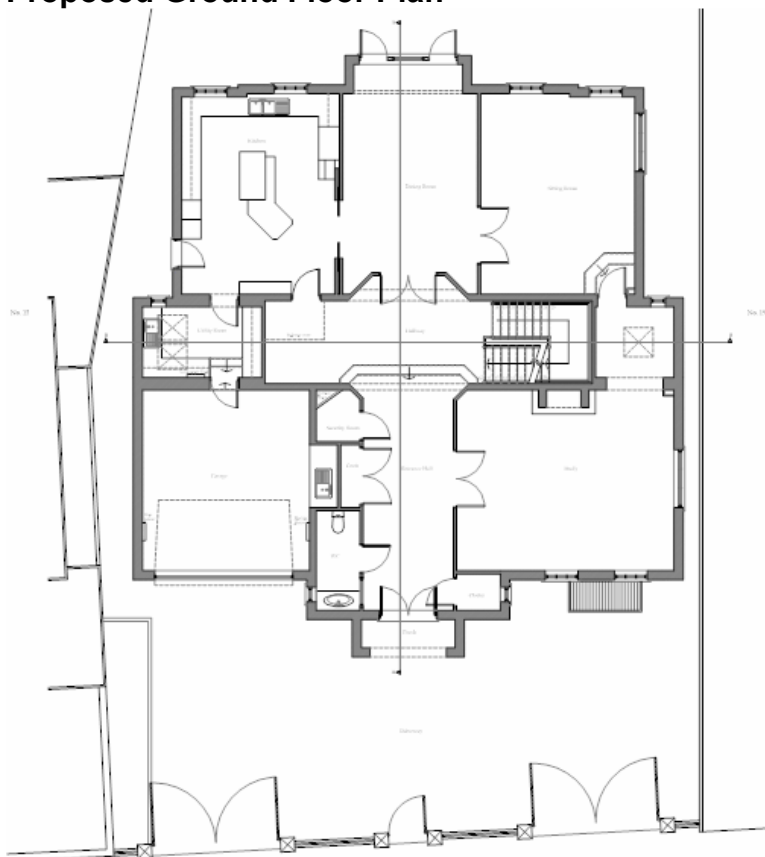
Proposed Lower Ground Floor Plan



Existing Ground Floor Plan



Proposed Ground Floor Plan



3.0 SITE AND SURROUNDINGS

- 3.1 The property is a 2 storey (plus rooms in roof) detached dwelling house.
- 3.2 Denewood Road consists of a variety of architectural styles, sizes, scales and massing of buildings. Denewood Road is generally residential in character with low-density development of relatively large properties set in substantial grounds. The site is located within the Highgate Conservation Area. There is no prevalent architectural style in the area, being a mix of Georgian, (mock Georgian), Victorian, 20th Century and contemporary designs.
- 3.3 The site is located approximately 800m to the North West of Highgate London Underground station. The site is located within the Highgate Conservation area.

4.0 PLANNING HISTORY:

4.1 Planning Application History

- Planning OLD/1973/1026 REF 18-06-73 17 Denewood Road Erection of two 3 storey homes with integral garages.
- Planning HGY/1996/0163 GTD 12-03-96 17 Denewood Road London - Felling of one Ash tree. (Subject to TPO).
- Planning/1999/1216 – GTD 31-01/00 Land Adjacent to 15 Denewood Road – Erection of 3 storey 5 bed house.
- Planning HGY/2000/0299 GTD 09-05-00 Site Adjacent To 15 Denewood Road Hornsey London Approval of Details (elevations) Pursuant to Condition 10 Attached to Permission Ref HGY 57292.
- Planning HGY/2000/1270 GTD 28-09-00 Land Adjacent To 15 Denewood Road London Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/057292 dated 31st January 2000.
- Planning HGY/2000/1759 GTD 17-07-01 Land Adjacent To 15 Denewood Road London Erection of three storey six bed house with intergal garage.
- Planning HGY/2001/0984 GTD 24-07-01 Land Adjacent To 15 Denewood Road London Approval Of Details pursuant to Condition 3 (materials) attached to planning permission reference HGY/2000/1759.
- Planning HGY/2001/1453 GTD 04-12-01 15 Denewood Road London Approval of Details Pursuant to Condition 12 (front boundary treatment) attached to planning permission reference HGY/2000/1759.
- Planning HGY/2003/1922 GTD 11-11-03 Land Adjacent To 15 Denewood Road London Approval Of Details pursuant to Conditons 6 & 7 (landscaping) attached to planning permission reference HGY/2000/1759.

4.2 Planning Enforcement History

- No enforcement history found for this site

5.0 RELEVANT PLANNING POLICY

The planning application is assessed against relevant National, Regional and Local planning policy, including relevant:

National Planning Policies

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was adopted in March 2012. This document rescinds the previous national planning policy statements and guidance.

Regional Planning Policies

The London Plan 2011 (Published 22 July 2011)

Following consultation in 2008, the Mayor decided to create a replacement Plan rather than amend the previous London Plan. Public consultation on the Draft London Plan took place until January 2010 and its Examination in Public closed on 8 December 2010. The panel report was published by the Mayor on 3rd May 2011. The final report was published on 22nd July 2011. The London Plan (July 2011) is now the adopted regional plan.

Local Planning Policies

Haringey Unitary Development Plan (Adopted 2006)

Haringey Supplementary Planning Guidance and Documents

Haringey Local Development Framework – Draft Local Plan and Proposals Map (Published for Consultation May 2010; Submitted for Examination March 2011)

Haringey's Draft Local Plan: Strategic Policies (formerly Core Strategy) was submitted to the Secretary of State in March 2011 for Examination in Public (EiP). The first session of EiP hearings ran from 28th June 2011 until 7th July 2011. Following discussions at these hearings, the Council carried out an additional consultation on fundamental changes to the Core Strategy in Sept-Nov 2011. The outcomes of which resulted in an additional hearing on 22nd February 2012. In response to the National Planning Policy Framework (NPPF) (27th March 2012) and the Planning Policy for Traveller Sites (PPTS) (6th April 2012), the Council are undertaking a borough-wide consultation seeking comments on the implications of the NPPF and the PPTS on Haringey's Local Plan. This consultation will take place from 27th April - 13th June 2012. Following this the Inspector will indicate when the Council should expect to receive his report. As a matter of law, some weight should be attached to the Local Plan: Strategic Policies, which is still under examination, however they cannot in themselves override Haringey's Unitary Development Plan (2006) unless material considerations indicate otherwise.

Haringey Draft Development Management Policies (Published for Consultation May 2010)

The consultation draft of the Development Management DPD (DM DPD) was issued in May 2010 following the responses received. The proposed submission draft is expected to be ready for public consultation in early 2013. The DM DPD is at an earlier stage than the Core Strategy and therefore can only be accorded limited weight at this point in time.

The following policies are of specific relevance to this application:

National Planning Policy

National Planning Policy Framework

The following Paragraphs are of particular relevance: 2, 7, 12, 13, 17, 49, 56, 58, 62, 64, Part 12 “Conserving and Enhancing the Historic Environment”, 131, 196, and 197, Annex 1, Annex 2 and Annex 3.

Regional Planning Policy

The London Plan (2011)

Policy 3.5 Quality and Design of Housing Developments

Policy 7.4 Local Character

Policy 7.8 Heritage Assets and Archaeology

Local Planning Policy

Haringey Unitary Development Plan (2006)

G1 Environment

G2 Development and Urban Design

G10 Conservation

UD2 Sustainable Design and Construction

UD3 General Principles

UD4 Quality Design

OS17 Tree Protection, Tree Masses and Spines

CSV1 Development in Conservation Areas

CSV5 Alteration and Extensions in Conservation Areas

Haringey Supplementary Planning Guidance and Documents

SPG1a Design Guidance

SPG2 Conservation & Archaeology

SPD Housing (2008)

SPG8b Materials

Local Development Framework – Draft Local Plan (Formerly Core Strategy)

SP2 Housing

SP11 Design

SP12 Conservation

Draft Development Management Policies (Published - Consultation May 2010)

DMP2	Protecting and enhancing existing housing
DMP7	Homes of Different Sizes
DMP8	Basements and Lightwells
DMP12	Protection of Front Gardens and Private Off Street Parking
DMP13	Sustainable Design and Construction
DMP14	Flood Risk, Water Courses and Water Management
DMP15	Environmental Protection
DMP20	General Principles
DMP21	Quality Design
DMP25	Haringey's Heritage

Draft Sustainable Design and Construction SPD (October 2010)

6.0 CONSULTATION

- 6.1 The application was publicised by a site notice and the following parties consulted:

Haringey Conservation Team
Ward Councillors
Highgate CAAC
The Highgate Society
Flat a, b, c, 6 Bishopswood Road
15, 17, 19, 21 Denewood Road
Goldsmiths Cottage Denewood Road
4 The Lodge, Denewood Road
6 Bishopswood Road
18 Willowdene View Road

- 6.2 While the statutory consultation period is 21 days from the receipt of the consultation letter, the planning service has a policy of accepting comments right up until the Planning Sub-Committee meeting and in view of this the number of letters received may rise further after the officer's report is finalised but before the planning application is determined. Any additional comments received will be reported verbally to the planning sub-committed.

7.0 RESPONSES

- 7.1 The Councils consultation generated 3 responses (2 from Statutory and Internal consultee's and 2 letters from local amenity groups/residents).

- 7.2 Consultation Responses were received from

Thames Water
Haringey Design and Conservation Team
The Highgate Society
Highgate CAAC

- 7.3 A summary of all Statutory Consultee's, Internal Consultee's and Amenity Groups/Residents comments and objections can be found in Appendix 1.

- 7.4 Planning Officers have considered all consultation responses and have commented on these both in Appendix 1 and where relevant within the analysis/assessment section of this report.

8.0 ANALYSIS/ASSESSMENT OF THE APPLICATION

- 8.1 The main material considerations in this case are:

- 1) The size, scale, siting and layout of the basement floor
- 2) Impact on the appearance of the property and character of the conservation area
- 3) Impact on the environment and local conditions; and
- 4) Impact on the amenity of neighbouring residents

- 8.2 This application seeks planning permission for the excavation of existing dwelling to create a basement level. The development would include a light well to the front elevation. Apart from the lightwell element, all parts of the basement would be below the existing footprint of the dwelling. The basement would include a bedroom/ensuite, wine store, cinema room, gymnasium, Swimming Pool and pool changing/shower facilities.

8.3 Size, Scale, Siting and Layout

- 8.3.1 Policy UD4 relates to the overall design and scale of the extension in regard to the site and the surrounding area. SPG1a states that extensions or alterations to buildings should be subordinate in scale to the original building and should respect its architectural character. The development should not dominate existing features important to the building. Furthermore, policy CSV1, CSV5 and SPG2 seek to ensure that development within conservation areas preserve or enhance the special character of the area.

- 8.3.2 The basement extension will sit below the footprint of the existing house. The basement will be one floor deep but given the proposed swimming pool, in part will be more than one storey in depth. Since October 2008 the creation of a basement floor in many cases does not require planning permission and can be built under "Permitted Development". Under the General Permitted Development Order 1995 (as amended 2008) (GPDO) Schedule 2, Part 1 Class A gives permitted development rights for basements in conservation areas unless the proposed basement:

- extends beyond the side elevation walls of the original dwelling house
- extends beyond the front wall of the principal elevation of the original dwellings house if it fronts a highway
- extends beyond the rear wall of the original dwelling house by more than 4 metres in the case of the detached house or 3 metres in the case of any other dwellings house (single storey basement extension only)
- extends beyond the rear wall of the original dwelling house (basements greater than 1 storey).

- 8.3.3 Therefore in this case the proposal does not meet the criteria for permitted development because the basement area where the pool is proposed would be greater in height than one would reasonably say is a single storey. On all other accounts the proposed development would meet the criteria for permitted development.

8.3.4 The siting of the basement as proposed in this scheme, under the footprint of the existing dwelling without any excessive projection beyond the existing building line (in this case with no projection beyond the existing building line) is acceptable and the most appropriate way to extend a building below ground level. This restriction of the basement extension beyond the existing footprint is considered to result in the development remaining subordinate the original building and in accordance with policy UD4 and SPG1a.

8.3.5 Therefore the size, scale, siting and layout of the proposed development is deemed to be acceptable in principle and in accordance with relevant policies.

8.4 Impacts on the appearance of the property and character of the Conservation Area

8.4.1 Policy UD4 relates to the overall design and scale of the extension in regard to the site and the surrounding area. SPG1a states that extensions or alterations to buildings should be subordinate in scale to the original building and should respect its architectural character. The development should not dominate existing features important to the building. Furthermore, policy CSV1, CSV5 and SPG2 seek to ensure that development within conservation areas preserve or enhance the special character of the area.

8.4.2 The existing dwelling will be retained as existing. The proposed basement extension would be below ground level (apart from the lightwell) so for the majority of the development will have not direct impact on the character of the conservation area. The lightwell itself is modest in size being 2.0m deep x 2.25m wide however there will be a cantilevered slab over part of the well, meaning only an area approximately 1.0m deep and 2.25m wide would be visible.

8.4.3 Haringey Design and Conservation Team raise no objection to the proposal. The development will be beneath the existing footprint of the dwelling. Apart from a small lightwell to the front elevation, the development will not be visible from the street or public domain. The development will look almost exactly the same as the existing dwelling from the street scene with the addition of a small lightwell being the only discerning factor. Therefore visually, the effect on Denewood Road and the wider conservation area will be negligible. As such the development is considered to preserve the character of the building and conservation area in accordance with policy UD4, CSV1, CSV5 and SPG1a and SPG2.

8.5 Impact on the Environment and Local Conditions

8.5.1 The Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance and Documents do not contain specific detailed policy and guidance on basement development. The emerging Draft Development Management Policies contain more detailed guidance on subterranean extensions however as these policies are in the consultation stage they can only be given very limited weight at this time.

8.5.2 The Highgate Society and Highgate CAAC have objected to the application on the basis of structural issues and the impact the basement (and cumulative basement extensions) may have on the water table and stability of the ground impacting neighbouring properties.

8.5.3 In terms of groundwater, while basement development may affect ground water flows, the opinion of experts is that the displaced water will find a new course around the

area of obstruction. Emerging evidence also shows that even where there are a number of consecutively constructed basement developments, the groundwater flows will find a new path. Given the pattern of development along this road (detached houses on large plots) the problem of consecutively constructed basement developments (i.e. directly adjacent to each other in a terrace) is not considered to be of concern in this location. It is also important to point out that drainage systems can be used to allow ground water to by pass a basement without unacceptable change in the ground water levels or flow.

- 8.5.4 The applicant's have submitted a Site Investigation (produced by Chelmer Site Investigation Laboratories Ltd) and a Hydro-geological Review (produced by Geotechnical Consulting Group). A revised version (Revision 1) of the Hydrogeological report was submitted in June.
- 8.5.5 The Report states that a "lost stream" is known to run across the back garden of the site, probably culverted or filled in. The existing house is likely to be founded on the Claygate Beds and probably already intersects the groundwater flowing across the site. The proposed single level basement, extending further into the clay within the foot print of the existing house, could create an additional barrier to the potential groundwater running across the site. However, any obstruction of this part would be partial and could be mitigated placing trench drains around the perimeter of the new basement. Water ingress could occur during construction and provision should be made to excavate in the dry.
- 8.5.6 The report concludes that on the basis of the available information on ground and groundwater conditions at the site, the proposed basement construction is not expected to cause adverse changes to the local hydrogeology provided that adequate drainage measures are adopted. The reports demonstrate that the proposed development would be unlikely to cause harm to the built and natural environment and unlikely to result in flooding or ground instability, provided adequate drainage measures are adopted. A condition of consent has been included which requires the development to be carried out in light of the findings contained within the Site Investigation Report and Hydro-geological Review and appropriate drainage methods and construction methods adopted accordingly.
- 8.5.7 The local amenity groups also object on a number of grounds related to the construction phase of the development including the removal of site soil. The Council will require by way of conditions of consent the submission of a Construction Management Plan which is to include: details relating to the excavation and the construction of the basement, the phasing and programming, the removal of earth from site; construction methods; site management and access; vehicle and machinery specifications and numbers/frequency of vehicles/ deliveries. Furthermore a condition of consent will require the contractor company to be registered with the Considerate Constructors Scheme and proof of registration sent to the Local Planning Authority prior to any works being carried out on the site.

8.6 Impact on the amenity of neighbouring residents

- 8.6.1 Policy UD3 and SPD Housing relate to the impact of a development on the amenity of neighbouring properties and the locality generally.

- 8.6.2 Given the nature of the project, as described in the above sections of this report, there will be no direct impact on the residential amenity of adjoining properties. It is recognised that there may be some disturbance resulting from the excavation works. In order to address this appropriate conditions of consent have been proposed including the provision of a Construction Management Plan, hours of construction and registration with the Considerate Constructors Scheme. It should be noted that no objections have been received from any local residents.

9.0 PLANNING OBLIGATIONS/CIL

- 9.1 The proposed development is not of a type or scale which would trigger planning obligations/s106.
- 9.2 The proposal will be liable for the Mayor of London's CIL as the additional floorspace would exceed 100sqm. As such a charge of £35 per additional sqm would be liable. This would be collected by Haringey after implementation (if permission were granted) and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, or and indexation in line with the construction costs index.

10.0 HUMAN RIGHTS

- 10.1 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.

11.0 EQUALITIES

- 11.1 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 The proposed basement extension (including front lightwell) to this property is considered to be sympathetic and sensitive to the design and architectural composition of the original building and its setting within the Highgate Conservation Area. The proposed development would preserve the character of the conservation area. The applicant has submitted a Site Investigation Report and Hydro-geological report which concluded that the basement construction is not expected to cause adverse changes to the local hydrogeology provided that adequate drainage measures are adopted. The documentation is sufficient to demonstrate that the proposed development would be unlikely to cause harm to the built and natural environment and would be unlikely to result in flooding or ground instability. A number of conditions of consent have been included to: ensure compliance with the technical

reports, require the provision of a construction environmental management plan and registration of the developer with the considerate constructor's scheme. The proposal is not considered to have any detrimental impact on the amenity of neighbours. The application is in accordance with policies UD3 'General Principles', UD4 'Quality Design', G10 'Conservation', CSV1 'Development in Conservation Areas' and CSV5 'Alteration and Extensions in Conservation Areas' of the adopted Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology', SPD 'Housing'. On this basis, it is recommended that planning permission be GRANTED subject to conditions.

RECOMMENDATION

GRANT PERMISSION subject to conditions and the approved documents and plans as set out below.

Registered No: HGY/2011/2316

DOCUMENTS
Title
Design and Access Statement and Heritage Statement
Hydrogeological Review – Geotechnical Consulting Group (Revision 1) (June 12)
Factual Report on the Site Investigation – Chelmer Site Investigation Laboratories Ltd (CSI Ref: 3042) (23 rd February 2012)

PLANS		
Plan Number	Revision	Plan Title
2110-100	-	Existing Ground Floor Layout
2110-101	-	Existing First and Second Floor Layouts
2110-102	-	Existing Sections A-A and B-B
2110-103	-	Existing and Proposed Elevations
2110-200	-	Proposed Lower Ground Floor Layout
2110-201	-	Proposed Ground Floor Layout
2110-202	-	Proposed Sections A-A and B-B
2110-250	-	Proposed Site Layout
2110-251	-	Proposed Block Plan

Subject to the following conditions:

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.

3. 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.

4. The development, hereby approved, shall be carried out in light of the findings contained within the Site Investigation Report and Hydro-geological Review (Rev 1 – June 12) submitted in support of this application and appropriate drainage methods and construction methods adopted accordingly.

Reason: In order to ensure compliance with the technical report submitted in support of the application.

5. The extension hereby permitted shall be used only for purposes incidental to the enjoyment of the existing dwelling as one residential unit and shall not be occupied separately.

Reason: The sub-division of the property as extended would result in the provision of two units of accommodation out of keeping with the pattern of development in the locality.

6. 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 basement;
- 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

7. 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.

INFORMATIVE

Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

REASON FOR APPROVAL:

The proposed basement extension (including front lightwell) to this property is considered to be sympathetic and sensitive to the design and architectural composition of the original building and its setting within the Highgate Conservation Area. The proposed development would preserve the character of the conservation area. The applicant has submitted a Site Investigation Report and Hydro-geological report which concluded that the basement construction is not expected to cause adverse changes to the local hydrogeology provided that adequate drainage measures are adopted. The documentation is sufficient to demonstrate that the proposed development would be unlikely to cause harm to the built and natural environment and would be unlikely to result in flooding or ground instability. The proposal is not considered to have any detrimental impact on the amenity of neighbours. The application is in accordance with policies UD3 'General Principles', UD4 'Quality Design', G10 'Conservation', CSV1 'Development in Conservation Areas' and CSV5 'Alteration and Extensions in Conservation Areas' of the adopted Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology', SPD 'Housing'.

APPENDIX 1

Consultation Responses

No.	Stakeholder	Question/Comment	Response
1	Thames Water	Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions. Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.	Noted. Informative Included.
2	Haringey Design and Conservation Team	The Design and Conservation Team raise no objection to the proposal. The development will be beneath the existing footprint of the dwelling. Apart from a small lightwell to the front elevation the development will not be visible from the street or public domain. The development is considered to preserve the character of the building and conservation area.	Noted.
3	Highgate CAAC	This is an application to construct a large basement under the entire footprint of an existing house. Nowhere in the application is any awareness shown of the need to provide a full hydrological survey and basement impact assessment for such a construction. Highgate sits on complex geology with many ground water problems which have recently caused severe difficulties in schemes under construction not far from this address. These must be provided before an application can be granted. A further problem is that no indication is given of how the large amounts of spoil will removed from the site without detriment to the amenities of the surrounding properties. Nor is any	Noted. The applicant has submitted Site Investigation and Hydro-geological Review Reports. The reports demonstrate that the proposed development would be unlikely to cause harm to the built and natural environment and unlikely to result in flooding or ground instability. A condition of consent has been included which requires the development to be carried out in light of the findings contained within the Site Investigation Report and Hydro-geological Review submitted in support of this application and appropriate drainage methods and construction methods adopted accordingly. Conditions of consent require the submission of a Construction

No.	Stakeholder	Question/Comment	Response
		consideration given to the sustainability of excavations on the scale proposed. The application should be refused.	Management Plan which is to include: details relating to the excavation and the construction of the basement, the phasing and programming, the removal of earth from site; construction methods; site management and access; vehicle and machinery specifications and numbers/frequency of vehicles/deliveries. Furthermore a condition of consent will require the contractor company to be registered with the Considerate Constructors Scheme and proof of registration sent to the Local Planning Authority prior to any works being carried out on the site.
4	The Highgate Society	This application is just one of a number of similar applications in this area involving the excavation of an entire new subterranean floor with additional depth for a swimming pool. However, despite the fact that the site is in an area with a very high water table, complicated by complex hydrology and is very close to a neighbouring building, this application, from a company specialising in basement developments, contains no hydrological or geotechnical information, no impact statement and no detailed construction method statement. The only information provided with the drawings is a brief 2 pages of bullet points telling us that 'careful consideration has been given to any impact on the Conservation Area and we are of the opinion that there is no measurable impact.' Generally, had the investigative work been done to support this statement, it would have been submitted as additional information with the application. We as a Society are becoming aware of an increasing number of problems arising as a result of the "dig first, think later" approach to basement excavation in this area, including serious subsidence in neighbouring homes. The site is also deep within an area of small residential roads, opposite another construction site and just around the corner from a busy school site which generates high levels of traffic at the beginning and end of the school day. However, consideration of this point has also been omitted from the application papers. As we know only too well, an excavation of this size generates a large amount of heavy construction traffic, often queuing up to enter sites and often blocking roads. The Highgate Society therefore objects to this application on the grounds that the following	Noted. The applicant has submitted Site Investigation and Hydro-geological Review Reports. The reports demonstrate that the proposed development would be unlikely to cause harm to the built and natural environment and unlikely to result in flooding or ground instability. A condition of consent has been included which requires the development to be carried out in light of the findings contained within the Site Investigation Report and Hydro-geological Review submitted in support of this application and appropriate drainage methods and construction methods adopted accordingly. Conditions of consent require the submission of a Construction

No.	Stakeholder	Question/Comment	Response
		information is required before the 'measurable impact' on the Conservation Area, can actually be assessed: • A full set of hydrological and geotechnical investigations covering the site and the area around it. • An impact statement assessing the effect this excavation will have on the neighbouring house. • A detailed construction method statement considering how the site will operate within local constraints. Only when and if, these reports show that this excavation will not adversely affect the hydrology of the area or the neighbouring house and, that the site can operate without causing too much disruption to the surrounding area, should permission be considered. Further Letter from The Highgate Society The Society has objected to the application but since then, we have become increasingly concerned at the cumulative effect of a number of other large house and basement developments on the Conservation Area and the hydrology of the area. We have met Bob McIver with the local councillors and he is of the view that Building Control has no powers on the basements and that this should come at planning stage. We have been informed by Marc Dorfman who we have also been in contact with that a moratorium on these developments would be premature, so we are now writing to individual case officers to ask that the overall impact on the neighbouring properties be assessed with each application. On basements, Haringey's draft policy states in 'Emerging Policy DMP8 of the Draft Development Management Policy DPD' that 'in determining proposals for basements and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity.' There are a number of reported problems already occurring as a result of the construction of significant basements disturbing the complex hydrology of this area. This should be sufficient to conclude that it is appropriate to require full details for any applications here. The Society has not seen evidence of this material in the majority of these applications for submission. All applications for basements should be fully accompanied by the assessments mentioned above in DMP8 and should not be validated until these is submitted. That being said, we are aware of developments which have hit underground streams such as 5 Grange Road and water being constantly pumped out into the main drains. This has also occurred on the Heath Fringes where there is very real alarm that the water quality in the ponds will be adversely affected by the reduction of water flow.	Management Plan which is to include: details relating to the excavation and the construction of the basement, the phasing and programming, the removal of earth from site; construction methods; site management and access; vehicle and machinery specifications and numbers/frequency of vehicles/deliveries. Furthermore a condition of consent will require the contractor company to be registered with the Considerate Constructors Scheme and proof of registration sent to the Local Planning Authority prior to any works being carried out on the site.

No.	Stakeholder	Question/Comment	Response
		I would also like to add on this that there have recently been a number of Court Cases in the Royal Borough of Kensington and Chelsea where owners have taken the local council to Judicial Review on the granting of planning approval for extensive basements, and the first of these has been won. We believe the concerned residents of this area also have the will and resources to take this action, and it is a matter of time before an approval in Haringey is challenged similarly. This concern has gone as far as the House of Lords where the Subterranean Development Bill received a second reading last Friday Our current concerns have however expanded beyond basements. As a result of the 15 new applications in this area for either total or partial rebuilding of houses to a very much larger footprint and volume, and consultation over further pending ones, we are becoming increasingly concerned about the Conservation Area and the potential degradation of its character by these overlarge developments. Currently they are all looked at individually by separate case officers and we are not aware of any over view of the impact on the conservation area being taken. We feel these schemes do nothing to enhance the Conservation Area and this is a view shared by two recent appeals (6A Grange Road - APP/Y5420/E/09/2115302 and 42 Stormont Road - APP/Y5420/A/10/2125121) which were dismissed on the grounds of damage to the green and open suburban character of the area. The Society is currently carrying out a mapping exercise to look at what has already been built, what has been approved and what is pending. We are happy to pass this information onto the Council if it will be of assistance.	

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2011/2236	Ward: Highgate	
Address: 6a Grange Road N6 4AP		
Proposal: Demolition of existing house and erection of a 2 storey, 5 bedroom house with rooms at basement level and in the roofspace.		
Existing Use: Residential	Proposed Use: Residential	
Applicant: MrS. Hassan Cape Construction		
Ownership: Private		
DOCUMENTS		
Title		
Design & Access Statement		
PLANS		
Plan Number	Revision	Plan Title
101		Existing Ground Floor Plan
102		Existing First Floor Plan
104		Existing Rear Elevation
105		Existing Side Elevations
201	1	Proposed Basement Plan
202	1	Proposed Ground Floor Plan
203	1	Proposed First Floor Plan
204	1	Proposed Second Floor Plan
206	1	Proposed Front Elevation
209	1	Proposed Rear Elevation
205		Proposed Section A-A
208		Proposed North Elevation
207		Proposed South Elevation
Case Officer Contact: Tara-Jane Fisher P: 0208 489 5540 E: tara-jane.fisher@haringey.gov.uk		

SUMMARY OF REPORT: The proposal is for the demolition of the existing dwelling and the erection of a new two-storey pitched roof dwelling with rooms in the basement level and in the roofspace. There has been an extensive history on this site to redevelop the existing house. In principle there is no objection to the demolition of the existing dwelling as it is not considered that it contributes positively to the character and appearance of the Conservation Area. Due to previous refusals and an appeal dismissal the applicant has proposed a two-storey development keeping in line with the Planning Inspectorates previous decision and addressed various design issues that arose. The previous application was primarily refused on Conservation grounds, subsequently these have been addressed resulting in this proposal.

TABLE OF CONTENTS	
1.0	PROPOSED SITE PLAN
2.0	IMAGES
3.0	SITE AND SURROUNDINGS
4.0	PLANNING HISTORY
5.0	RELEVANT PLANNING POLICY
6.0	CONSULTATION
7.0	RESPONSES
8.0	ANALYSIS / ASSESSMENT OF APPLICATION • Planning history/appeal decision • Character, appearance and Conservation • Residential Amenity • Basement and Neighbours objections
9.0	DESIGN ASSESSMENT
10.0	HUMAN RIGHTS
12.0	EQUALITIES
13.0	CONCLUSION
13.0	RECOMMENDATION

1.0 PROPOSED SITE PLAN

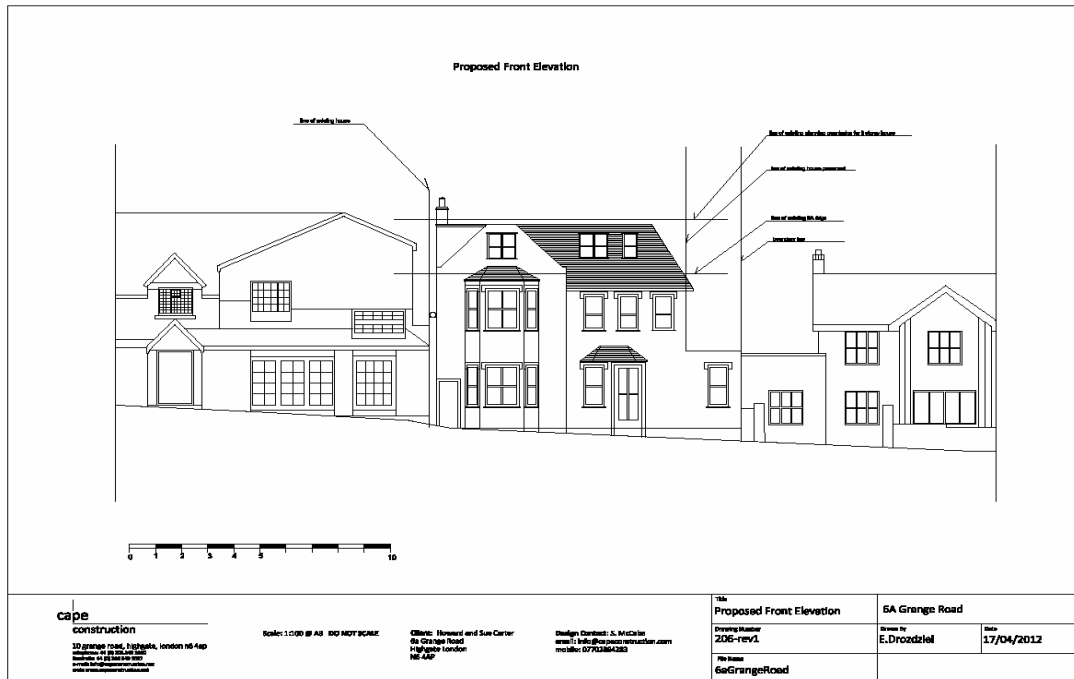


Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. LB Haringey 100017423 2005

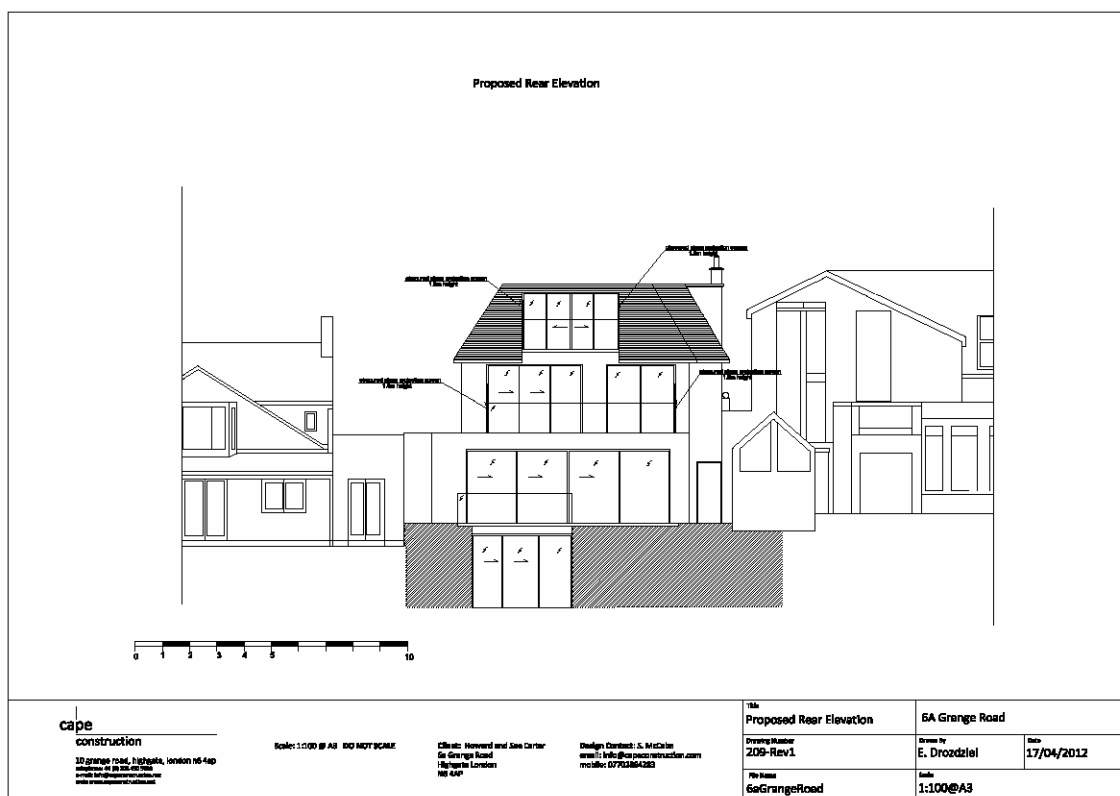
Site plan

6A Grange Road, Highgate, N6 4JP

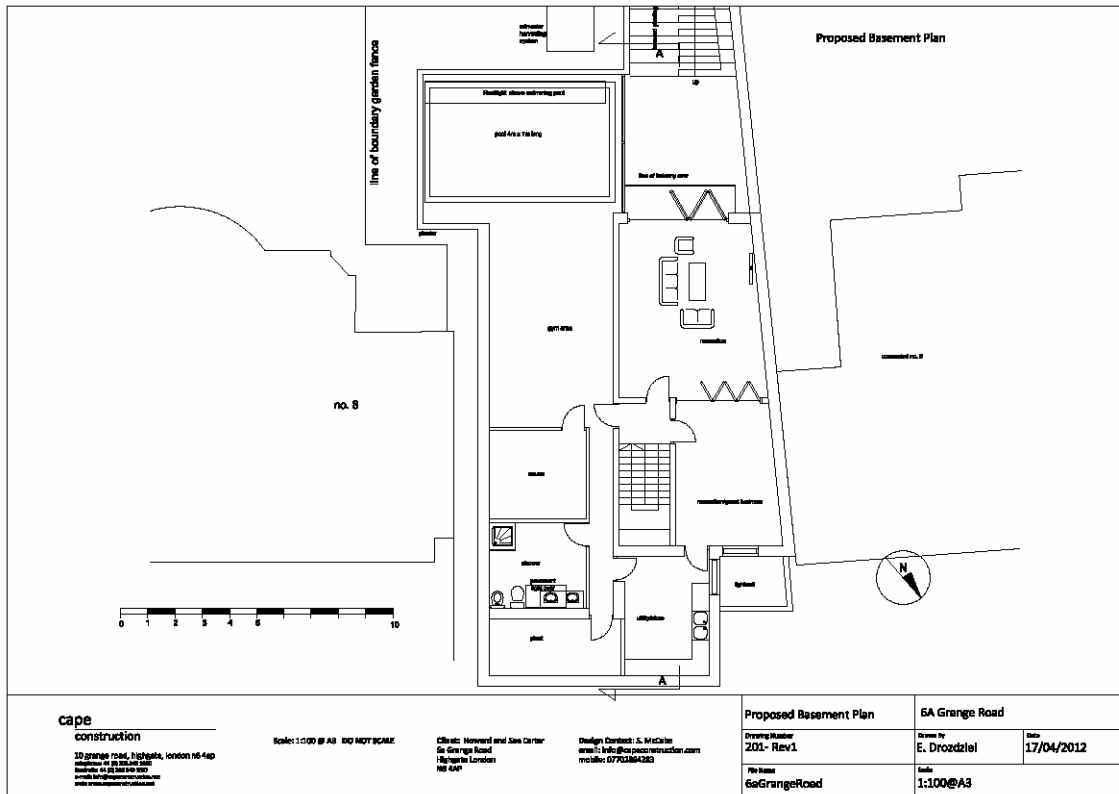
2.0 IMAGES



Proposed front elevation



Proposed rear elevation



Proposed basement plan

3.0 SITE AND SURROUNDINGS

3.1 The application site is located on the Western side of Grange Road, which is situated off North Hill. The application site lies within the Highgate Conservation Area. The site is a two-storey semi-detached dwelling with a mono pitched roof. The property has a mixture of large glazing, brickwork render and hanging tiles. The property has a front garden area that is bounded by a low hedge and includes an area of hardstanding and a car port.

3.2 Grange Road has a mixture of architectural styles, consisting of a mix of modern and traditional house types. The traditional house types are predominantly large brick built with pitched roof with rooms in the roof space. Along this end of the road/corner with View Road is a relatively newly built part two-storey, part three storey modern dwelling. Also behind this property and behind the application site permission has also been granted for the erection of a three-storey contemporary building.

4.0 PLANNING HISTORY

4.1 Planning Application History

Planning-**HGY/1993/0359**-GTD-02-06-93-6A Grange Road London -Erection of roof extension to provide studio and bathroom at second floor level including alterations to front and rear elevations.

Planning-**HGY/1998/0356**-REF-02-06-98-6A Grange Road London -Extension of extant planning permission Ref HGY/46356 under Regulation 3.3 of Town & Country Planning Regulations 1988 to erect a roof extension at second floor level and alterations to front and rear elevations.

Planning-**HGY/2004/0174**-GTD-17-02-04-6A Grange Road London -Renewal of planning permission HGY/054691 for a roof extension at second floor level and alterations to the front and rear elevations allowed on appeal dated 24 March 1999.

Planning-**HGY/2008/0440**-WDN-21-10-09 Demolition of existing house and erection of a three storey, four bedroom single family dwellinghouse with rooms at basement level. Appeal against non-determination-Dismissed.

Planning-**HGY/2008/0441**-WDN-21-10-09 Conservation Area Consent for the demolition of existing house and erection of a three storey, four bedroom single family dwellinghouse with rooms at basement level.

Planning-**HGY/2009/0049**-GTD-17-02-09-6A Grange Road London -Renewal of planning permission HGY/054691 for a roof extension at second floor level and alterations to the front and rear elevations allowed on appeal dated 24th March 1999.

Planning-**HGY/2011/0028**-WDN-25-02-11-6a Grange Road London -Conservation Area Consent for demolition of existing house and erection of a 3 storey, five bedroom dwellinghouse with rooms at basement level

4.2 Planning Enforcement History

No enforcement history

5.0 RELEVANT PLANNING POLICY

5.1 National Planning Policy

National Planning Policy Framework

5.2 London Plan

5.3 Unitary Development Plan

G2 Development and Urban Design

G10 Conservation

UD3 General Principles

UD4 Quality Design

CSV1 Development in Conservation Areas

CSV5 Alterations and Extensions in Conservation Areas

HSG1 New Housing Development

5.4 Supplementary Planning Guidance / Documents

SPG1a Design Guidance

SPG2 Conservation & Archaeology

SPD Housing

6.0 CONSULTATION

Statutory	Internal	External
London Fire Brigade	Transportation Cleansing Building Control Ward Councillors	<u>Amenity Groups</u> The Highgate Society Highgate CAAC <u>Local Residents</u> 1-30 (c) Grange Road 1, 1a, 2, 3, 4 Jacqueline Creft Terrace 8, 10 View Road 1, 2, 3 Maurice Bishop Terrace <u>Total No of Residents Consulted: 40</u>

7.0 RESPONSES

Statutory	Internal	External
	Transportation Waste Management	<u>Amenity Groups</u> <u>Local Residents</u> 11 local residents <u>Total No of Residents</u> <u>Consulted: 40</u>

7.1 Transportation

The proposed development is within a walking distance of Bus Route Nos. 143 and 263 on North Hill and Archway Road respectively, which together offer some 22buses per hour (two-way) for frequent bus connections to East Finchley and Archway tube stations. We have subsequently considered that the prospective residents of this development have easy access to alternative sustainable travel modes for their journeys to and from this site, hence minimising the traffic impact of this development on the adjoining roads. Also, notwithstanding that this area has not been identified within the Council's Adopted 2006 UDP as that renowned with car parking pressure, the applicant has proposed 2 parking spaces as part of the development in line with the parking standard stated in Appendix 1 of the Council's adopted 2006 UDP. It is therefore deemed that this proposed development would not have any significant adverse impact on the existing generated traffic or indeed car parking demand at this location.

Consequently the highway and transportation authority would not object to this application.

7.2 Waste Management

This proposed 5 bedroom development requires a waste storage area suitable for a standard kerbside collection full set consisting of 1x 360 refuse wheelie bin and 1x 240 recycling wheelie bin.

This application has been given RAG traffic light status of GREEN for waste storage and collection arrangements.

7.3 Commercial Environmental Health

With reference to above planning application for demolition of existing house and erection of a 2 storey, 5 bedroom house with rooms at basement, I recommend the following condition:

Control of Construction Dust:

No work 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.

As an 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.

7.4 Local Residents

11 Local Residents –object on the following grounds:

- Inappropriate design and scale
- At odds with openness of the Conservation Area
- House 3 storeys and not 2
- Overdevelopment
- Extremely large basement
- Disproportionate to plot
- Poor quality design
- Plans inconsistent with Design & Access statement
- New building will project further than adjoining
- Conclusion of appeal not taken into consideration
- Excessive height

8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

8.1 The proposal is for the demolition of existing two-storey dwelling house and the erection of a two-storey five bedroom house with rooms in the basement. This site has an extensive history and there have been three applications seeking redevelopment of the existing house. The main issues in respect of this application are considered to be:

- Planning history/appeal decision
- Character, appearance and Conservation
- Residential Amenity
- Basement and Neighbours objections

8.2 Planning history/Appeal decision

8.2.1 As stated the property has been the subject of three applications for the demolition of the existing house and the rebuilding of a more modern and larger scaled property than the existing dwelling. The first of these applications was taken to appeal following non-determination by the Council and dismissed by the Planning Inspector. The second application was withdrawn before a decision was made and the third application is the subject of this proposal.

8.2.2 In 1998 an application was submitted to the LPA for a roof extension at second floor level and alterations to front and rear elevations. This was initially refused but was allowed on appeal. Since this date the permission has been renewed three more times, the most recent in early 2012. Therefore the principle of an additional floor has already been allowed by the Planning Inspector and approved further planning permissions and is still an extant planning permission.

8.2.3 The first application for a new dwelling was dismissed at appeal under reference APP/Y5420/E/09/2115302 and APP/Y5420/A/09/2109153 following non-

determination by the Council. The Planning Inspector considered that the main issues were whether the proposed development would preserve or enhance the character or appearance of the Highgate Conservation Area and the effect of the proposed development on the character and appearance of Grange Road. Following this assessment the Inspector dismissed it on the grounds that the character and design of the proposed house in relation to the plot size and within the context of the area was unacceptable. In the Planning Inspectors appeal decision there was no objection to the redevelopment of the site and it was deemed that the basement element was considered acceptable (paragraph 7 and 8 of the appeal decision) and that the balconies to the rear elevation were acceptable and not considered to cause significant amenity issues.

8.2.4 In order to deal with the design issues raised by the Planning Inspector in his decision letter, the resubmission has a more traditional design, in particular on the front elevation with a two storey design and rooms in the roof. The proposal will have a pitched roof and front bay windows. .

8.3 Character, appearance and Conservation

8.3.1 The Council recognises that the existing house is a modern building which has a limited contribution to the character and appearance of the Conservation Area. The principle of a new dwellinghouse is acceptable. The Council accepts that a replacement building sympathetic in form, scale and proportions, grain and materials would be acceptable and could be sympathetic to the road and the character and appearance of the Highgate Conservation Area. Paragraph 15 of the appeal decision states a contemporary replacement house on the appeal site would have the potential to make a significant contribution to the streetscene in this location.

8.3.2 The last application for redevelopment at this site was for a three-storey dwelling comprising of five bedrooms with rooms in the basement and was dismissed on the grounds that its overall height, bulk and footprint within the plot size would have lead to an unduly dominant feature that would have been very cubic in appearance. This application has been amended to be two-storey with rooms in the roof. In addition the overall height has been reduced and is lower than the roof extension that was allowed on appeal. It was considered by the Inspector in paragraph 11 of appeal decision that the proposal was very cubic in form which would have emphasised the additional height.

8.3.3 The proposed front elevation is of a more traditional design, two-storey with a bay window at ground and first floor level. The proposed roof will be pitched with an almost gable like feature with a small window which reflects the same fenestration as the bay windows on the lower level. There are also two other windows in the roof that also match the fenestrations of the house. Therefore the appearance of the front elevation will not adversely affect the character and appearance of the streetscene and the Highgate Conservation Area.

8.3.4 In the previous refusal it was highlighted by the Planning Inspector that the proposed property would not preserve the existing gap between the application site and the adjoining property. However this proposal will preserve the existing gap at the first and upper floor levels and therefore preserving the character and appearance of the Highgate Conservation Area. In addition the preservation of the gap will reduce the bulk and will allow the dwelling to sit more comfortably within the plot size. The proposed dwelling will have the same width as the existing property.

8.3.5 The proposed rear elevation is designed to be more modern in style and is predominantly full height glazing with three rear balconies. The proposed rear elevation is very similar to the previously refused application; however the rear elevation raised no concerns with the Planning Inspectorate in terms of design and appearance. The Planning Inspector did not object to the rear balconies and he considered that they would not lead to any unnecessary loss of privacy or overlooking as stated in paragraph 7 of appeal decision. The proposed balconies have been reduced from the last proposal as the width of the proposed dwelling has also been reduced including preserving the existing gap between the property and the adjoining properties. Based on this it is not considered that the rear elevation would cause demonstrable harm to the character of the area. It was also highlighted by the Planning Inspector in paragraph 17 that balcony areas at second floor level are present at 8 View Road and have been the subject of planning permission at No 6.

8.3.6 On balance it is considered that the proposed design of the two-storey dwelling is acceptable. The proposed dwelling has been amended so that the height is no higher than the approved roof extension permission and is no greater than the width of the existing dwelling and therefore there would be no change within the context of the streetscene. Given this it is considered that the proposed dwelling will preserve the character and appearance of the Highgate Conservation Area

8.4 Residential Amenity;

8.4.1 The proposed dwelling has been designed to have minimal impact on the privacy and amenities of any adjoining. The proposed dwelling sits within its plot and has an appropriate footprint in relation to the surrounding properties. The front building line of the proposed dwelling is in line with the neighbouring property at Number 8 Grange Road, although the bay window extends a further 80cm, the building is primarily in line with its neighbour. The rear building line is set back from number 6 Grange Road and in line with number 8. Therefore it is considered that there will be minimal impact on these adjoining properties. The rear elevation as stated before does have a balcony at ground level, first floor level and roof level. Although ordinarily balconies are resisted it is considered that they would not give rise to unacceptable levels of overlooking, especially as the Planning Inspector saw no issue with these. In addition the balconies will have screening to eliminate any loss of amenity. Number 8 Grange Road also has balconies at the upper level.

8.4.2 The proposed bulk and height is in keeping with the dimensions of the adjoining houses in particular the building lines of the dwelling being aligned with the neighbouring properties, therefore it is not considered that the proposed dwelling will adversely affect the outlook or be overbearing when viewed from the adjoining properties.

8.5 Basement & Neighbours objections

8.5.1 There has been a great deal of concern with regards to the basement and the extent of the excavation and the potential impact on the adjoining properties. Initially when the Planning Inspector assessed the previous application he felt that there was no issue with the basement and the extent of it. The neighbouring property has raised a lot of concern regarding the extent of the basement and excavation and the distance from the boundaries. The proposed basement plan has remained the same as the basement plan assessed by the Inspector

previously. Part of the concern raised by the neighbouring property is that the proposed basement is larger than the previous application. There is no increase in the size of the basement but there is a small alteration to the front area bringing it out 80cm due to the bay window at ground floor level. The proposed width of the basement remains the same externally but there is a slight change to the width of the internal measurement by approximately a brick width.

- 8.5.2 There are concerns that the proposal lacks a hydrological/geotechnical survey and detailed construction method statement. Additional deep basements should not be permitted in the area unless they can be shown that they will exacerbate any groundwater problems, to the detriment of neighbours. In response to this, studies carried out by other London LAs have accepted that sub-surface conditions are unusually adversely affecting by basement development as flowing groundwater will usually simply find an alternative route when it meets an underground obstruction, and static groundwater will re-distribute itself. It is considered that the effect of the basement on groundwater levels/ flow will be relatively small, and may be less significant than natural seasonal or other variations in the groundwater table. However, in order for the implications of the basements 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 be submitted and an adverse impacts ameliorated through approval of conditions prior to the commencement of the development. In addition a construction management plan will also need to be submitted.
- 8.5.3 One of the concerns raised as a result of the consultation process was that the latest proposal has not taken into consideration the previous appeal decision and conclusions. However it is considered that this proposal has been based on an assessment of and response to the previous decision on appeal. It is considered that the issues raised and the reasons for dismissal have been addressed. The proposed development has been designed to have a more traditional frontage and is not cubic in form and is less bulky, retains the existing gap and pays particular attention to the affect on the adjoining properties.
- 8.5.4 Throughout the consultation periods of all applications on this site it was stated that 6a Grange Road had a slightly smaller plot size from other properties along the same road; and was raised as a concern as it was considered that the plot size in relation to the extent of development would have lead to a cramped form of development, as well as having a very square like appearance. However with this in mind appropriate alterations were made to overcome these concerns. Grange Road is a road with a mixture of houses, some more modern and some more traditional. In light of this, it is considered that the proposed design would not be out of keeping within the immediate vicinity.

9.0 DESIGN ASSESSMENT

- 9.1 The National Planning Policy Framework pays particular attention to the design and design aspects of a development and ensures that the development preserves elements of the setting that make a positive contribution to or better reveal the significance of the asset and should be treated favourably. It is considered given the context of the street and the Conservation Area the proposal will not adversely affect the area. Also given the long history of this site particular attention has been

paid to what would be acceptable and would fit into the context of the area and the individual plot size.

- 9.2 The proposed dwelling has opted for a more traditional frontage with pitched roof and a slightly more modern approach to the rear, which is not considered to cause demonstrable harm to the character and appearance of the Highgate Conservation Area and Grange Road.

10.0 HUMAN RIGHTS

- 10.1 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.

11.0 EQUALITIES

- 11.1 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 proposal for the demolition of the existing house and erection of a two storey, 5 bedroom house with rooms in the basement is considered acceptable. The proposal should be approved on the grounds that the proposed dwelling has been designed to overcome the previous reasons for refusal and has taken the approach to have a more traditional two-storey pitched roof design on the front elevation and been designed to retain the existing gap and to have little or minimal impact on the adjoining properties and the area. The proposed dwelling given the context of the area and road would not adversely affect the character and appearance of the Highgate Conservation Area. The basement element has been accepted by the Planning Inspector and additionally will be condition to ensure that there is not adverse affect as a result of the basement. The proposed dwelling is less cubic in form and less bulky than the previous proposal and therefore takes on the concerns of the Planning Inspectorate. On balance it is considered that the proposal is acceptable and in accordance with Policies UD3 General Principles, UD4 Quality Design, CSV1 Development in Conservation Areas, HSG1 New Housing Development and SPG2 Conservation & Archaeology of the Haringey Unitary Development Plan.

13.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) 101, 102, 104, 105, 201REV 1, 202 REV 1, 203 REV 1, 204 REV1, 205, 206 REV 1, 207, 208 & 209 REV 1.

Subject to the following condition(s)

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.
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 development 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. Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning General Permitted Development Order 2008, no enlargement, improvement or other alteration of any of the dwellings hereby approved in the form of development falling within Classes A to H shall be carried out without the submission of a particular planning application to the Local Planning Authority for its determination.
Reason: To avoid overdevelopment of the site.
5. 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.
6. 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 basement;
- 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

7. 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

8. 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

9. No work shall be carried out on the site until a detailed report, including Risk Assessment, detailing management by the LPA. (Reference to the London Code of Construction Practice) and that the site or Contractor 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 protect the amenities of adjoining properties.

REASONS FOR APPROVAL

The proposal is approved on the grounds that the proposed dwelling has been designed to overcome the previous reasons for refusal and has taken the approach to have a more traditional two-storey pitched roof design on the front elevation and been designed to retain the existing gap and to have little or minimal impact on the adjoining properties and the area. The proposed dwelling given the context of the area and road would not adversely affect the character and appearance of the Highgate Conservation Area. The proposed dwelling is less cubic in form and less bulky to the previous proposal and therefore takes on the concerns of the Planning Inspectorate. On balance it is considered that the proposal is acceptable and in accordance with Policies UD3 General Principles, UD4 Quality Design, CSV1 Development in Conservation Areas, HSG1 New Housing Development and SPG2 Conservation & Archaeology of the Haringey Unitary Development Plan.

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.

14.0 APPENDICES

APPENDIX 1: CONSULTATION RESPONSES

No	STAKEHOLDER/COMMENT	QUESTION/COMMENT	RESPONSES
	INTERNAL		
1	Transportation	Notwithstanding that this area has not been identified within the Council's Adopted 2006 UDP as that renowned with car parking pressure, the applicant has proposed 2 parking spaces as part of the development in line with the parking standards stated in Appendix 1 of the Council's adopted 2006 UDP. It is therefore deemed that this proposed development would not have any significant adverse impact on the existing generated traffic or indeed car parking demand at this location.	These comments are reported in para 7.1 of the report. There is no objection from the Transportation team on the proposal.
2	Waste Management	This proposed 5	The proposal has been given RAG traffic light

		bedroom development requires a waste storage area suitable for a standard kerbside collection full set consisting of 1 x360 refuse wheelie bin and 1 x 240 recycling wheelie bin.	status of Green and a condition 05 has been attached requiring details of refuse.
3	Commercial Environmental Health	A detailed report, including Risk Assessment, detailing management of demolition and construction dusk has been submitted and approved by the LPA and that the site or Contractor Company be registered with the Considerate Constructors Scheme.	A condition 09 has been attached and an informative with regards to dust and asbestos.
4	Planning Potential	The new proposal will create a wider floor plate (0.7 wider than the appealed scheme). The length of the basement also extended by a further 1 metre.	The extent of the basement is exactly the same as the footprint in the scheme considered by the Inspector. The basement has moved forward by 80cm to align with bay above. The wall thickness has been adjusted from 1 metre thick perimeter eco-walls shown in previous scheme to normal structural wall

		The ground floor has a larger length than the proposal taken to appeal and the withdrawn application by 0.9 metres, the front width is broadly similar and with increased length constitutes overdevelopment. The design & access statement states that the gaps are preserved, and the front elevation plan states as wide as existing house, however the first floor is wider, therefore the plans are incorrect and inaccurate and reduces the gap at first floor. The second floor is larger than any	thickness which results in minimal addition to the usable floor area of the basement. The basement has also been addressed on the main body of the report paragraph 8.5.1. The width of the dwelling is the same as the existing. The depth of the house has not changed and appears to have been measured from the front bay window to the rear rather than the main front. The original plans inadvertently reduced the visual gap between the properties by approximately 50cm when measured from the existing chimney breast; the amended plans demonstrate how it should be viewed. The second floor does not extend over the first floor and shows the pitch of the roof extending slightly over the supporting wall in the manner adopted for the construction of traditional pitched roofs.

		previous proposals and inconsistent with the lower floors. The Inspector previously dismissed the appeal on the grounds that the rear portion of the additional floor would be full width of that below and would contribute to the overall scale and diminish the space around the dwelling. Privacy screens not shown on the rear elevation. Despite previous appeal decision the scale and massing of the dwelling has not been decreased, therefore the proposal continues to result in loss of openness to the Conservation Area and overdevelopment	The rear terraces show the privacy screens on the revised drawings. The gaps with this proposal have been preserved and as the design has changed from a very cubic development which previously added and emphasised the additional height. Now the proposal is less cubic in form and appears less bulky and is still below the height given permission of the roof extension.

Appendix 2 Appeal Decision



Appeal Decisions

Site visit made on 2 March 2010

by **Clive Sproule** BSc MSc MSc
MRTPI MIEEnvSc CEnv

an Inspector appointed by the Secretary of State
for Communities and Local Government

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

☎ 0117 372 6372
email: enquiries@pins.gsi.gov.uk

Decision date:
19 March 2010

Appeal Ref: APP/Y5420/E/09/2115302

6a Grange Road, Highgate, London N6 4AP

- The appeal is made under sections 20 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a failure to give notice within the prescribed period of a decision on an application for conservation area consent.
- The appeal is made by Mr & Mrs Howard & Sue Carter against the Council of the London Borough of Haringey.
- The application Ref HGY/2008/0441 is dated 20 February 2008.
- The demolition proposed is the demolition of the existing two storey private family dwelling unit and the erection of a three storey plus basement private family dwelling unit.

Appeal Ref: APP/Y5420/A/09/2109153

6a Grange Road, London N6 4AP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Mr & Mrs Howard & Sue Carter against the Council of the London Borough of Haringey.
- The application Ref HGY/2008/0440 is dated 20 February 2008.
- The development proposed is the demolition of the existing 1960s two storey family dwelling unit and the erection of a three storey plus basement family dwelling unit designed to be as close as possible to a code 6 carbon neutral home as defined by the Department for Communities and Local Government.

Decisions

Appeal Ref: APP/Y5420/E/09/2115302

1. I dismiss the appeal and refuse conservation area consent for the demolition of the existing two storey private family dwelling unit and the erection of a three storey plus basement private family dwelling unit.

Appeal Ref: APP/Y5420/A/09/2109153

2. I dismiss the appeal and refuse planning permission for the demolition of the existing 1960s two storey family dwelling unit and the erection of a three storey plus basement family dwelling unit designed to be as close as possible to a code 6 carbon neutral home as defined by the Department for Communities and Local Government.

Procedural matters

3. The bundle of drawings within the appeal documentation did not include application drawing number 076A/PL01 – *Location Plan*. This drawing confirms the appeal site boundary and a copy was supplied by the Council after the site visit.
4. Revised drawings were submitted to the Council in March 2009. These were placed on the Council's website and interested parties were provided with the opportunity to comment on them. I have therefore taken the revised drawings into consideration.

Main issues

5. These are: (a) whether the development proposed would preserve or enhance the character or appearance of the Highgate Conservation Area; and (b) the effect of the proposed development on the character and appearance of Grange Road.

Reasons

Conservation area

6. The Highgate Conservation Area is predominantly residential in character and housing densities vary across it. Grange Road is in part of the designation that has many older buildings that are often large and set within mature gardens. There is considerable variety in building design across the conservation area and within the lower density layouts between North Road and Highgate Golf Course. These include recently constructed detached houses of contemporary design and elements of terraced housing, both of which contribute to the street scene in Grange Road. Despite the differing architecture, there remains a suburban openness around developments in this part of the conservation area that is strengthened by the presence of significant areas of open space.
7. The existing built form at No.6a fills much of the plot width and is juxtaposed with No.8. The proposed design for the contemporary replacement dwelling would include a large basement. Its existence would be apparent in aspects from the street due to the glass balustrade around the front lightwell. Such a feature is not readily evident elsewhere in the immediate locality. Even so, the glass balustrade would principally be seen within the context of the proposed contemporary dwelling that it would serve and in this respect would be an appropriate addition to the townscape.
8. A large lightwell to the rear of the proposal would also indicate the presence of the basement. However, No.6a stands in a substantial plot and the proposed structures that would be visible at ground level would be appropriate for the proportions of the site.
9. Reference has been made to a renewed planning permission that would enable the vertical extension of the existing building. Nevertheless, in addition to altering the relationship between the built forms at Nos.6a and 8, the proposed dwelling would significantly reduce the existing gap at first floor level between the side elevation of No.6a and the boundary with No.6. This would occur even though part of the proposed top floor at the front would step in from the property boundary. The rear portion of the additional top floor would be the

full width of that below it. It would contribute to the overall scale of the appeals scheme and noticeably diminish the space around the replacement house.

10. Application drawings for both No.6 and 8 View Road indicate replacement dwellings of contemporary design that include a stepping in of the upper floors from the side boundaries. This reduction in dwelling width at second floor level maintains the openness that is a feature of this location.
11. In contrast, the appeals scheme would result in a strongly cubic form that would emphasise the additional height of the proposed building, its massing and the closure of the gap to No.6. This would occur even though the use and balance of materials in the front elevation would change above the brick and other materials at ground and first floor levels. It has not been established that the proposed use of materials at ground and first floor levels would be inappropriate within the context of the proposed design and those around it. However, the massing of the appeals scheme, its closure of the gap to No.6 and the specific circumstances of No.6a separate the appeal proposal from the other contemporary designs that have been approved for the neighbouring site at No.6 and nearby at 8 View Road and indeed, from other examples provided.
12. The design of the existing dwelling at No.6a makes a limited contribution to the character and appearance of the conservation area. Nonetheless, the substantial demolition of the house in the absence of suitable scheme for its replacement would result in a significant and incongruous gap in the street frontage.
13. National guidance within Planning Policy Guidance 15 – *Planning and the Historic Environment* is clear that new buildings in conservation areas should not seek to directly imitate earlier styles, but that they should be designed with respect for their context as part of a larger whole. I find that by the gap that would be created and the subsequent massing of the replacement house across the width of the plot, the appeals scheme would fail to preserve the openness that is a characteristic of this part of the conservation area. I conclude on the first main issue that the schemes conflict with policy CSV1 of the Haringey Unitary Development Plan (UDP), which requires proposals in conservation areas to preserve or enhance the qualities of the conservation area.

Character and appearance

14. UDP policy UD3 requires development proposals to complement the character of the locality and this is reflected in UDP policy UD4, which highlights the importance of considering the spatial and visual character of the site and area. Grange Road is an unadopted suburban highway. It has dwellings of some age present along it that are sympathetic to the architecture of The Grange, which is the original building on the street and stands at the centre of it. However, other phases of development are also evident on Grange Road that depart from the themes and features within the design of The Grange.
15. The proposed replacement house would add to the contemporary architecture that has been granted planning permission or that is already present around No.6a. A contemporary replacement house on the appeal site would have the potential to make a significant contribution to the street scene in this location. To my mind there is sufficient variation within the street to prevent the

proposal unacceptably consolidating the presence of buildings of a similar style. The variety in materials and set back elements of the ground and first floors of the front elevation would also go some way to reduce the perceived bulk of the building.

16. However, the front and rear elevations of the proposed house would differ considerably in their articulation of the built form. The strongly linear balcony features on the rear elevation and the scale of the upper floor structures would highlight the actual and perceived massing of the house within the plot. I consider that in views from the rear the proposed building, it would appear of sufficient scale within the confines of the site to be a dominant element in the townscape. In addition, the resulting loss of openness that would fail to preserve the character of the conservation area, would also fail to complement the character of the street scene. In these respects I find the proposed replacement house would be unacceptably harmful to the character and appearance of the townscape and conflicts with UDP policies UD3 and UD4.

Other matters

17. This is a suburban area where a certain degree of overlooking of neighbouring properties can be expected and already occurs. Existing first floor rear terraces are present at Nos.6a and 8 that provide views of neighbouring amenity space, where these aspects are not restricted by vegetation. Balcony areas at second floor level are present at 8 View Road and have been the subject of planning permission for No.6. Screens would be installed on proposed balcony areas at No.6a that would restrict views of neighbouring properties to the side. I consider that if such screening were to be employed at the appeal site, the proposal would not unacceptably increase the level of overlooking of neighbouring and nearby properties. Additionally, given the height of the proposed balcony floor levels, it has not been demonstrated that the appeal scheme would be likely to result in direct overlooking of the neighbouring roof light window at No.8.
18. I note the proposal would provide the appellants with a new home that would be of a very sustainable design. However, these matters and the scope of suggested conditions do not outweigh the failure and harm that I have identified.
19. Consequently, for the reasons above and having considered all other matters raised, I conclude the appeals should be dismissed.

C Sproule

INSPECTOR

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERSPlanning Committee 28TH June 2012

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2011/2236		Ward: Highgate
Address: 6a Grange Road N6 4AP		
Proposal: Demolition of existing house and erection of a 2 storey, 5 bedroom house with rooms at basement level and in the roofspace.		
Existing Use: Residential		Proposed Use: Residential
Applicant: MrS. Hassan Cape Construction		
Ownership: Private		
PLANNING DESIGNATIONS: Conservation Area		
RECOMMENDATION: GRANT CONSERVATION AREA CONSENT subject to condition		
PLANS		
Plan Number	Revision	Plan Title
101		Existing Ground Floor Plan
102		Existing First Floor Plan
104		Existing Rear Elevation
105		Existing Side Elevations
201	1	Proposed Basement Plan
202	1	Proposed Ground Floor Plan
203	1	Proposed First Floor Plan
204	1	Proposed Second Floor Plan
206	1	Proposed Front Elevation
209	1	Proposed Rear Elevation
205		Proposed Section A-A
208		Proposed North Elevation
207		Proposed South Elevation
Case Officer Contact: Tara-Jane Fisher P: 0208 489 5540 E: tara-jane.fisher@haringey.gov.uk		

SUMMARY OF REPORT: The proposal is for Conservation Area Consent for the demolition of the existing dwelling. This application sits along side an accompanying planning application HGY/2011/2236 which seeks permission to rebuild the existing dwelling with the erection of a new two-storey pitched roof dwelling with rooms in the basement level and in the roofspace. The existing building makes a limited contribution to the character and appearance of the area and Grange Road as a whole. The replacement building will have a traditional two-storey design with rooms in the roof level and a more contemporary rear elevation. As such Officers consider that the proposed dwelling will preserve the character and appearance of the Highgate Conservation Area.

1.0 SITE AND SURROUNDINGS

1.1 The application site is located on the Western side of Grange Road, which is situated off North Hill. The application site lies within the Highgate Conservation Area. The site is a two-storey semi-detached dwelling with a mono pitched roof. The property has a mixture of large glazing, brickwork render and hanging tiles. The property has a front garden area that is bounded by a low hedge and includes an area of hardstanding and a car port.

1.2 Grange Road has a mixture of architectural styles, consisting of a mix of modern and traditional house types. The traditional house types are predominantly large brick built with pitched roof with rooms in the roof space. Along this end of the road/corner with View Road is a relatively newly built part two-storey, part three storey modern dwelling. Also behind this property and behind the application site permission has also been granted for the erection of a three-storey contemporary building.

2.0 PROPOSAL

2.1 The proposal is for Conservation Area Consent for the demolition of the existing dwelling house on the site. This application sits along side an accompanying planning application HGY/2011/2236 which seeks permission to rebuild the existing dwelling by erecting a two storey, 5 bedroom house with rooms at basement level and in the roofspace.

3.0 PLANNING HISTORY

3.1 Planning Application History

Planning-[HGY/1993/0359](#)-GTD-02-06-93-6A Grange Road London -Erection of roof extension to provide studio and bathroom at second floor level including alterations to front and rear elevations.

Planning-[HGY/1998/0356](#)-REF-02-06-98-6A Grange Road London -Extension of extant planning permission Ref HGY/46356 under Regulation 3.3 of Town & Country Planning Regulations 1988 to erect a roof extension at second floor level and alterations to front and rear elevations.

Planning-[HGY/2004/0174](#)-GTD-17-02-04-6A Grange Road London -Renewal of planning permission HGY/054691 for a roof extension at second floor level and alterations to the front and rear elevations allowed on appeal dated 24 March 1999.

Planning-[HGY/2008/0440](#)-WDN-21-10-09 Demolition of existing house and erection of a three storey, four bedroom single family dwellinghouse with rooms at basement level. Appeal against non-determination-Dismissed.

Planning-**HGY/2008/0441**-WDN-21-10-09 Conservation Area Consent for the demolition of existing house and erection of a three storey, four bedroom single family dwellinghouse with rooms at basement level.

Planning-**HGY/2009/0049**-GTD-17-02-09-6A Grange Road London -Renewal of planning permission HGY/054691 for a roof extension at second floor level and alterations to the front and rear elevations allowed on appeal dated 24th March 1999.

Planning-**HGY/2011/0028**-WDN-25-02-11-6a Grange Road London -Conservation Area Consent for demolition of existing house and erection of a 3 storey, five bedroom dwellinghouse with rooms at basement level

4.2 Planning Enforcement History

No enforcement history

5.0 RELEVANT PLANNING POLICY

National Planning Policy

4.1 National Planning Policy Framework - The National Planning Policy Framework has replaced Planning Policy Statement 5 which in turn replaced PPG15.

4.2 London Plan 2011

Policy 7.4 Local character
Policy 7.6 Architecture
Policy 7.8 Heritage assets and archaeology
Policy 7.9 Heritage-led regeneration

4.3 Haringey Unitary Development Plan (2006)

G10 Conservation
CSV1 Development in Conservation Areas
CSV5 Alterations and Extensions in Conservation Areas
CSV7 Demolition in Conservation Areas

4.4 Supplementary Planning Guidance

SPG2 Conservation and Archaeology

5.0 CONSULTATION

As per HGY/2011/2236

6.0 RESPONSES

As per HGY/2011/2236

7.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

- 7.1 The National Planning Policy Framework (NPPF) recognises heritage assets as an irreplaceable resource which should be conserved in a manner appropriate to their significance. The NPPF notes that not all elements of a Conservation Area will necessarily contribute to the significance of that Conservation Area. The loss of a building should be considered in respect to whether its loss would cause substantial or less than substantial harm to the heritage asset.
- 7.2 The NPPF states, “Local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably”.
- 7.3 Policy CSV1 of the Council’s UDP requires proposals affecting Conservation Areas to “preserve or enhance the historic character and qualities of the buildings” and “recognise and respect the character and appearance of Conservation Areas”. Furthermore, under Policy CSV7 “the Council will seek to protect buildings within Conservation Areas, by refusing applications for their demolition . . . if it would have an adverse impact on the character and appearance of the Conservation Area”. Haringey’s draft SPG2: Conservation & Archaeology, published 2006, sets a series of recommended criteria which are valid guidance for assessing whether demolition of buildings in Conservation Areas will be permitted.
- 7.4 The proposal is effectively to rebuild with a traditional two-storey pitched roof design to the front elevation and a more modern contemporary rear elevation. The proposed dwelling respects the established building lines along this part of the road and has been designed to align with these and will be the same width as the existing dwelling, whilst preserving the existing gaps between the site and the adjacent properties.
- 7.5 As outlined in the report for the accompanying planning application HGY/2011/2236, Grange Road comprises of a variety of housing types and forms ranging from contemporary dwellings to more traditional pitched roof designs. Many properties along Grange Road have been extended extensively significantly altering their appearances.
- 7.6 Officers consider that the existing dwelling makes a limited contribution to the character and appearance of the Highgate Conservation Area and as such its loss will cause less than substantial harm to it. The proposed replacement building will have a design that respects the surrounding properties and will serve to preserve the character and appearance of this part of the Conservation Area.

8.0 Conclusion

- 8.1 In this instance, it is considered that there wont be a loss of significant heritage assets as a result of the demolition of this house and the redevelopment of this site

will preserve the setting of the Conservation Area as it will be replaced with a building of modest quality with acceptable design.

- 8.2 On the basis of the above it is not considered that the demolition of the building would cause any degree of harm to the significance of the Highgate Conservation Area, subject to the approval and implementation of the associated planning application.

9.0 RECOMMENDATIONS

GRANT PERMISSION CONSERVATION AREA Consent subject to approved drawings Applicant's drawing No.(s) 101, 102, 104, 105, 201REV 1, 202 REV 1, 203 REV 1, 204 REV1, 205, 206 REV 1, 207, 208 & 209 REV 1.and the following condition(s)

1. The works hereby permitted shall be begun not later than the end of three years from the date of this consent
Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990
2. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and full planning permission has been granted for the redevelopment for which the contract provides.
Reason: In order to ensure that the site is not left open and vacant to the detriment of the character and visual amenities of the locality

REASONS FOR APPROVAL

The demolition of the building on this site is acceptable in principle as it makes a limited contribution on the character and appearance of Highgate Conservation Area. Subject to conditions, demolition is acceptable and accords with the National Planning Policy Framework, policies 7.8 and 7.9 of the London Plan 2011, policy CSV7 'Demolition in Conservation Areas' of the adopted Haringey Unitary development Plan 2006 and SPG2 'Conservation & Archaeology'.

This page is intentionally left blank

Planning Committee 28th June 2012

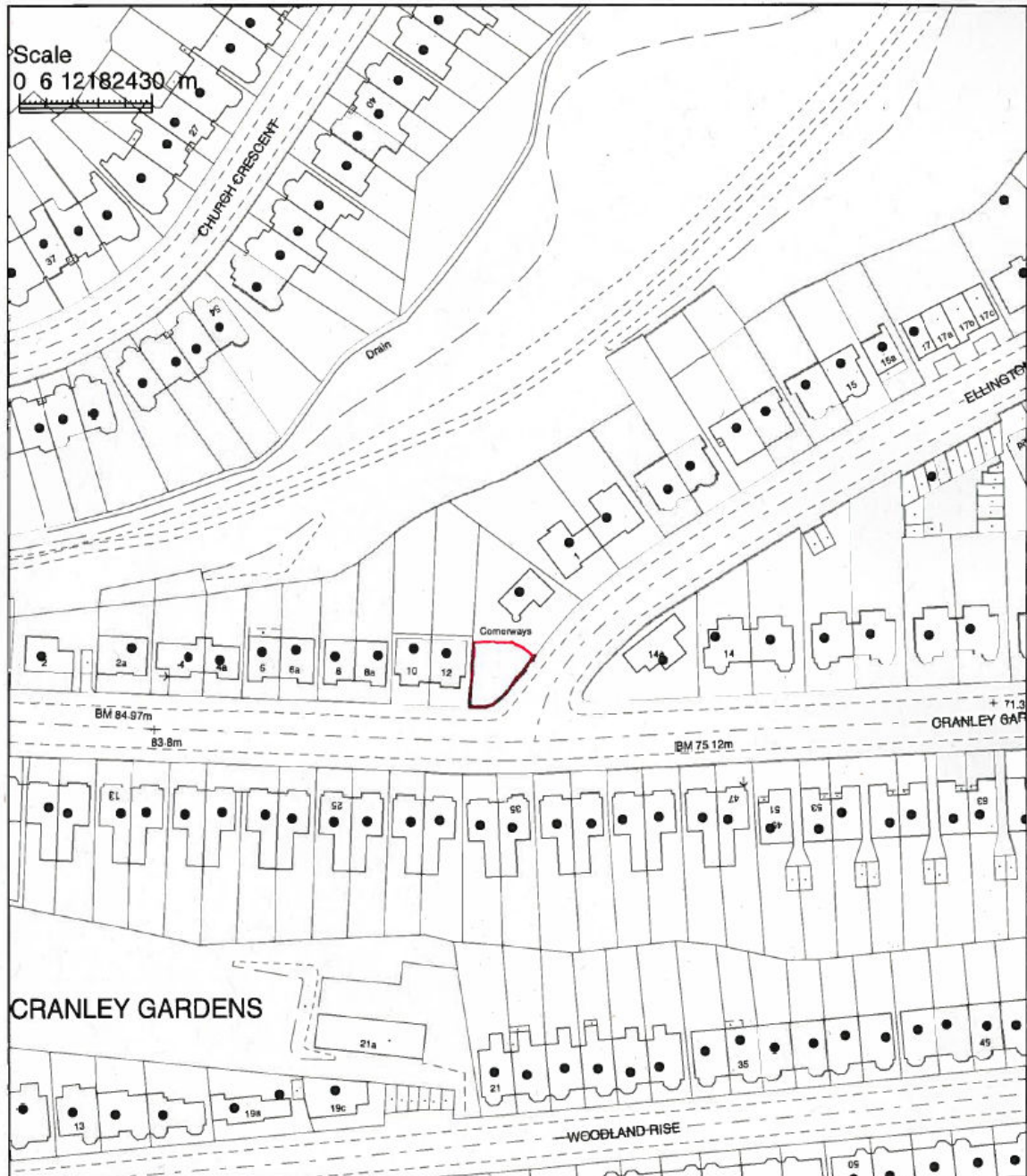
Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2011/1868	Ward: Muswell Hill	
Address: The Cornerways Ellington Road N10 3DD Proposal: Erection of a two storey building comprising of a two-bedroom house Existing Use: Garden/ Storage Proposed Use: Residential Applicant: Steven Carson Ownership: Private		
DOCUMENTS		
Title		
Design Statement		
PLANS		
Plan Number	Revision	Plan Title
02-100		Location Plan
02-103		Existing Site Plan
02-104		Existing Section
02-105		Existing Section
02-100	A	Proposed Basement Floor
02-101	A	Proposed Ground Floor
02-102	A	Proposed Roof Plan
02-103	A	Proposed Basement
02-104	A	Proposed Ground Floor
02-105	A	Proposed Roof
02-203		Proposed Elevation from Ellington Road
02-204		Proposed Elevation from Cranley Gardens
02-205	A	Proposed Elevation from Cranley Gardens
02-206	A	Proposed Elevation from Ellington Road
02-200	A	Existing/ Proposed Street Elevation
02-201	A	Existing/ Proposed Street Elevation
02-201	A	Proposed Section A-A
02-301	A	Proposed Section B-B
02-117		Photomontage
Case Officer Contact: Matthew Gunning P: 0208 489 5280 E: matthew.gunning@haringey.gov.uk		

TABLE OF CONTENTS	
1.0	SITE & ARIEL PLAN
2.0	PHOTOGRAPHS & IMAGES
3.0	SITE AND SURROUNDINGS
4.0	THE PROPOSAL
5.0	PLANNING HISTORY
6.0	RELEVANT PLANNING POLICY
7.0	CONSULTATION
8.0	RESPONSES
9.0	ANALYSIS / ASSESSMENT OF APPLICATION
	• Principle of development • Design, form & site layout • Layout/ standard of accommodation • Impact on the character and appearance of the Conservation Area • Trees & Landscaping • Impact on Open Space • Impact on residential amenity • Access and parking • Sustainability
10.0	HUMAN RIGHTS
12.0	EQUALITIES
13.0	SUMMARY & CONCLUSION
13.0	RECOMMENDATION
14.0	APPENDICES
	Appendix 1: Comments on objections Appendix 2: 2007 Appeal Decision
SUMMARY OF REPORT: The application is for the erection of a two-storey building (lower ground and ground floor) to accommodate a 1 x 2 bedroom unit on a triangular shaped site located on the northern side of Cranley Gardens at the junction with Ellington Road. This application follows on from previously refused schemes and represents a reduction in the height and footprint relative to the scheme dismissed on appeal in 2007. The new house will be of contemporary design and due to its low profile and the way it will be hidden behind landscaping it will not be highly visible and will not compete with the surrounding buildings which inform the character of the area. The scheme has been further amended from that initially submitted. The position, scale, mass and detailing of the revised scheme has been carefully considered to create a more discrete building which will not adversely affect the building pattern and line on Cranley Gardens and Ellington Road. The building as now proposed is more subordinate to that previously refused. As such the proposal achieves an acceptable relationship within the streetscene. The proposal will not adversely affect the residential and visual amenities of adjoining occupiers and will not adversely affect parking conditions in the immediate surroundings.	

1.0 SITE PLAN



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. LB Haringey 100017423 2005

Site plan

The Cornerways, Ellington Road, N10 3DD

HARINGEY COUNCIL

**Directorate of
Place &
Sustainability**

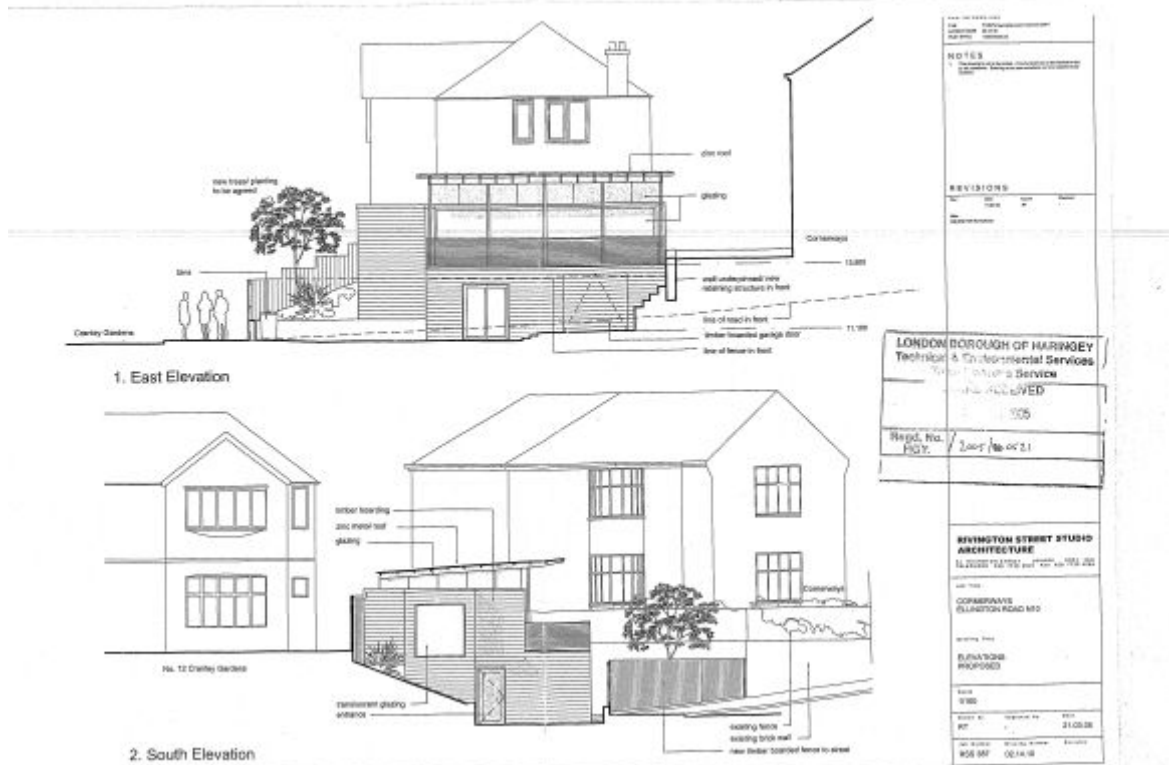
Lyn Garner
Director
Place & Sustainability
River Park House
London N22 8HQ
Tel 020 8489 1000
Fax 020 8489 5220

 NORTH	Drawn by	MT
	Scale	1:1250
	Date	20/06/2012

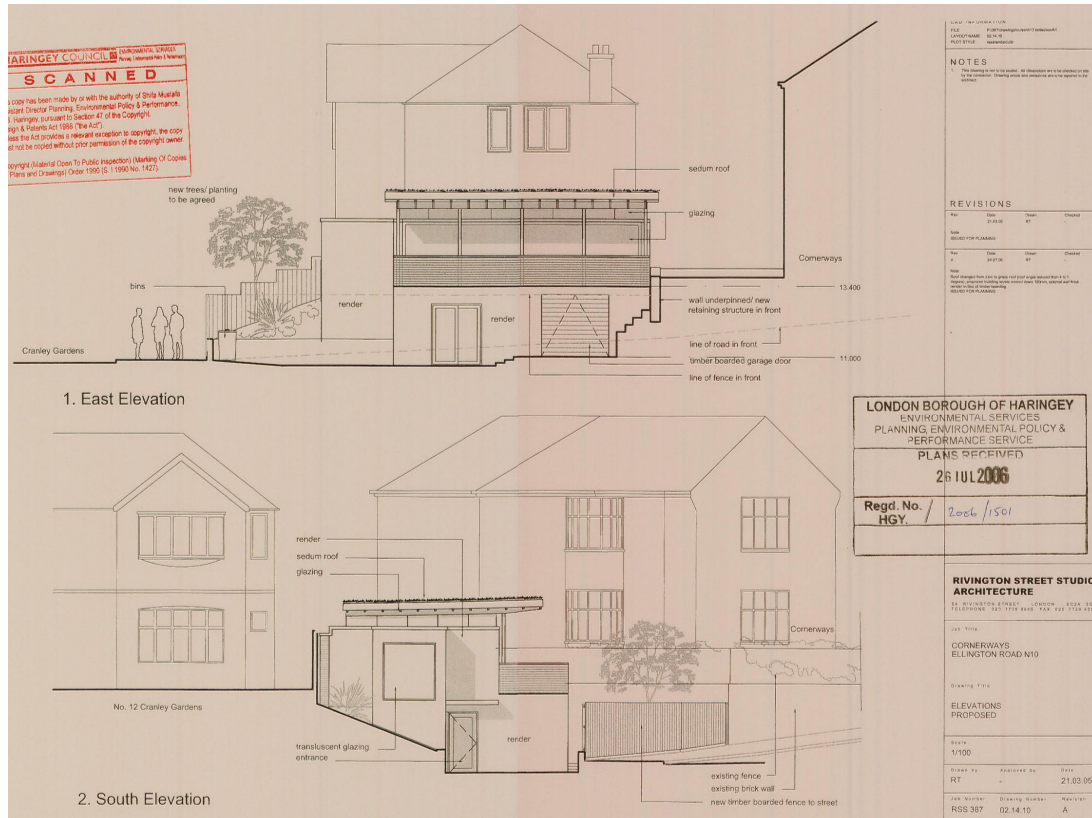
2.0 IMAGES



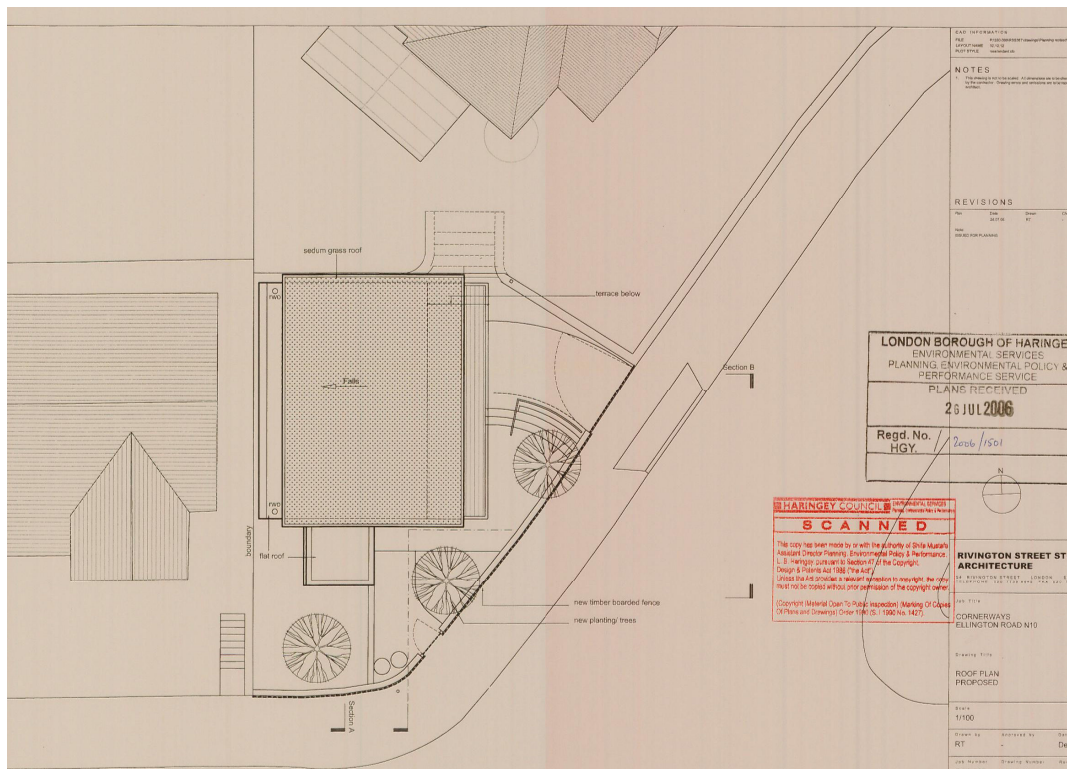
Existing Street Views



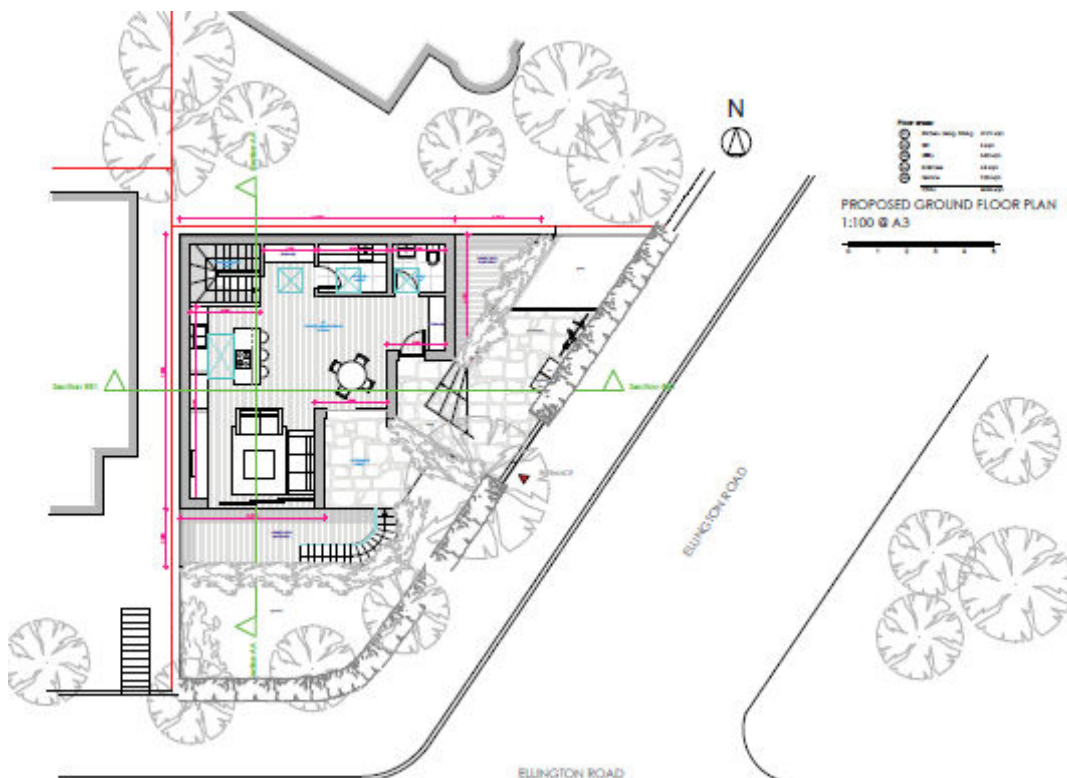
2005 Application (Refused) – Proposed Elevations



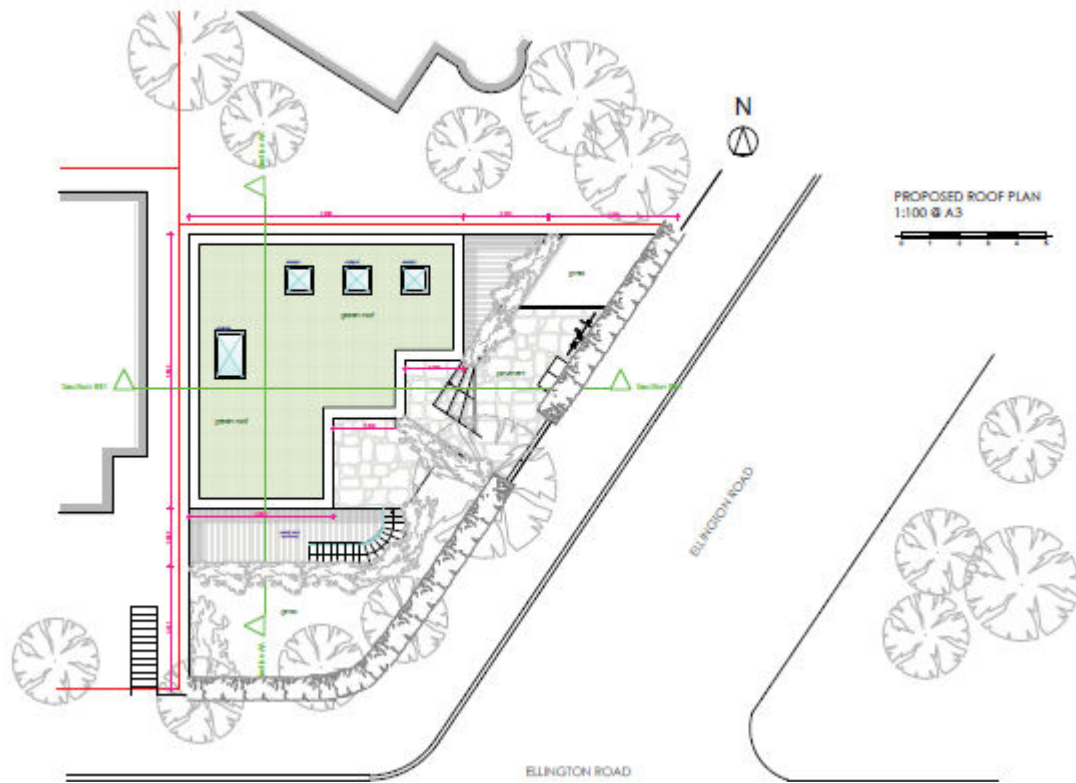
2006 Application (Refused & Dismissed on Appeal) – Elevations



2006 Application (Refused & Dismissed on Appeal) – Roof Plan



Proposed Ground Floor



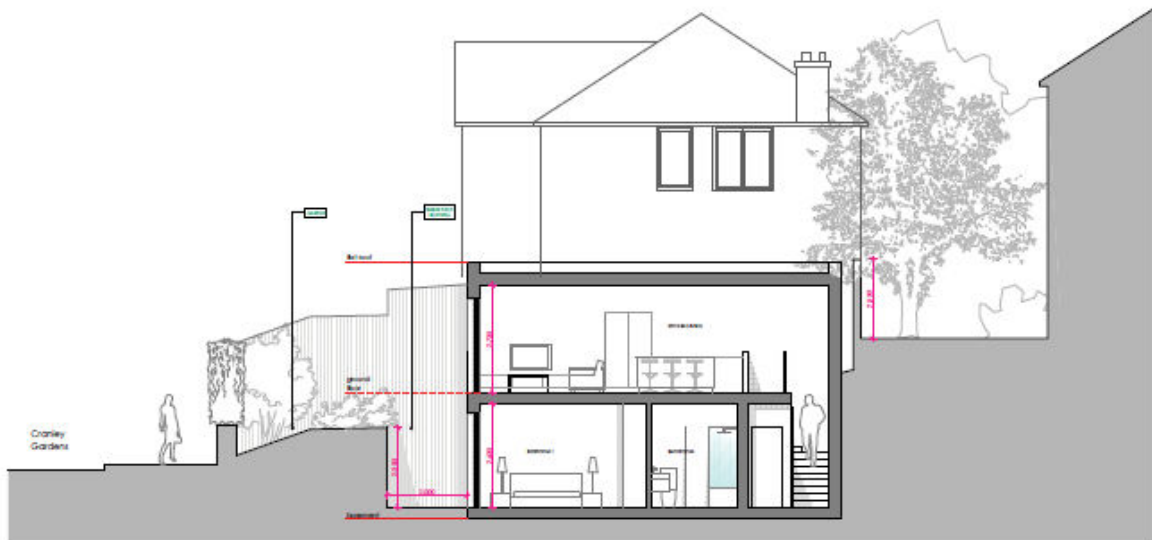
Proposed Roof Plan



Proposed Elevation from Ellington Road



Proposed Elevation from Cranley Gardens



Proposed Section



VIEW SHOWING EXISTING STREET SCENE



VIEW SHOWING STREET SCENE IN PREVIOUS APPLICATION



GLASS BOX

HEDGE



VIEWS SHOWING STREET SCENE IN CURRENT APPLICATION



LIVING WALL



NEW MODERN PAVING

- 3.1 The application site is a triangular shaped site located on the northern side of Cranley Gardens at the junction with Ellington Road. The site originally formed a side garden to Cornerways, a detached two-storey property located on the left hand side at the start of Ellington Gardens. Part of the garden is now separated from the main house and can be distinguished from the rest of the garden by the drop in ground level and also by the presence of a dividing fence. The site contains a garden shed.
- 3.2 There is substantial difference in levels between the highway/ footpath and the back of the site. Properties along the northern side of Cranley Gardens and the left hand side of Ellington Road, sits above street level. The properties along these roads have small front gardens which are contained behind a combination of low boundary walls and vegetation.
- 3.3 Cranley Gardens and Ellington Road is an eclectic mixture of building styles, types, ages and materials; dating from late Victorian period to typical suburban housing of the inter war period. The application site does not fall within a conservation area.

4.0 PROPOSAL

- 4.1 The application is for the erection of a two-storey building (lower ground and ground floor) to accommodate a 1 x 2 bedroom unit. The scheme has been amended from that initially submitted, incorporating the following changes:
- Removal of the off street parking which has enabled the garden/ amenity space to increase;
 - Reducing the scale of the lower ground / basement courtyard to increase space for landscaping to surround the scheme;
 - Removing glazed areas of wall facing onto Ellington Road which have been replaced with solid walls that will accommodate green 'Living Wall' treatment to compliment the hedgerow that will be reinstated along the perimeter boundaries.

5.0 PLANNING HISTORY

5.1 Planning Application History

HGY/1992/0590 - Removal of one Silver Birch tree (subject to Tree Preservation Order). – Approved 28-07-92

HGY/1996/0229 - Erection of ground floor rear and side conservatory extension and first floor rear extension. – Withdrawn 16-07-96

HGY/1996/1240 - Erection of two storey rear extension and ground floor side conservatory extension – Approved 12-11-96

HGY/1992/0696 - Formation of vehicular crossover to a classified road – Withdrawn 14-08-92

HGY/2002/0441 - Felling and replacement of 2 false Acacia (TPO – Approved 21-05-02

HGY/2005/0521 - Erection of a two storey building comprising a 1 bed house with garage, within front / side garden. – Refused 10-05-05

HGY/2006/1501 - Erection of 1 x 2 storey one bedroom dwelling with integral garage within front / side garden – Refused 19-09-06 – Dismissed on Appeal July 2007.

HGY/2010/2271 - Demolition of existing 2 x sheds and erection of garage / workshop – Withdrawn 26-01-11

5.2 Planning Enforcement History

None

6.0 RELEVANT PLANNING POLICY

6.1 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).

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

6.3 Unitary Development Plan

G1 Environment
G2 Development and Urban Design
G3 Housing Supply
UD2 Sustainable Design & Construction
UD3 General Principles
UD4 Quality Design
HSG1 New Housing Development
HSG9 Density Standards
M10 Parking for Development
OS17 Tree Protection, Tree Masses and Spines

6.4 Supplementary Planning Guidance / Documents

SPG1a Design Guidance
'Housing' SPD October 2008
SPG7a Vehicles and Pedestrian Movement

SPG8b Materials
SPG9a Sustainability Statement

6.5 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’
Mayor of London ‘London Housing Design Guide’ 2010

7.0 CONSULTATION

Internal	External
Ward Councillors Transportation Group Waste Management Building Control Trees	<u>Amenity Groups</u> Muswell Hill/ Fortis Green Residence Association Cranley Gardens Residents Association <u>Local Resident</u> 8, 8a, 10, 12, 14a, 14 Cranley Gardens 1, 3, 5 Ellington Road 23 -47 Cranley Gardens

8.0 RESPONSES

London Fire & Emergency Planning Authority

- 8.1 The brigade is satisfied with the proposal.

Ward Councillor

- 8.2 Cllr Bloch – “This is the 4th application for the site plus at least one appeal to the planning inspectorate. If this site is going to be built on it needs to be in keeping with the area. It is out of character with the road - both Cranley Gardens and Elliptin Road are predominantly 2 storey semi-detached properties while this would be single storey above ground detached building. Also the creation of a driveway would take away road parking. If you are minded to recommend this application I would like it to come to the planning committee for decision”.

Transportation

- 8.3 The application site has a low PTAL and is served by the 43 and 134 bus routes, which provide links to Muswell Hill Broadway and Highgate underground station with a two-way frequency of 44 buses per hour. It is likely that some of the prospective residents would use public transport for some journeys to and from the site. However, it is also likely that prospective residents would use a private vehicle for such journeys.
- 8.4 The site is not located within an area that has been identified within the Haringey Council adopted UDP as that suffering from high on-street parking pressure. Notwithstanding this, the application includes the provision of a single parking space. There is a concern regarding the lack of visibility from the existing vehicular access.
- 8.5 However, it is considered that this issue could be addressed by limiting the height of the front boundary to 1.05 metres and extending the double yellow lines to the north east of the site by 5 metres to improve visibility in this direction. There are no highway and transportation objections subject to the imposition of the following conditions:
1. A visibility splay within which nothing above 1.05 metres in height shall obstruct visibility along the footway to the south west of the site will be provided and maintained thereafter. Reason: To provide a suitable standard of visibility to and from the highway so that the use of the access does not prejudice the safety of pedestrians or vehicles.
 2. Prior to the occupation of the development hereby permitted the double yellow lines fronting the site access shall be extended by 5 metres to the north east of the site. Reason: To provide a suitable standard of visibility to and from the highway so that the use of the access does not prejudice the safety of vehicles.

Transportation (additional comments)

- 8.6 The applicant has submitted revised plans indicating the removal of the proposed off-street car parking space. However, the parking requirement for the above proposal is negligible and the site does not fall within an area that has been identified within the Haringey Council adopted UDP as that suffering from high on-street parking pressure. It is considered that the proposal is unlikely to result in any significant increase in traffic generation or parking demand. Therefore, there are no highway and transportation objections subject to the imposition of the following condition:

1. Prior to the first occupation of the development hereby permitted, the redundant crossover shall be removed and the footway shall be re-instated. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

Reason: In the interests of highway safety and to maintain pedestrian amenity.

Waste Management

- 8.6 The application for the proposed development does not include information for waste storage arrangements. This proposed 1 bedroom development will require storage space for a standard kerbside collection full set.

Cranley Gardens Residents Association (initial objection)

- 8.7 "The application site has an Ellington Road address however the proposed new house would visually form part of the Cranley Gardens streetscene. The planning history of Cornerways includes a refused planning application and dismissed appeal for a one bedroom house. We see no reasons why the decision for the current application should not be consistent with those arrived at in the past, particularly because although this one is also described as a 1 bedroom house, the drawings show it as a three bedroom family house. We therefore urge Haringey Council to refuse this application too.
- 8.8 A difference from the previous applications is that the red-lined application site in this case is smaller. Consequently this proposal represents more intensive development and its concrete footprint covers most of the prominent application site on the junction of Ellington Road and Cranley Gardens. The landscaping indicated on the drawings is misleading because some is from the adjacent gardens, particularly Cornerways. Cornerways is however outside the curtilage of the site being assessed for this application.
- 8.9 Although due to the mix of buildings, Cranley Gardens does not enjoy conservation area status, the characteristics of the Cranley Gardens neighbourhood are nevertheless cherished. These include the pattern of houses being arranged in runs developed at different periods. The design of the proposed new house would disrupt that pattern. Whereas all the other houses

at the top of Cranley Gardens blend in with runs, the proposed one would be strikingly out of keeping.

- 8.10 We envisage that looking up the hill the proposed house would have the appearance of being a two storey one, but out of step as well as in a contrasting design to the other two storey houses. This too would harm the character and appearance of this part of Cranley Gardens because the existing runs of houses are all stepped evenly down Cranley Gardens corresponding to the smooth gradient of the escarpment.
- 8.11 Another characteristic of the street is the fringe of soft landscaped front gardens which partially screen and partially frame the houses. The drawings for this application do show proposed hedges along the line of junction with the public footway, but we question how realistic they are. We envisage that the hedges and trees indicated in the drawings would possibly not thrive in the constrained planting spaces shown, and even if they did, would not be easily maintainable. In our view, the proposed development would be a monstrous, unattractive and incongruous blot on the streetscape, with very little opportunity for screening it with planting.
- 8.12 No space for storage of waste containers is planned. Domestic waste collection in the neighbourhood of the application site is all from within the curtilage of houses, and it would have a detrimental impact on a wider area to add a house with no room other than the public footway for collection of waste containers.
- 8.13 Parking problems in the neighbourhood would be exacerbated due to a net loss of off-street parking. (The proposed new house would occupy the parking space which was built for Cornerways so extra cars would use the on-street parking thus increasing the pressure on that.) The adverse impact on the living conditions of the residents of the existing dwellinghouse which the new one would abut was cited as the main reason for the last appeal being dismissed. This new proposal is equally unneighbourly. 12 Cranley Gardens is specifically designed to be the end house in a string of semis built in about 1920. The flank side has the windows for the most used rooms which would be greatly overshadowed by the raised wall as shown on the plans. We urge Haringey Council to protect the amenity of the residents of 12 Cranley Gardens by refusing this application”.

Cranley Gardens Residents Association (objection on amended plans)

- 8.14 “Lack of external amenity space - The amendments do not adequately address this concern. The red-lined area of the location plan shows that contrary to Haringey Council’s policy the site is too small for the size of family house proposed. There is still insufficient external amenity space. A concern is that the green roof would end up serving as an external amenity space and this would be overly intrusive for occupants of the adjacent house, 12 Cranley Gardens. As can be seen on a site visit, there is no space for any screening to prevent overlooking. This was a reason for dismissal of an appeal for a similar application, and has not been addressed by the current proposal.

- 8.15 Inappropriate green roof - The site is a very sunny south-facing spot which would make a green roof dependent on maintenance. A solar panel would be a preferred sustainable alternative. Although not attractive, a solar panel would conflict less with the amenity of the adjoining owners house in Cranley Gardens, would be in the spirit of the National Planning Policy Framework, and could prevent the risk of the green roof changing to a roof garden in a few increments.
- 8.16 Adverse impact on the character and appearance of Cranley Gardens streetscene - The amended application is still for a two storey three bedroom family house almost filling a constrained plot. From the drawings it appears that the house will be slotted into a wedge cut out of the hill slope and remain well screened from the street by the higher ground to the front. Yet a gate is shown opening onto Cranley Gardens. That street level gate must lead to the house. Realistically this proposal would surely appear as a prominent house with very little screening from the street. The ratio of building footprint to space around, and the gradient of the site, will limit the likelihood of screening by the street frontage being achieved.
- 8.17 Harm to on-street parking provision - Most houses in this part of Cranley Gardens have no off-street parking and rely on on-street parking provision. The HGY/2011/1868 proposal as amended now has no off-street car parking provision either. If granted, this proposal would compound the lack of off-street parking by increasing the number of cars parked locally (probably by four, two each for Cornerways the new family house). Increasing the length of the yellow line could further exacerbate the impact on parking pressure locally. I request that Haringey Council refuses this application even with the amendments. If Haringey Council were however minded to grant permission please could a solar panel be substituted for the proposed green roof. Alternatively please ensure that permission is subject to a schedule of robust, enforceable conditions:
1. prevent the installation of rails on the roof
 2. prevent the roof of the proposed house ever being used as an external amenity space
 3. require a soft-landscaped buffer strip between the house and the street including shrubs and trees.

Local Residents

- 8.18 Letters of objection have been received from the residents of the following properties – 5, 8a, 8, 10, 47 Cranley Gardens and 1 Ellington Road and are summarised as follows:

Character, Design & Form

- Out of character with road: the building would be out of character for both Cranley Gardens and Ellington Road, which comprise predominantly semi-detached properties;

- An ultra modern house would in this specific location be totally out of character;
- Proposed modernist cubist block bungalow shares neither materials nor shapes with anything that surrounds it;
- Building comes very close to the pavement, which is again very out of Character with the area;
- Overdevelopment of the plot/ 80% of site area;
- Building is forward of the Ellington Road building line;
- Building will be uncomfortably visible after completion;
- Glass frontage of the property is ugly and will be intrusive – the glass will reflect light creating a bright shiny incongruous building totally out of keeping with the vernacular of the immediate area;
- Infill building is not compatible with the Haringey UDP;

Impact on Amenity

- Noise pollution - proposed property would simply contribute to the noise level;
- High boundary wall would appear overbearing, producing a dark narrow alley way;
- Noise and disruption associated with construction;
- Building will be too close and too high having an adverse impact on light to No 12;
- Loss of daylight and sunlight to No 12 Cranley Gardens;
- The proposed roof is level with and less than 2 Metres from the bathroom and corridor windows of 12 Cranley Gardens. If used as a recreation space then the privacy and peace-of-mind of the occupiers of 12 Cranley Gardens would be badly affected.

Access, Safety & Parking

- Increase demands on what is already limited parking space;
- Creation of a driveway would pose a hazard for school children that walk across the road;
- Dangerous nature of having a car port on the corner;
- Hazard to road users;
- Substantial increase of vehicular traffic in and out of the site;
- Permanently extending the double yellow line on Cranley Gardens would exacerbate the on-street parking pressure in perpetuity;
- On-street parking provision at the top end of Cranley Gardens is under pressure due to the ratio of dwellings to houses, and likewise flats above the shops in Muswell Hill Road where double yellow and zig zag lines, and a bus stop limit the availability of off-street parking;
- Decision makers are strongly urged to visit the site after 7pm in the evening when the pressure on local parking spaces will be very clear;

Environmental Issues

- Loss of green space – a potentially attractive garden;
- There is a history of water courses and underground springs running off Parkland Walk – a hydrology report should be submitted;
- No refuse storage included/ contrary to the adopted SPG8a;

Other

- Significant excavation - digging the basement/lower ground floor could effect the foundations of the adjoining property;
- Unacceptable risk to the stability of No's 10 & 12;
- Persistent issue with ground water seepage onto street pavement, such deep excavation below street level could exacerbate the problem;
- Reasons for rejecting the previous appeal are still valid;
- The proposal is for 2 bedroom house and not a 1 bedroom unit; the drawings clearly show what may be a third bedroom/ labelled as a 'study'.

9.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

9.1 The current application leads on from three previous applications for the erection of a dwelling on this site, two of which were refused by the Local Planning Authority and one withdrawn. One of the refused applications was later dismissed on appeal (July 2007) by the Planning Inspectorate/ Secretary of State. The reasons for dismissing this appeal are discussed further on in this report. The main issues in terms of the current application are considered to be:

- the principle of a residential dwelling on this site;
- design and form of the new dwelling;
- size and quality of the residential accommodation;
- impact on the character and appearance of the area/ streetscene;
- impact on residential amenity;
- transport and parking;
- sustainability.

Background

9.2 As noted above planning application ref: HGY/2006/1501 was dismissed on appeal. The Appeal Decision is attached in Appendix 2. The Inspector considered the main issues to be; (1) The character and appearance of the surrounding area and (2) the living conditions of the occupiers of No 12 Cranley Gardens, with particular regard to outlook, daylight and sunlight.

9.3 The Inspector made reference to SPG1a:

"SPG1a provides that the new development should take into account the pattern of arrangement and size of buildings and their plots and that buildings should be in scale with adjoining buildings. Where uniform building height is part of the character of a street it will not normally be appropriate to permit abrupt variations in the general roof line or eaves line".

9.4 The Inspector went onto to say that:

“The area is characterised by traditional two-storey houses whereas the proposal would be a flat roof which would be about 6m lower than Cornerways and 12 Cranley Gardens. It would be set within a small sloping site and be of a considerable smaller scale than surrounding proeprties”.

9.5 On the issue of design the Inspector recognises that “gables and double bays form an important visual element of the area which the design of the proposal fails to reflect.” The Inspector had concern about the impact on the building line and that the ‘projection would likely undermine the uniformity regularity and coherence of the street scene’. The Inspector stated that:

“Although the proposal would be in line with the Buildings on Cranley Gardens, it would project in front of the building line of Ellington Road at ground level. For all of these reasons I consider that the proposal would appear incongruous in the street scene and would not complement the character of the surrounding area. Moreover, I agree with the Council that its situation on a corner plot would increase its prominence in the street scene.”

9.6 The Inspector concluded that:

“In my view, as a result of its design, height scale and location the proposal would appear out of keeping with the surrounding area. It would cause significant harm to character and appearance of the area and would be contrary to contrary to UDP policies UD3 & UD4 and to the advice in SPG1a. Although I accept that the site constitutes previously developed land, in this case I consider that the harm which I found outweigh the need to made efficient use of the land”.

9.7 On the issue of the impact on the living conditions of the occupiers of No 12 Cranley Gardens the Inspector made the following observations:

“I accept the proposal at its closest would be about the height of the fence” however went onto note “given the proposal would rise to about 2.9m only about 2.4m away from the windows I consider that it would appear overbearing and would lead to a material decrease in the amount of daylight reaching these windows. Due to the orientation of the properties I consider that it would also result in a material reduction in sunlight. The proposal would be unneighbourly. I conclude therefore the proposal would case significant harm to the living conditions of the occupiers of No 12 Cranley Gardens”

Principle of a residential dwelling

9.8 The application site is located in an established residential road with a variety of housing types ranging from late Victorian, early 20th century to some more modern houses (four news houses known as Treeside located at the top of Cranley Gardens and a row of seven new houses on s steeply sloping on Connaught Gardens).

- 9.9 In terms of the loss of this open space the Inspector viewed this issue to be ‘insufficient to dismiss the appeal’ and recognised that the site did not “amount to a wooded or rural form of enclosure and that landscaping would be provided as part of the proposal”.
- 9.10 The Inspector stated that the “site constituted previously developed land”. It is recognised that the revisions to PPS3 ‘Housing’ of June 2010 reclassified such sites as greenfield land (they were formerly considered to be ‘previously developed’, or ‘brownfield’, land). This was intended to remove the in-built presumption in favour of development of garden sites, which was applied to all ‘brownfield’ land under the previous version of the guidance. The new NPPF, which supersedes PPS3, makes reference to resisting development on garden site.
- 9.11 Paragraph 53 of the NPPF states that “local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area”. The thrust of such a policy is however not to prohibit development on such sites, but rather to allow local authorities to introduce policies to control such development where it would cause harm to the local area. As discussed further on in this report the scheme proposed is well integrated into its surrounding in terms of scale, layout and use of landscaping. Officers consider the siting, scale and design of the proposed dwelling to be acceptable resulting in a relatively discrete feature within the streetscene. The building does not attempt to mimic design and proportions of the adjoining properties, as such an approach would create a larger/ more dominant building form. The mass of the proposed building will be clearly subservient to the traditional suburban housing, which inform the character and appearance of the area.
- 9.12 While recognising the comments within the previous appeal decision on the issue of design, Officers would also point out that a new design building of high quality can sit alongside historic buildings rather than just directly imitating earlier styles. This was specifically recognised in previous national planning policy document PPS5 ‘Planning and Historic Environment’. The design and form of the building, in addition to the landscaping proposed to the front and side of the building, addresses and responds to the character of the site; which Officers view as being a green edge to the street and an appropriate termination/ junction between Cranley Gardens and Ellington Road.
- 9.13 Bearing in mind the points outlined above and bearing in mind the proposal would meet the criteria set out in policy HSG1 ‘New Housing Development’ there is no in principle objection to the creation of a dwelling unit on this site. The density of the proposed development would fall below the density range of 150-250 habitable rooms per hectare and as such would be in accordance with policy 3.4 of the London Plan.

Design, Form & Layout

- 9.14 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.
- 9.15 In general new development and infill buildings should create, preserve or enhance enclosure to the street scene and create enclosed overlooked urban spaces. Developments should aim to create or follow either an urban form of enclosure in which buildings dominate, or a rural form of enclosure dominated by trees and planting.
- 9.16 Where uniform building height is part of the character of a street it will not normally be appropriate to permit abrupt variations in the general roof line or eaves line, while in other areas irregular building height might be acceptable
- 9.17 The proposed dwelling will be of an irregular shape and will be sited along the western boundary of the site (next to No 12 Cranley Gardens) and the northern/ rear boundary of the site. The northern and western elevations of the building will both measure 9.5m in width. As pointed out above the lower ground floor will be sunken into the site.
- 9.18 The building will be sited 6.2m back from the back edge of the pavement on Cranley Gardens. A sunken lightwell area measuring 2m in depth will be created along the Cranley Garden frontage of the building. This south facing courtyard will provide light the lower ground floor accommodation.
- 9.19 The set back of the building onto Ellington Road will vary given the manner in which the building will step along this frontage. The stepping of the building form along this frontage represents an important change in comparison to the previously refused schemes. The other changes to the current application, namely the removal of the off-street parking space to allow for additional screening and removing the glazed elements and replacing them with a green wall, represent significant changes to the previously refused scheme. A second lightwell will be created along the Ellington Road frontage.
- 9.20 The building will sit at the same height as the side boundary fence with No 12 Cranley Gardens. The overall height and mass of the structure has been minimised by sinking the structure and by limiting the height of the building to that of the garden fence of the adjoining property. This change in the height of the structure will make it a more discrete and low profile feature within the streetscene. This is an important change and material consideration compared to the previously refused/ dismissed scheme.

- 9.21 The exterior of the building will be faced in a grey render and will have high levels of glazing (double glazed, aluminium framed/ dark grey finish windows). Officers have however asked for brick to be used as opposed to render as brick will be a more discrete and sympathetic facing material. The proposed building will have a green roof with associated conditions to require details of the construction, planting and maintenance and its retention. In addition a green wall is proposed along part of the Ellington Road frontage. The modern design and choice of materials in this case is considered appropriate given character and context of the road. The dwelling will be surrounded by a brick plint wall with hedge above and timber finish gate.
- 9.22 Overall the building form, its positioning, height and the associated landscaping proposed will respect the open nature of the site and the break it affords between the adjoining two-storey properties on Cranley Gardens and Ellington Road. As such the proposal is considered to be in accordance with policies UD3 'General Principles' and UD4 'Quality Design' and SPG1a 'Design Guidance'

Layout/ standard of accommodation

- 9.23 The residential unit will have a gross internal floorspace of 130 m² and is well in excess of the floorspace minima for a two-bedroom dwelling as set out in the Council's Housing SPD and the London Plan.
- 9.24 The private amenity space will be well in excess of the 50sq.m required for a family size dwelling (Garden with terrace – 80m²/ Lightwell on the front – 14.5m²/ Lightwell on the back – 6.5m²).
- 9.25 The widows of this dwelling unit will have an east and south facing aspect. The house will have living room accommodation at ground level with bedrooms at lower ground level. A number of rooflights will also be provided.
- 9.26 The positioning/ orientation of the dwelling as well as the incorporation of a high degree of glazing relative to floor area will ensure an adequate amount of daylight and sunlight is receivable to this dwelling unit. Overall this new dwelling will provide an acceptable standard and quality of accommodation for future occupiers.

Impact on the character and appearance of the area

- 9.27 The application site is located on a prominent corner at the junction of Cranley Gardens and Ellington Road. The established character to the northern side of Cranley Gardens in question is mainly of semi-detached houses of similar but design but not strict uniformity. The extensive greenery to the front of these properties with the changing gradient and stepped pathways leading up to their front doors contribute significantly to the quality of the street. The nearby section of Ellington Road has less uniformity.

- 9.28 While the proposed building it is not of the same scale and design to the dwellings immediately surrounding it, its form and associated landscaping are considered sensitive to the nature of the site achieving an acceptable relationship with adjoining and neighbouring properties.
- 9.29 The building form will not be highly visible within the streetscene and therefore the proposal would not detract from the openness/ gap the site currently offers, and which serves as a satisfying termination to this run of similar buildings on both Cranley Gardens and Ellington Road. Given the manner in which the building will be sunken into the site and kept substantially lower than the next door properties, in addition to the landscaping proposed, the proposal will not adversely affect the spatial and visual character of the site.
- 9.30 In this case the building proposed does not compete with the two-storey properties surrounding it, and importantly the height, form and footprint of the building has changed from the schemes previously refused. Given the comments outlined above the proposed development is considered to be sensitive to the character and appearance of the area.

Impact on residential amenity

- 9.31 In terms of the previous application the Inspector did not consider that "the amenity of the adjoining occupiers of No 12 Cranley Gardens would affect the residential amenities to the occupiers of the adjoining property. The Inspector stated that the previous scheme "would appear overbearing and would lead to a material decrease in the amount of daylight reaching these windows".
- 9.32 As pointed out above the height of the building has been further reduced. The building will sit at the same height as the side boundary fence with No 12 Cranley Gardens. Limiting the height of the building to that of the garden fence of the adjoining property means that the structure will not affect daylight, sunlight and outlook from the existing ground and first floor windows to this property.
- 9.33 Overall the proposed development 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.

Transport and parking

- 9.34 The application site falls within a PTAL 2 area and is approximately 1km of Highgate Tube Station. The site is within walking distance of a number of bus connections. The proposal initially provided one off street car parking space to be allocated to the new family size dwelling. This space has been removed in order to provide more landscaping to the front of the site and in part on safety grounds. Secure cycle spaces will be provided on site.

- 9.35 The Council's Transportation Officers consider the loss of this off street space to negligible and the site does not fall within an area that has been identified within the Haringey Council adopted UDP as that suffering from high on-street parking pressure. Given the size of this unit it is considered that the proposal is unlikely to result in any significant increase in traffic generation or parking. As outlined above the LPA will require existing crossover onto Ellington Road to be removed.

Sustainability

- 9.36 Within the NPPF, the adopted Unitary Development Plan and London Plan there are strong policy requirements requiring sustainability to be incorporated into the design of residential units. In the case of the proposed scheme:
- can achieve high U value through the thermal mass (use of masonry blockwork inside the brickwork);
 - will benefit from passive solar gain;
 - will have good natural ventilation and natural light;
 - can incorporate PV panels on the flat roof or air source heat pumps;
 - will 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;
 - will provide secure cycle parking;
 - will have adequate space for recycling bins (as shown on the plans);
- 9.37 Overall the proposed scheme is considered to be of sustainable design and represent a beneficial use of this land.

Construction Related Issues

- 9.38 The Geological Survey map of the area indicates that the site should be underlain by London Clay which is considered suitable to accommodate basement development. It is noted that basement development has been successfully complete at a number of sites in the immediate vicinity.
- 9.39 The architect for the scheme indicates that the structural methodology for the creation of the sub basement is not complicated and will not adversely affect the amenities of neighbouring residents. He makes reference to a recently completed scheme at Fairfield Road in Crouch End, where a new house was built with a basement and ground floor and which is surrounded by existing dwellings on 3 sides.
- 9.40 A number of residents have raised concern regarding the basement excavation and impact on foundations/ structural stability and the water course. Regarding the issue of construction works affecting neighbouring properties this is a civil matter between the two parties and dealt with by party wall agreements. In this case a condition will be attached to the planning consent seeking a Construction Management Plan (CMP) to be submitted prior to construction. Such a report will need to show how the works can be

successfully managed without undue impact on the highway network, the structural stability of neighbouring properties and the amenities of neighbouring residents.

- 9.41 Regarding the issue of the water table, as per studies carried out by other London LAs it is accepted that sub-surface conditions are unusually adversely affecting by basement development as flowing groundwater will usually simply find an alternative route when it meets an underground obstruction, and static groundwater will re-distribute itself. It is therefore likely that, in general, the effect of a new basement on groundwater levels is expected to be relatively small, and may be less significant than natural seasonal or other variations in the groundwater table. However, in order to fully understand the impacts a hydrological and hydro-geological report will be required to be submitted to the LPA. Such investigations are typically carried out prior to construction to confirm the ground conditions, for the purpose of foundations and retaining wall design.

Planning Obligations

- 9.42 The proposal will also be liable for the Mayor of London's CIL as the additional floorspace exceeds 100sqm GIA. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge is likely to be £4,550.00(130 sq.m x £35). 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 HUMAN RIGHTS

- 10.1 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.

11.0 EQUALITIES

- 11.1 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 The application is for the erection of a two-storey building (lower ground and ground floor) to accommodate a 1 x 2 bedroom unit on a triangular shaped site located on the northern side of Cranley Gardens at the junction with Ellington Road. This application follows on from previously refused schemes and represents a reduction in the height and footprint relative to the scheme dismissed on appeal in 2007. The new house will be of contemporary design and due to its low profile and the way it will be hidden behind landscaping it will not be highly visible and will not compete with the surrounding buildings which inform the character of the area.
- 12.2 The scheme has been further amended from that initially submitted. The position, scale, mass and detailing of the revised scheme has been carefully considered to create a more discrete building which will not adversely affect the building pattern and line on Cranley Gardens and Ellington Road. The building as now proposed is more subordinate to that previously refused. As such the proposal achieves an acceptable relationship within the streetscene. The proposal will not adversely affect the residential and visual amenities of adjoining occupiers and will not adversely affect parking conditions in the immediate surroundings
- 12.3 As such the proposal is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's 'Housing' SPD. Given the above this application is recommended for APPROVAL.

13.0 RECOMMENDATIONS

GRANT PERMISSION

Applicant's drawing No.(s) 1868/02-100, 1868/02-101-117 Incl.

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 complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority. In particular the building heights and levels as specifically shown on the approved drawings shall be adhered to.

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

MATERIALS & EXTERNAL APPEARANCE

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 development 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. Notwithstanding the boundary treatment indicated on the submitted plans full details of the proposed front boundary treatment (wall, piers & gates) shall be submitted to, approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved plans/ detail.

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

5. 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.

6. 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.

PERMITTED DEVELOPMENT RIGHTS

7. 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.

8. The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area without the benefit of the grant of further specific permission in writing from the Local Planning Authority.

Reason: To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.

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;
- iv. Details showing how the front façade will be protected during construction;
- v. Measures to ensure the stability of adjoining properties,
- vi. Vehicle and machinery specifications.

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

REASONS FOR APPROVAL

The proposed building in terms of its siting, form and associated landscaping is considered to be designed sensitively in terms of its relationship within adjoining and neighbouring properties. The building is a more discrete building in comparison to the previously refused schemes. The proposal will not adversely affect the residential and visual amenities of adjoining occupiers and will not adversely affect parking conditions in the immediate surroundings. As such the proposal is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's 'Housing' SPD.

INFORMATIVE: The proposed development requires a redundant crossover to be removed. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

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.

APPENDIX 1: Comments on Objections

No.	Stakeholder	Comments	Response
	INTERNAL		
1	Transportation	- Note the removal of the off-street car parking space and indicate the parking requirement for proposal is negligible as the site does not fall within an area that has been identified within the Haringey Council adopted UDP as that suffering	- Noted. - Condition added requiring the removal of dropped kerb.
2	Waste Management	- The application for the proposed development does not include information for waste storage arrangements.	- Revised plans show the position of refuse and recycle bins behind boundary treatment.
3.	Cllr Bloch	- Out of character with the road - both Cranley Gardens and Ellington Road are predominantly 2 storey semi-detached properties while this would be single storey above ground detached building. - The creation of a driveway would take away road parking.	- The building will be discrete and not openly visible. It will not detract from the character of the road. It respects the character of the site. - Dropped kerb is to be removed.
	EXTERNAL		
3	LFEPA	Raise no objection	Noted
4.	Cranley Gardens	- The design of the proposed new house	- Scheme being recommended for approval is more discrete to

No.	Stakeholder	Comments	Response
	Residents Association	would disrupt that pattern of development on Cranley Gardens and would be out of keeping; - Proposal would be an unattractive and incongruous blot on the streetscape, with very little opportunity for screening it with planting; - No space for storage of waste containers; - Lack of external amenity space; - Inappropriate green roof; - Adverse impact on the character and appearance of Cranley Gardens streetscene; - Harm to on-street parking provision.	previously refused scheme. While of a different form and design to neighbouring properties it respect the site and openness/ gap the site currently affords; which in effect serves as a satisfying termination to this run of similar buildings on both Cranley Gardens and Ellington Road. - New design building of high quality can sit alongside historic buildings rather than just directly imitating earlier styles. What is important is that the do not compete or detract from the existing character of the area. - Adequate amenity space provided for a 2 bedroom unit. - Green roof will not be highly visible from the street. It will provide sustainability and ecological benefits. - As discussed above and section on 'impact on the character and appearance of the area' - Impact viewed to be negligible.
	Local residents	Character, Design & Form - Out of character with road: the building would be out of character for both Cranley Gardens and Ellington Road, which comprise predominantly semi-detached properties;	- As discussed above and section on 'impact on the character and appearance of the area'

No.	Stakeholder	Comments	Response
		- An ultra modern house would in this specific location be totally out of character; - Proposed modernist cubist block bungalow shares neither materials nor shapes with anything that surrounds it - Building comes very close to the pavement, which is again very out of Character with the area; - Overdevelopment of the plot/ 80% of site area; - Building is forward of the Ellington Road building line; - Building will be uncomfortably visible after completion; - The glass frontage of the property is ugly and will be intrusive – the glass will reflect light creating a bright shiny incongruous building totally out of keeping with the vernacular of the immediate area;	- As discussed above and section on 'impact on the character and appearance of the area' Character of the area is not of strict uniformity. The proposal respects the site and openness/ gap the site currently affords within the streetscene. -As discussed above, new design building of high quality can sit alongside older buildings rather than just directly imitating earlier styles. Brock will be used rather than render in this case. - The building alignment and footprint has been changed further to achieve a satisfactory relationship. - The building to plot ratio is different to other properties in the area, however the scheme works and makes efficient use of the land in addition to providing much needed housing. - The building alignment and footprint has been changed further to achieve a satisfactory relationship, particularly on Ellington Road frontage. -Semi mature hedging can be put in place which can take effect in a short period. - The extend of glazing has been reduced to address this issue.

No.	Stakeholder	Comments	Response
		- Infill building is not compatible with the Haringey UDP; Impact on Amenity - Noise pollution - proposed property would simply contribute to the noise level; - High boundary wall would appear overbearing, producing a dark narrow alley way; - Noise and disruption associated with construction; - Building will be too close and too high having an adverse impact on light to No 12; - Loss of daylight and sunlight to No 12 Cranley Gardens; - The proposed roof is level with and less than 2 Metres from the bathroom and corridor windows of 12 Cranley Gardens. If used as a recreation space then the privacy and peace-of-mind of the occupiers of 12 Cranley Gardens would be badly affected. Access, Safety & Parking	- The site in question is not a protected open space and as such is considered suitable for development. - The provision of an additional house would not lead to any significant increase in noise. - Boundary wall would be in keeping with height of neighbouring properties with screening above, this would be similar to the existing arrangements. - Not a reason in itself to refuse permission, such impacts can be minimised. - The building will be the same height as the fence of No 12. - Limiting the height of the building to that of the garden fence of the adjoining property means that the structure will not affect daylight, sunlight and outlook from the existing ground and first floor windows to this property. - Roof is not be used as an amenity space. A condition has been attached to prevent this happening.

No.	Stakeholder	Comments	Response
		- Increase demands on what is already limited parking space; - Creation of a driveway would pose a hazard for school children that walk across the road; - Dangerous nature of having a car port on the corner; - Hazard to road users; - Substantial increase of vehicular traffic in and out of the site; - Permanently extending the double yellow line on Cranley Gardens would exacerbate the on-street parking pressure in perpetuity; - On-street parking provision at the top end of Cranley Gardens is under pressure due to the ratio of dwellings to houses, and likewise flats above the shops in Muswell Hill Road where double yellow and zig zag lines, and a bus stop limit the availability of off-street parking; - Decision makers are strongly urged to visit the site after 7pm in the evening	- This is a small unit and the increase pressure on parking is considered to be reliable. - Existing crossover is to be removed. - As above, there will be no off street car parking space. - The comings and goings associated with a house of this size would not be significant. - The scheme no longer requires any changes to the existing yellow lines. - Comment noted, however it would be difficult to refuse an application on such grounds, given the size of the unit and reliable impact it would have on parking demand. - Comment noted.

No.	Stakeholder	Comments	Response
		when the pressure on local parking spaces will be very clear; Environmental Issues - Loss of green space – a potentially attractive garden; - There is a history of water courses and underground springs running off Parkland Walk – a hydrology report should be submitted; - No refuse storage included; Other - Significant excavation - digging the basement/lower ground floor could effect the foundations of the adjoining property; Unacceptable risk to the stability of No's 10 & 12; - Persistent issue with ground water seepage onto street pavement, such deep excavation below street level could exacerbate the problem; - Reasons for rejecting the previous appeal are still valid;	- The site in question is not a protected open space and as such is considered suitable for development. - Hydrology report is to be submitted. - Details are shown on the amended plans. - Party Wall Agreements, Building Control regulations and supervision in addition to appropriate construction methods can provide the necessary safeguard. - Basement development is unlikely to affect ground water flow or levels in vicinity. - Concerns of the previous appeal have been taken into account.

No.	Stakeholder	Comments	Response
		- The proposal is for 2 bedroom house and not a 1 bedroom unit; the drawings clearly show what may be a third bedroom/ labelled as a 'study'.	The current scheme does however incorporate changes. - Noted.

APPENDIX 2: 2007 Appeal Decision



Appeal Decision

Site visit made on 19 June 2007

by **Alison Lea** MA (Cantab) LARTPI
Solicitor

an Inspector appointed by the Secretary of State
for Communities and Local Government

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

☎ 0117 372 6372
email: enquiries@pins.gsi.gov.uk

Date: 30 July 2007

Appeal Ref: APP/Y5420/A/07/2037023

Cornerways, Ellington Road N10 3DD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Steve Carson against the decision of the Council of the London Borough of Haringey.
- The application Ref HGY/2006/1501, dated 24 July 2006, was refused by notice dated 19 September 2006.
- The development proposed is a new one bedroom house with garage, kitchen-living-diner and terrace.

Summary of Decision: The appeal is dismissed.

Main issues

1. The main issues in this case are the effect of the proposal on
 - (a) the character and appearance of the surrounding area; and
 - (b) the living conditions of the occupiers of No 12 Cranley Gardens, with particular regard to outlook and daylight and sunlight.

Reasons

2. The appeal site forms part of the garden of Cornerways, and is currently occupied by garden sheds and car parking. It is located on the corner of Ellington Road and Cranley Gardens within a predominantly residential area. The proposal would introduce a one bedroom dwelling with an integral garage.

Character and Appearance

3. Policy UD3 of the Haringey Unitary Development Plan (UDP) provides that proposals should complement the character of the surrounding area and Policy UD4 provides that elements such as building lines, form, rhythm and massing, height and scale and architectural style should be addressed in a positive way. These matters are dealt with in more detail in supplementary planning guidance SPG1a Design Guidance which was adopted by the Council in 2006.
4. SPG1a provides that new development should take into account the pattern of arrangement and size of buildings and their plots and that development should be in scale with adjoining buildings. Where uniform building height is part of the character of the street it will not normally be appropriate to permit abrupt variations in the general roof line or eaves line. The area is characterised by traditional 2 storey houses whereas the proposal would have a flat roof which would be about 6m lower than Cornerways and 12 Cranley Gardens. It would

be set within a small sloping site and be of a considerably smaller scale than surrounding properties.

5. Furthermore, SPG1a provides that the form, rhythm and massing of buildings should reflect important features in surrounding buildings, and in particular advises that strong elements such as gable roofs or bay windows may be important to the townscape and may offer a basis for good design solution which fits with the neighbourhood. In my view, gables and double bays form an important visual element of the area which the design of the proposal fails to reflect.
6. SPG1a also provides that new buildings should generally follow the front and rear building lines of adjacent properties and that undue projection is likely to undermine the uniformity, regularity and coherence of the street scene. Although the proposal would be in line with buildings on Cranley Gardens, it would project in front of the building line on Ellington Road at ground floor level. For all of these reasons I consider that the proposal would appear incongruous in the street scene and would not complement the character of the surrounding area. Moreover, I agree with the Council that its situation on a corner plot would increase its prominence in the street scene.
7. I note the concerns which have been raised about the loss of open space at the junction of Ellington Road and Cranley Gardens. However, I accept that the site does not amount to a wooded or rural form of enclosure and that landscaping would be provided as part of the proposal. These concerns are therefore insufficient to dismiss this appeal.
8. However, in my view, as a result of its design, height, scale and location the proposal would appear out of keeping with the surrounding area. It would cause significant harm to the character and appearance of the area and would be contrary to UDP Policies UD3 and UD4 and to advice in SPG1a. Although I accept that the site constitutes previously developed land, in this case I consider that the harm which I have found outweighs the need to make efficient use of land.

Living Conditions

9. The proposed building would be situated about 1.5m from the flank wall to No 12 Cranley Gardens. There are a number of windows at ground floor level in the flank elevation of No 12 which appear to serve main habitable rooms. Although they look towards the boundary fence and I accept that the proposal at its closest would be about the height of the fence, the windows extend some distance above the fence. Given that the proposal would rise to about 2.9m only about 2.4m away from the windows I consider that it would appear overbearing and would lead to a material decrease in the amount of daylight reaching those windows. Due to the orientation of the properties I consider that it would also result in a material reduction in sunlight. The proposal would be unneighbourly.
 10. I conclude therefore that the proposal would cause significant harm to the living conditions of the occupiers of No 12 Cranley Gardens and would be contrary to UDP Policy UD3 which provides, amongst other matters, that proposals should have no significant adverse effect on residential amenity in terms of loss of daylight or sunlight or aspect.
-

Appeal Decision APP/Y5420/A/07/2037023

Conclusions

11. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should fail.

Formal Decision

12. I dismiss the appeal.

Alison Lea

INSPECTOR

Planning Sub-Committee

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**28 June 2012**

Reference No: HGY/2012/0799	Ward: Tottenham Hale
Date received: 25 April 2012	
Address: Former GLS Depot, Ferry Lane, Tottenham N17 ('Hale Village') Proposal: Proposed development of 890sqm Community Centre (Use Class D1) and 64 residential units in a part 7/part 8 storey block on Block NE within Hale Village - a reserved matters application (including appearance, layout, scale and landscaping) in relation to outline consent no HGY/2010/1897 and discharge of Conditions 1, 4, 6, 7, 8, 11, 12, 41 and 42 attached to the outline consent. Existing Use: Vacant site Proposed Use: Community centre (Use Class D1) and residential (C3) Applicant/Owner: Hale Village Properties LLP	

DOCUMENTS

Title
Planning Statement April 2012
Design & Access Statement April 2012
Sunlight & Daylight Report May 2012
Energy Statement April 2012

PLANS

Plan Number	Rev.	Plan Title
1276_0010	-	Redline boundary
1276_0110	-	Site Plan
1276_0100	D	Ground floor plan
1276_0101	C	First floor plan
1276_0102	C	Second to Fifth floor plan
1276_0103	C	Sixth floor plan
1276_0104	C	Seventh floor plan
1276_0104	A	Roof plan
1276_200	C	Proposed elevations – North & Section AA
1276_201	C	Proposed elevatuions – East & West

Case Officer Contact:

Jeffrey Holt

P: 0208 489 5131

E: jeffrey.holt@haringey.gov.uk

PLANNING DESIGNATIONS:

Unitary Development Plan 2006:

- Tottenham Hale Urban Centre Masterplan Area
- Defined Employment Area
- Area of Archaeological Importance

RECOMMENDATION:

APPROVE RESERVED MATTERS subject to conditions

SUMMARY OF REPORT:

The application is for an 890sqm community centre (providing a multi-purpose hall (including use for worship), plus a café and day nursery) together with 64 residential units within a part 7/part 8-storey building on "Block NE" of the Hale Village site.

Consideration of this application was deferred by the Sub-Committee on 11 June 2012 to enable clarification on the proposed use of the community centre and, in particular, the extent to which the centre will be used for religious purposes. That information is provided in Section 6 and Appendix 4 in particular.

A primary school had been proposed for this site in the original plans for Hale Village but that is no longer considered appropriate for this site because of its size and the Council is pursuing alternative ways of increasing local school capacity. Instead, the development now proposed provides a community facility that will enable a range of community activities and support the role of Hale Village as a new neighbourhood. The flats above the community centre will provide much needed housing and support the viability of the scheme.

The proposed development complies with the consented masterplan and Design Code as well as local and regional planning policies which seek to ensure that the development is:

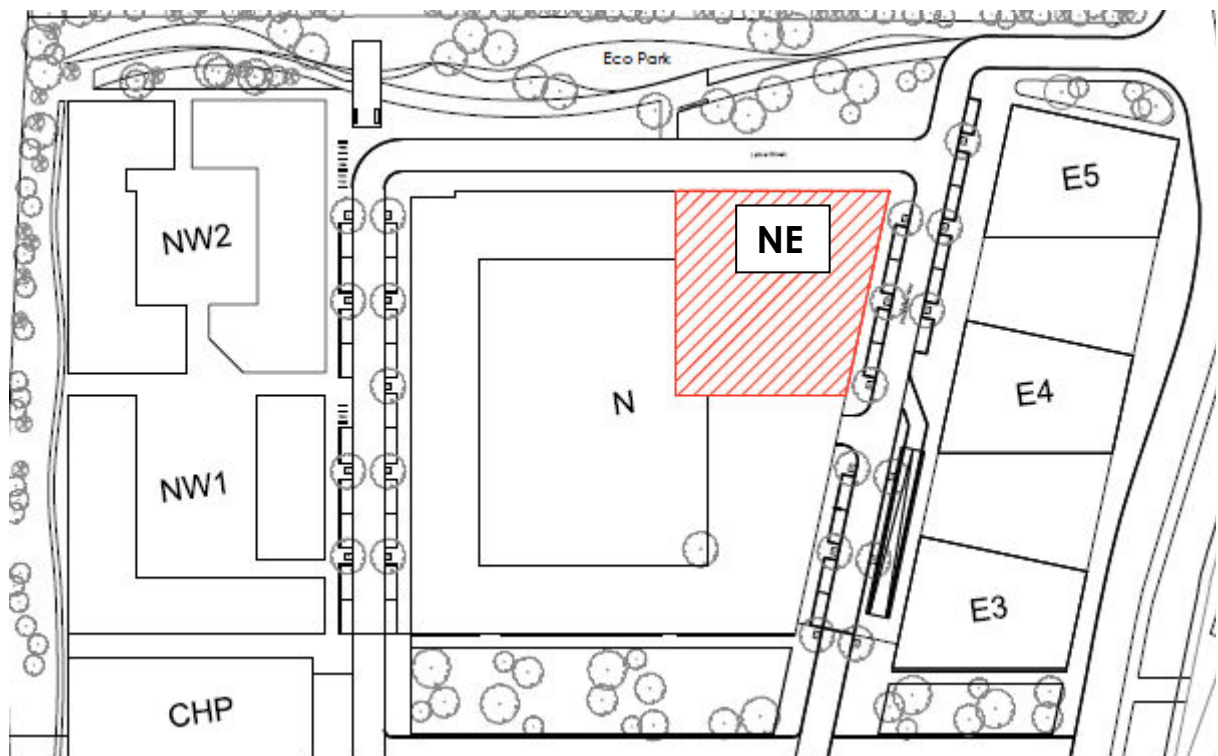
- sustainable
- supports economic growth
- a high design quality; and
- has no harmful impact on amenity.

In determining this application, officers have had regard to the Council's obligations under the Equality Act 2010.

It is considered that the scheme is consistent with planning policy and is appropriate to the ongoing development of Hale Village. Subject to appropriate conditions it is recommended that this reserved matters application be approved.

TABLE OF CONTENTS	
1.0	SITE PLAN
2.0	IMAGES
3.0	SITE AND SURROUNDINGS
4.0	PLANNING HISTORY
5.0	PROPOSAL DESCRIPTION
6.0	DETAILS OF COMMUNITY CENTRE USES
7.0	RELEVANT PLANNING POLICY
8.0	CONSULTATION
9.0	ANALYSIS / ASSESSMENT OF APPLICATION
10.0	HUMAN RIGHTS
11.0	EQUALITIES
12.0	SUMMARY AND CONCLUSION
13.0	RECOMMENDATION
	APPENDICES
	Appendix 1: Consultation Responses
	Appendix 2: Planning Policies
	Appendix 3: Planning History
	Appendix 4: Community Facility – Joint statement by Lee Valley Estates and the Diocese of London

1.0 SITE PLAN



2.0 IMAGES

Street view from north-east



Bird's eye view from south-east



Street view looking north



Street view looking west



3.0 SITE AND SURROUNDINGS

- 3.1 This 0.12ha site is part of the Hale Village development in Tottenham Hale located on the former GLC Supplies Depot site in Ferry Lane, close to Tottenham Hale transport interchange. The site is bounded by the Liverpool St./Stansted railway line to the west, Millmead Road, the River Lee and Lee Valley Regional Park to the east, Ferry Lane and residential areas to the south and the Millmead/Lockwood Industrial Estate to the

north.

- 3.2 Towards the northern edge of Hale Village, the application site adjoins Block N which is a perimeter block of residential flats with a central communal courtyard. To the north of the site will be an eco-park – although that is currently a temporary site construction office compound. To the east will be residential ‘Pavilions’ (subject to the grant of future reserved matters permission). The site has two road frontages – Lebus Street on the north side and Waterside Way on the east.

4.0 PLANNING HISTORY

- 4.1 Outline planning permission was originally granted for the Hale Village mixed use development including new homes, student accommodation, offices, retail & open space on 9 October 2007 linked to a s106 agreement. This permission was renewed on 29 March 2012 following the signing a new s106 agreement that changed the terms of the 2007 agreement taking into account viability issues given the major downturn in the housing and property market. The application reference numbers and descriptions are listed below:

- HGY/2010/1897 - Extension of time limit for implementation of outline planning permission HGY/2006/1177 granted 9th October 2007 for a mixed use redevelopment of the site comprising of demolition of all structures and remediation for the development of a mixed use scheme comprising up to 1210 residential units (Use Class C3), student accommodation (C2), office (B1), hotel (C1), retail (A1, A2, A3, A4, A5 and B1) uses, a health centre (D1), a health club (D2), crèche (D1) and a primary school, with provision for underground and on-street car parking, to be comprised within separate building blocks ranging in height from 1 to 18 storeys, incorporating public open space, an unculverted watercourse and Combined Heat and Power (CHP) with associated renewable energy systems – GRANTED
- HGY/2006/1177 - Demolition of all structures and remediation for the development of a mixed use scheme comprising up to 1210 residential units (Use Class C3), student accommodation (C2), office (B1), hotel (C1), retail (A1, A2, A3, A4 ,A5 and B1) uses, a health centre (D1), a health club (D2), crèche (D1) and a primary school, with provision for underground and on-street car parking, to be comprised within separate building blocks ranging in height from 1 to 18 storeys, incorporating public open space, an unculverted watercourse and Combined Heat and Power (CHP) with associated renewable energy systems (outline application) – GRANTED

- 4.2 The site’s full planning history has been reviewed and there are no issues relevant to the application arising. See Appendix 3 for the full history.

5.0 PROPOSAL DESCRIPTION

- 5.1 This application is for a part 7/part 8 storey building as the next phase of development at Hale Village. The building provides a ground floor community centre with 64 residential flats above for open market sale including studio, 1, 2, 3 & 4 bedroom units.
- 5.2 The proposed building adjoins the two flank walls of Block N (a primarily 7 storey building providing 176 flats owned by Newlon Housing Trust). Construction of Block N is nearing completion.

- 5.3 The application site (Block NE) had been identified in the outline planning application as a possible site for a primary school but the Council is pursuing alternative plans to increase school capacity to serve the area so the site can be released for other development.
- 5.4 The ground floor community centre will cater for a range of activities and uses including a 24 place nursery, café, meeting facilities and a double-height multi-purpose hall. The nursery and meeting facilities have access to private, secure outdoor amenity space. Section 6 below details the range of uses within this community centre space and the proposed management arrangements.
- 5.5 The 6 floors of residential flats above the community centre cover the ground floor footprint although there are inset balconies on the eastern elevation and open balconies on the western and northern elevations. The top (7th. floor) of residential (the 8th. storey of the building) is set back at least 1.5m from the edges of the building.
- 5.6 Secure parking for 64 bicycles is provided on the ground floor for the residential flats.
- 5.7 The building is finished in white coloured brick, metal rainscreen cladding, glazed balconies, aluminium windows and white render to the internal elevation.
- 5.8 Table 1 below summarises the current position with the potential number of homes that might be built at Hale Village in relation to the outline planning permission that allows up to 1,210 dwellings. If this application is approved then it is likely that approximately 1,151 homes will be built in the entire Hale Village scheme (subject to the grant of future reserved matters permissions). 682 homes currently have detailed consent, all of which are either occupied or under construction.

TABLE 1 : HALE VILLAGE DWELLING NOS.

Block	No. of dwellings	Tenure
SE	154	Shared ownership
NW1	102	Shared ownership & social rent
N	176	Shared ownership & social rent
C	110	Shared ownership & social rent
<i>Sub-total:</i>	<i>542</i>	<i>Affordable</i>
Pavilions 1 & 2	140	Open market
NE	64 (subject to p.p.)	Open market
Pavilions 3,4 & 5	198 (subject to p.p.)	Open market
SW	207 (subject to p.p.)	Open market
<i>Sub-total:</i>	<i>609</i>	<i>Open market</i>
TOTAL	1,151	

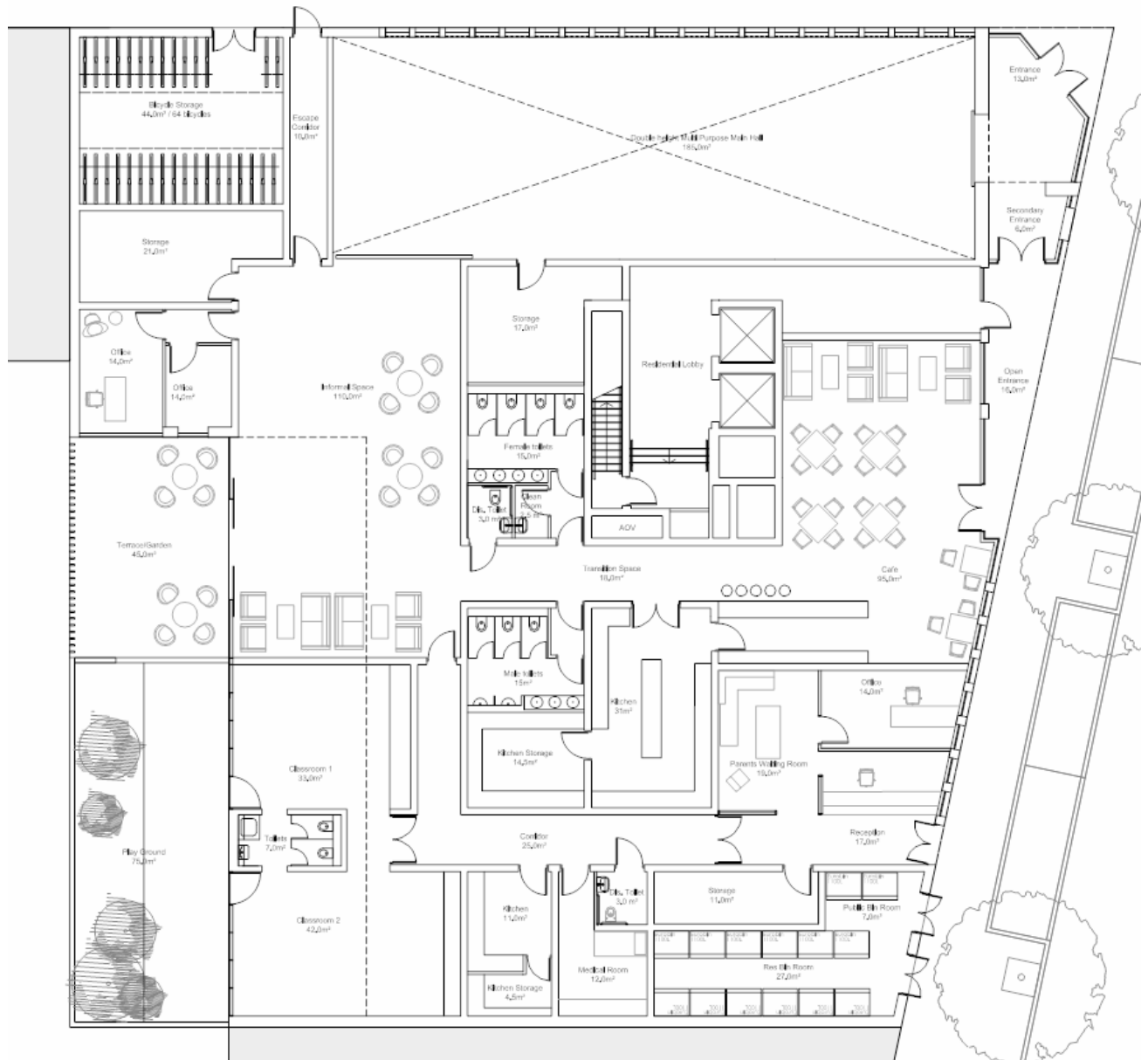
6.0 DETAILS OF COMMUNITY CENTRE USES

- 6.1 The community centre occupies most of the ground floor of the building and comprises four main functional areas within the total floorspace of 890sqm.:
- a double-height multi-purpose hall (approx. 185sqm.) plus entrance lobby and a small room for furniture storage accessed from the north-east corner of the building;

- an informal meeting area (approx. 110sqm.) which can be used for a variety of purposes (and which can be linked with the hall via a movable partition) plus a small outside terrace (45sqm.);
- a café and kitchen accessed from the east side of the building (approx. 140sqm);
- a self-contained day nursery (for 24 children) (approx. 198sqm.) with its own entrance on the east side of the building, including two classrooms, staff office, parents room, medical room, storage and toilets plus a 75sqm. outside play space;
- offices for centre staff, storage and toilets (approx. 85sqm.)

- 6.2 The landowner and developer of the whole building (Lee Valley Estates) proposes to construct the community centre to a 'shell and core' standard and then lease it to the Diocese of London for approximately 125 years to fit-out, staff, manage and operate the whole community centre space. The exact management arrangements have still to be worked out in detail but a joint statement by Lee Valley Estates and the Diocese of London (Appendix 4) sets out the broad management principles. In this statement, as in other public statements by representatives of the Diocese, it is emphasised that the community centre will be operated on an inclusive and open basis. While the multi-purpose hall will be used for worship on appropriate days of the week as well as for weddings, funerals and baptisms, at all other times the hall will be available for use by everyone in the community for a wide range of secular community activities – the space will be available to give expression to the community's needs. Religious use will only be a small part of the centre's overall programme of activities.
- 6.3 The Diocese will let the day nursery to a suitable operator and those places will be open to all children. Similarly, the café will be used by the whole community.
- 6.4 The Diocese will fund the staffing of the centre (and two members of staff may possibly live in two of the open market flats above the community centre).
- 6.5 The background to the Diocese' willingness to commit these substantial resources to the staffing and operation of this centre is because it recognised the need for more social and community infrastructure in Tottenham. A report by the Diocese, launched by the Bishop of London in 2011, stated the wish to commit more resources to supporting community life in Tottenham. As a new neighbourhood, Hale Village provides an excellent opportunity to fulfil that commitment (especially at a time when funding to provide new community infrastructure from other sources is limited).

Ground floor plan



7.0 RELEVANT PLANNING POLICY

7.1 The planning application is assessed against relevant national, London and local planning policy, including:

- National Planning Policy Framework
- National Planning Policy Statements
- The London Plan 2011
- Haringey Unitary Development Plan (Adopted 2006)
- Haringey Supplementary Planning Guidance and Documents
- Haringey Local Development Framework – Core Strategy and Proposals Map:
Haringey's draft Haringey Local Plan: Strategic Policies (formerly the Core Strategy) was submitted to the Secretary of State in March 2011 for Examination in Public (EiP). This EiP commenced on 28th June and an additional hearing was held 22 February 2012 to discuss subsequent amendments and the Sustainability Appraisal. The Council is currently undertaking a 6 week consultation from 27th April to 13th June 2012 on how the recently published NPPF may affect the content of the Plan. As a matter of law and due to the advanced stage of development, some weight should be attached to the Local Plan policies however they cannot in themselves override Haringey's Unitary Development Plan (2006) unless material considerations indicate otherwise.
- Haringey Draft Development Management Policies:
The consultation draft of the Development Management DPD (DM DPD) was issued in May 2010 following the responses received. The DM DPD is at an earlier stage than the Core Strategy and therefore can only be accorded limited weight at this point in time.
- Hale Village Design Code.

7.2 A full list of relevant planning policies is in Appendix 2.

8.0 CONSULTATION

8.1 The Council has undertaken wide consultation among statutory consultees, internal Council services, Ward Councillors, local residents and businesses. A list of consultees is provided below.

8.1.1 Statutory Consultees

- LB Waltham Forest
- Natural England
- Thames Water
- Network Rail
- TfL Street Management
- English Heritage - GLAAS
- Metropolitan police
- Environment Agency
- Lee Valley Regional Park
- British Waterways

8.1.2 Internal Consultees

- Transportation
- Waste Management
- Design
- Building Control

- Housing

8.1.3 External Consultees

- Ward Councillors
- Design Panel
- Ferry Lane Action Group
- Ferry Lane Estate Residents Association
- THRASH
- Friends of the Earth
- Tottenham Civic Society
- Cloc Ltd.
- New Rivers Action Group
- London Wildlife Trust
- North London Chamber of Commerce
- Charisma Spatial Planning
- Tottenham Hale Stakeholders Group

8.1.4 Local Residents

- Residents of 1,521 properties were consulted
- A Development Management Forum was held on 9 May 2012 attended by only 3 local people.

8.2 Two comments have been received from local residents. The main issues raised are as follows (a fuller summary of comments is in Appendix 1).

- Increased noise and disturbance from the community centre
- Increased congregation and anti-social behaviour
- Concern over poor links between Hale Village and the Ferry Lane estate

8.3 Planning Officers have considered all consultation responses and have commented on these both in Appendix 1 and within the relevant sections of the assessment in part 9 of this report.

8.4 While the statutory consultation period is 21 days from the receipt of the consultation letter, the planning service has a policy of accepting comments right up until the Planning Sub-Committee meeting. Any additional comments received will be reported verbally to the Sub-Committee.

Design Panel

8.5 The scheme was presented to the Haringey Design Panel on 9 May 2012 . The Panel consider this a good design and welcome the presence of the community centre in the scheme and the mix of activities to be accommodated in the centre. They did suggest some design changes to:

- enable more daylight to some flats;
- have a more refined and coherent appearance to overcome the change in façade between the community centre and residential component;
- a less horizontal emphasis on the eastern elevation – one suggestion was to have winter gardens rather than balconies on this elevation;
- a darker colour metal cladding having regard to the effects of weathering at different levels; and
- a lighter looking feature structure on the roof at the north-eastern corner.

8.6 The comments are considered valid and the applicant has revised the scheme to take them into account by:

- wider/larger windows to improve light levels
- darker bronze cladding

- matching the colour of metal panels on the north elevation and the metal used on the balconies to that used on the corner tower feature
- adding a metal strip to the north balconies to match those on the east balconies
- a revised top on the corner tower feature to make it appear “lighter”.

8.7 The east facing balconies remain unchanged however as it is noted that the Hale Village design code does seek a horizontal emphasis on this elevation.

Transportation Comments

8.8 The impact of the whole proposed Hale Village development including new homes, community uses and commercial space was assessed as part of the outline planning applications in 2007 and 2010. As part of the proposed community centre the applicant is proposing that up to a maximum of 295 sqm of this space could be used at certain times of the week as a place of worship. TRAVL trip forecast database has been used to predict the trips and parking demand that will be generated by this potential use. The trip analysis was based on using Brahma Kumaris WSU a D1 religious institution located in Neasden NW10. It must be noted that use for worship of the Hale Village community centre will draw from a very local catchment area, the analysis concludes that the proposed facility would generate a maximum of 11 in/out car trips in the critical AM peak period (if on a weekday) and 44 in/out trips over a day. It is to be noted that most of the proposed activities as a place of worship will occur outside the peak operation period of the transportation and highways network.

8.9 The characteristics of this site have also been considered in that the site is in an area with a high Public Transport Accessibility Level and is largely self contained with internal roads which can be expected to accommodate parking demand generated by religious use of the facilities.

8.10 It is also to be noted that given the scale of the development and the other high density housing surrounding the site, the catchment is likely to be very small, generating shorter trips, more of which are likely to be by foot. In addition the community centre and nursery element of the proposal will be use mainly by local residents who are more likely to use sustainable modes of transport to access these facilities.

8.11 Consequently there are no transportation or highways objections subject to the following conditions:

- 1) The applicant submits a revised Travel Plan include surveys for the proposed development 6 months after the development is occupied.
Reason: To promote travel by sustainable modes of transport to and from the proposed Development.
- 2) The applicant provides formal cycle parking spaces for the use of the community centre in line with the London Plan.
Reason: To promote travel by sustainable modes of transport to and from the site, in particular cycling.
- 3) The development proposal has access to at least 2 disabled parking spaces.
Reason: To ensure that persons with a disability will have access to parking.

9.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

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

- Principle of Development
- Design, height, mass & materials
- Dwelling size, mix & tenure
- Amenity space
- Relationship with neighbouring buildings
- Access & Parking
- Inclusive Design and Access
- Secure by Design
- Energy & Sustainability
- Environmental Impact Assessment
- Ground Conditions and Contamination
- Archaeology

Principle of Development

- 9.2 The principle of building on this site has been accepted in the outline permission. The proposed building contains a flexible community centre, café and nursery on the ground floor with residential above. Although a primary school was originally envisaged for this site, alternative plans are being pursued by the Council. The community centre is a welcome addition as it will provide a focus for community life complementing the retail, leisure & open space uses within Hale Village (which, when completed, will accommodate around 4,000 permanent residents plus 1,200 students). The café and nursery are also positive uses which will support the function of Hale Village as a new neighbourhood.
- 9.3 The potential use of the centre for religious purposes as one of the range of activities that could take place in the multi-purpose hall is appropriate and is unlikely to cause disturbance to residents in the building or nearby.
- 9.4 The proposed uses are therefore considered to be in accordance with the overall vision set out in the outline permission, the design code, the Tottenham Hale master plan and Policies AC2 and CW1 of the UDP for a sustainable urban village.

Design, height, mass & materials

- 9.5 Policies UD3 'General Principles', UD4 'Quality Design' and SPG1a 'Design Guidance' set out the Council's general design principles for new development in the Borough. As part of the outline permission, a design code was prepared for the Hale Village development and this sets out specific design guidelines for the individual blocks.
- 9.6 While the Code envisaged that this particular site would be occupied as a primary school, it set out the expected height for development on this site. The Code and the parameter plan in the outline permission indicate the proposed block should be up to 30m high (7-storeys) and follow the building lines of Block N to create a complete perimeter block. The proposed building is in accordance with these parameters however there is an additional penthouse level on the 8th floor which is set back from the building edge. It would not be seen from street level and will only be visible from further distances. Even so, the additional floor is designed to break up the flat roofline and provide a distinctive landmark corner feature to indicate the building's function as a community centre.
- 9.7 The building will still remain two storeys lower than the recently consented E1 and E2 pavilion buildings to the south-east.
- 9.8 The Haringey Design Panel was very supportive of the design but made suggestions relating to the amount of light received, visual coherence between residential and community elements, coherence and colour of materials, horizontality of the east

elevation and the design of the corner landmark feature. The applicant responded by increasing the size of windows, matching materials across the building, using a darker metal cladding and lifting the lid of the corner feature to break up its massing. Although the east elevation still has a strong sense of horizontality, this is in accordance with the Design Code.

- 9.9 The proposed building is therefore considered to have a sound design which responds adequately to the site context, mix of uses and the requirements of the Design Code. The proposal is in compliance with Policies UD3 and UD4 of the UDP.

Dwelling size, mix & tenure

- 9.10 The proposed building contains 64 flats for private market sale. The proposed dwelling mix is as follows:

	No.	%
Studio	4	6%
1-bed	10	16%
2-bed	29	45%
3-bed	17	27%
4-bed	1	2%

- 9.11 The proposed dwelling mix deviates from that set out in the Housing SPD with a greater representation of 2-bed dwellings and lower representation of 1-bed dwellings. However, the mix is considered acceptable as it still provides larger family sized units.
- 9.12 All flats meet the GLA space standards, which are more onerous than those set out in Haringey's Housing SPD. Most flats benefit from either east, west or southerly aspect although 8x1bed flats will be solely north facing. Following comments from the Design Panel, windows were enlarged to increase natural light levels to all flats.
- 9.13 All flats meet Lifetime Homes standard and the submitted Design and Access statement includes a completed checklist.
- 9.14 All flats are intended for private market sale. Whilst a development of over ten dwellings would normally trigger an affordable housing contribution, the required supply of affordable housing to meet GLA and Haringey policy is provided elsewhere within Blocks SE, C, NW1 and N of the site (see the table in para. 5.8).
- 9.15 The proposed residential accommodation is therefore in compliance with Policies HSG1, HSG4 and HSG10 of the UDP.

Amenity space

- 9.16 Each flat has access to a private balcony with these ranging from 5.5sqm to 40sqm in size, plus a communal roof terrace 280sqm in area. The combined amount of amenity is 1168sqm, far exceeding the minimum 345sqm required by the Housing SPD.
- 9.17 GLA standards require that future residents have access to 86.7sqm of children's playspace. This could easily be accommodated on the communal roof terrace. It should also be noted future residents will have access to substantial open space once the Eco Park and Linear Park are completed.
- 9.18 The proposed development is considered to provide sufficient amenity space in accordance with Policy HSG1, the Housing SPD and London Plan Policy 3.6.

Relationship with neighbouring buildings

- 9.19 Policy UD3 requires development proposals have no significant adverse impacts on residential amenity.
- 9.20 The general arrangement and bulk of the proposed building has been accepted in principle by the outline permission and supported in the Design Code. As such, the relationship with neighbouring buildings in terms of the degree of overshadowing and overlooking has been assessed and accepted. There is an additional floor that exceeds the limits of the consented parameter plan but it is designed with significant setbacks from the building edge to minimise any additional overshadowing. The degree of overlooking from this additional floor is not considered to be significantly different to that of the lower floors.
- 9.21 The proposed building generally conforms to the consented masterplan and would not give rise to additional impacts on residential amenity, having regard to Policy UD3 of the UDP.
- Access & Parking
- 9.22 National Planning Policy seeks to reduce the dependence on the private car in urban areas such as Haringey. This advice is also reflected in the London Plan. The transport impact of the proposed development has been assessed by the Council's Transport and Highways Group. Policies M2 Public Transport and M3 locating New Development and accessibility of the Unitary Development Plan require that the proposals put forward take into account the needs of public transport users. Policy M5 seeks to protect and improve pedestrian and cycle routes.
- 9.23 Access to all uses in the building is at street level with a secure dedicated entry on Waterside Way to the residential floors above.
- 9.24 No additional parking is proposed for this development beyond that already consented across the whole site under the masterplan. A Transport Assessment was submitted with that application and its conclusions and recommendations remain valid. The current proposal accords with the masterplan and Transport Assessment and no additional significant highways or traffic impacts are expected to arise.
- 9.25 68 secure cycle spaces are provided for the residential element and 2 spaces for staff of the community centre in accordance with TfL standards. Shower and changing facilities are also provided to staff. In addition these on-site facilities, a number of cycle racks are provided within the public realm which visitors to the site will be able to use.
- 9.26 Haringey's Transportation Team do not object to the proposal subject to specific conditions including the submission of a further travel plan 6 months after occupation of the development.
- 9.27 Refuse vehicles will be able to stop directly outside the proposed refuse store on the Waterside Way frontage of the building. Waste collectors will not be required to enter the building.
- 9.28 The proposed access and parking arrangements are considered acceptable having regard to Policy UD3.
- Inclusive Design and Access
- 9.29 UDP Policy UD3 "General Principles" and SPG 4 "Access for All – Mobility Standards" seek to ensure that there is access to and around the site and that the mobility needs of pedestrians, cyclists and people with difficulties. In addition, the London Plan requires all new development to meet the highest standards of accessibility and

inclusion; to exceed the minimum requirements of the Building Regulations and to ensure from the outset that the design process takes all potential users of the proposed places and spaces into consideration, including disabled and deaf people, older people, children and young people.

- 9.30 The proposed building is designed to provide inclusive access for those with impaired mobility. All entrances to the flats and common areas will be level. Lifts are provided to all floors and sufficiently sized for wheelchair access and manoeuvring. Staircases and corridors are minimum 1100mm wide. 10% of units are designated as fully wheelchair adaptable in accordance with Lifetime Homes standard. Internal signage will be designed according to best practice.

Secure by Design

- 9.31 The proposed building has been produced with regard to the Home Office document *Safer Places – the planning system and crime prevention* (2003). The public realm, communal and private spaces are all passively surveyed. All lighting will be in accordance with Haringey Guideline and British Standards with the installation of CCTV considered where deemed necessary.

Energy & Sustainability

- 9.32 Chapter 5 of the London Plan 2011 sets out the approach to climate change and requires developments to make the fullest contribution to minimizing carbon dioxide emissions. The energy strategy for the development has been developed using the Mayor's 'lean, clean, green' energy hierarchy.
- 9.33 The submitted energy statement shows that the building achieves Code for Sustainable Homes (CSH) Level 3 with passive features alone (e.g. insulation) and exceeds Part L of the Building Regulations 2010. When connected to the site wide district heating scheme, all flats exceed CSH Level 4.
- 9.34 The Energy statement shows that the residential component of the development will result in a carbon emission saving of 41.16% over a 2010 Building Regulations base case. This is in accordance with requirements of Policy 5.2 of the London Plan. The statement also concludes that the non-residential elements will achieve a minimum of an 'excellent' BREEAM rating in accordance with the Hale Village s106 agreement.

Environmental Impact Assessment

- 9.35 The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 require (in accordance with EU Directives) that certain development be assessed by the local authority as to whether it is likely to have significant environmental effects. If it is determined that there are likely to be significant environmental effects, the development must undertake an environmental impact assessment ("EIA").
- 9.36 This individual development does not require an EIA due to the limited size of the site however an EIA was undertaken for the outline permission covering the whole of Hale Village. The conclusions and mitigation measures of that EIA were accepted.
- 9.37 The current application departs from the parameters of the outline permission by having an additional storey. This would potentially affect only issues relating to daylight/sunlight and townscape. As discussed in section 8.5, the impact on daylight and sunlight is considered minimal. Due to the presence of taller buildings on either side of the proposed building, the additional storey is considered to have no significant impact on townscape.

- 9.38 The proposal is considered to have no greater impact on the issues assessed in the original EIA.

Ground Conditions and Contamination

- 9.39 The original EIA contained a preliminary assessment of potential ground contamination across the whole Hale Village site. Since then more detailed assessments have been made as construction has progressed and remediation measures undertaken. No further assessment of contamination is needed for this site.

Archaeology

- 9.40 The original EIA contained a preliminary assessment of the potential archaeological artefacts on the site. Further studies have also been done since then and construction on this site will be controlled via extant conditions attached to the outline consent.

Reserved Matters - Conditions discharged

- 9.41 The application provides the design details of Block NE and in doing so seeks to discharge the following conditions of the outline permission HGY/2010/1897:

- 01 – Reserved matters a) design, b) external appearance, d) means of enclosure, f) landscaping.
- 04 – Lifetime Homes
- 06 – details and samples of materials
- 07 – secure by design
- 08 – planting
- 11 – urban design report
- 12 – refuse storage
- 41 – environmental sustainability plan
- 42 – floor space figures

- 9.42 Not all required details have been submitted to discharge the above conditions, however further conditions will be applied to secure details of:
- Boundary treatment/means of enclosure
 - Samples of materials
 - Landscaping

10 HUMAN RIGHTS

- 10.1 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 decision of this Committee will accord with the requirements of the above Act and Order.

11 EQUALITIES

- 11.1 In determining this application the Committee is required to have regard to its obligations under the Equality Act 2010. Under the Act, a public authority must, in the exercise of its functions, have due regard to the need to:-
- eliminate discrimination, harassment and victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

- 11.2 The new duty covers the following eight protected characteristics: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation. Public authorities also need to have due regard to the need to eliminate unlawful discrimination against someone because of their marriage or civil partnership status.
- 11.3 The original outline permission considered the impact of the Hale Village development on the equality strands identified in equalities legislation in force at that time. It was considered that the development would result in positive equalities outcomes. Due to the relatively minor departure from the original vision the outline permission had for this site, a full Equalities Impact Assessment is not considered necessary.
- 11.4 The current proposal is not considered to result in significantly different outcomes for those sharing the protected characteristics under the Equality Act 2010. The lack of a school is being compensated by increasing capacities elsewhere. The provision of a community hall and nursery is considered to have a positive impact. It is considered that the proposal would cause no adverse or unequal impacts on groups sharing the protected characteristics as defined under the Act.

12 SUMMARY AND CONCLUSION

- 12.1 The application is for an 890sqm community centre with multi-purpose hall, café and day nursery plus 64 residential units within a part 7/part 8-storey building on “Block NE” of the Hale Village site. Block NE lies to the north-east of Block N and is on the corner of Lebus Street and Waterside Way.
- 12.2 A primary school had been originally envisaged for the site but the Council is now pursuing other options for additional school capacity. Instead the development provides a flexible community facility that will support the role of Hale Village as a new neighbourhood. The additional residential units will provide much needed housing and help ensure the viability of the scheme.
- 12.3 The assessments outlined in this report demonstrate that there is strong planning policy support for these proposals embodied in the Local Development Plan and backed by Regional and National Planning Guidance.
- 12.4 The design of the scheme is the product of careful consideration of the local urban context, design code, proposed land uses and feedback from the Haringey Design Panel. It is considered that the development will contribute positively to the development of the Hale Village, be of a high design quality and cause no harm to amenity.
- 12.5 It is considered that the scheme is consistent with planning policy and, subject to appropriate conditions, it is recommended that the reserved matters application be approved.

13 RECOMMENDATION

APPROVE RESERVED MATTERS subject to conditions as below and in accordance with the approved plans and documents as follows:

DOCUMENTS
Title

Planning Statement April 2012
Design & Access Statement April 2012
Sunlight & Daylight Report May 2012
Energy Statement April 2012

PLANS		
Plan Number	Rev.	Plan Title
1276_0010	-	Redline boundary
1276_0110	-	Site Plan
1276_0100	D	Ground floor plan
1276_0101	C	First floor plan
1276_0102	C	Second to Fifth floor plan
1276_0103	C	Sixth floor plan
1276_0104	C	Seventh floor plan
1276_0104	A	Roof plan
1276_200	C	Proposed elevations – North & Section AA
1276_201	C	Proposed elevations – East & West

CONDITIONS:

TIME LIMIT

1. The development hereby authorised must be begun not later than the expiration of 2 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.

DRAWINGS

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 1276_0010, 1276_0110, 1276_0100D, 1276_0101C, 1276_0102C, 1276_0103C, 1276_0104C, 1276_0108A, 1276_200C and 1276_201C

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

ENERGY AND SUSTAINABILITY

3. The sustainable design measures, energy efficiency measures and renewable energy measures identified in the Energy Statement dated April 2012, revision P1 and hereby approved shall be implemented in strict accordance with the details shown and thereafter maintained unless otherwise agreed in writing by the Local Authority.

Reason: To ensure the development achieves the appropriate levels of energy efficiency, in accordance with policies G1, UD1, UD2, and ENV2, of the London Borough of Haringey Unitary Development Plan (UDP) 2006.

MATERIALS

4. Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls 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: To ensure a comprehensive and sustainable development and to achieve good design throughout the development, in accordance with policies UD1, UD2, UD3 and UD4 of the London Borough of Haringey Unitary Development Plan 2006.

5. **All approved materials shall be erected in the form of a samples board to be retained on site throughout the works period for the development and the relevant parts of the works shall not be carried out other than in accordance with the approved details.**

Reason: To ensure a comprehensive and sustainable development and to achieve good design throughout the development, in accordance with policies UD1, UD2, UD3 and UD4 of the London Borough of Haringey Unitary Development Plan 2006.

SIGNAGE

6. **The applicant shall submit a fully detailed design strategy for any signage to be displayed on any part of the development.**

Reason: To achieve good design throughout the development, in accordance with policies UD1, UD2, UD3 and UD4 of the London Borough of Haringey Unitary Development Plan 2006.

LANDSCAPING

7. **Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority.**

Reason: To ensure a comprehensive and sustainable development, to ensure good design and to ensure that the landscaping is carried out within a reasonable period in accordance with the Environmental Impact Assessment, and in accordance with policies UD3 and UD4 of the London Borough of Haringey Unitary Development Plan (UDP) 2006

CYCLE PARKING

8. **That provision for 68 secure cycle parking spaces shall be made within the scheme and permanently retained thereafter to the satisfaction of the Local Planning Authority.**

Reason: In order to ensure that well designed safe and appropriate levels of cycle parking in the scheme are provided in accordance with policies M3, M5 and UD4 of the London Borough of Haringey Unitary Development Plan (UDP) 2006.

9. **Cycle parking spaces for the use of the community centre shall be provided in line with the London Plan.**

Reason: To promote travel by sustainable modes of transport to and from the site, in particular cycling.

CONSTRUCTION IMPACT MITIGATION

10. **Prior to the commencement of the development hereby permitted, details of a scheme for monitoring and mitigating noise and dust emissions for all plant and processes shall be submitted to and approved in writing by the Local Planning Authority.**

Reason: In order to protect the amenities of the locality in accordance with the Environmental Impact Assessment and policies ENV6 and ENV7 of the London Borough of Haringey Unitary Development Plan 2006.

MECHANICAL PLANT

- 11. Technical specification details of the mechanical plant to be installed within the plant areas shown on the approved floor plans, together with an accompanying acoustic report, shall be submitted to and approved by the Local Planning Authority prior to installation of this plant. The plant shall not be operated other than in complete accordance with such measures as may be approved.**

Reason: In order to protect the amenities of the locality in accordance with the Environmental Impact Assessment and policy ENV6 of the London Borough of Haringey Unitary Development Plan 2006. 15. Amenity Conditions

DELIVERY AND SERVICE PLAN

- 12. A delivery and servicing plan shall be provided for the development no later than 2 months before first occupation. The servicing and delivery plan should:**
- a) programme deliveries outside the AM and PM peak periods in order to reduce congestion on the highway network**
 - b) set out details of refuse collection arrangements**
 - c) demonstrate taxi drop-off and pick-up arrangements.**

Reason: In order to minimise the impact of servicing and deliveries on local traffic and highway conditions.

TRAVEL PLAN

- 13. A revised Travel Plan shall be submitted to the local planning authority 6 months after first occupation of the development including surveys of travel patterns to the development in use and demonstrating the promotion of use by sustainable transport modes.**

Reason: To promote travel by sustainable modes of transport to and from the proposed development.

DISABLED PARKING

- 14. Users of the development shall have access to a minimum of 2 disabled parking spaces in the close vicinity of the development.**

Reason: To ensure that persons with a disability will have access to parking

INFORMATIVES:

- A: All design details shall be prepared and submitted by the architects who prepared the applications or other such architects of comparable skill and experience as the Council may agree.

REASONS FOR APPROVAL

The reasons for the grant of planning permission are as follows:

- a) It is considered that the principle of this development is supported by national, regional and local planning policies which seek to promote regeneration through housing, employment and urban improvement to support local economic growth.
- b) The development is considered to be suitably designed in respect of its surroundings, its impact on neighbouring properties and environmental site constraints.
- c) The Planning Application has been assessed against and is considered to be in general accordance with the intent of National, Regional and Local Planning Policies requirements including London Borough of Haringey Unitary Development Plan (UDP) 2006, G2 'Development and Urban Design', G3 'Housing Supply', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD6 'Mixed Use Developments', UD9 'Locations for Tall Buildings', HSG1 'New Housing

Developments', HSG4 'Affordable Housing', AC2 'Tottenham International', M2 'Public Transport Network', M3 'New Development Location and Accessibility', M5 'Protection, Improvements and Creation of Pedestrian and Cycle Routes', M10 'Parking for Development', , ENV1 'Flood Protection: Protection of the Floodplain and Urban Washlands', ENV2 'Surface Water Runoff', ENV4 'Enhancing and Protecting the Water Environment' ENV5 'Works Affecting Watercourses', ENV6 'Noise Pollution', ENV7 Air, Water and Light Pollution', ENV11 'Contaminated Land', ENV13 'Sustainable Waste Management' and CW1 'New Community/Health Facilities'.

13.0 APPENDICES:

Appendix 1: Consultation Responses

Appendix 2: Planning Policies

Appendix 3: Planning History

Appendix 4: Hale Village Community Facility – Statement by Lee Valley Estates and
Diocese of London

APPENDIX 1

Consultation Responses

No.	Stakeholder	Question/Comment	Response
	STATUTORY		
	British Waterways	No objection	
	Thames Water	No objection	
	Transport for London	Family units require additional cycle parking space. 4 more spaces requested. 64 cycle spaces are proposed to serve Clarification is requested regarding the number and location of the proposed cycle spaces. Furthermore secure and internal cycle parking covered by CCTV, in addition to showering and changing facilities, will also need to be provided for all staff employed on site. A Construction and Logistics Plan (CLP) should be secured by condition.	Planning condition updated to require 68 spaces Additional conditions added requiring submission of these details Covered by condition on the outline planning permission.
	DESIGN PANEL	Set out and addressed in paragraph 7.6.1 and 7.6.2	
	DEVELOPMENT MANAGEMENT FORUM	Set out and addressed in paragraph 7.3	
	INTERNAL		
	Transportation Planning	No transportation or highways objections subject to the following conditions: 1) The applicant submits a revised Travel Plan include surveys for the proposed development 6 months after the development is occupied. Reason: To promote travel by sustainable modes of transport to and	Noted Condition added

No.	Stakeholder	Question/Comment	Response
		from the proposed Development. 2) The applicant provides formal cycle parking spaces for the use of the community centre in line with the London Plan. Reason: To promote travel by sustainable modes of transport to and from the site, in particular cycling. 3) The development proposal has access to at least 2 disabled parking spaces. Reason: To ensure that persons with a disability will have access to parking. (See paras. 8.8-8.11 of the main report for the full Transportation comments).	Condition added Condition added
	RESIDENTS	2 responses received.	
1	Jason Tanner Armada Close	Links between Hale Village and the Ferry Lane estate should be improved. Crossing Ferry Lane Road is inconvenient and dangerous	This falls outside the scope of this application (though improvements are proposed at this junction as part of the signed s106 agreement relating to the Hale Village development as a whole)
	Barbara Sobolewska 76 De Havilland Court Lebus Street	Increased noise and disturbance from the community centre Increased congregation and anti-social behaviour	The community hall is an internal space and the building will have sound proofing to Building Regulation standard. The hall is flexibly designed to allow for informal congregation within the premises, reducing the likelihood of congregation on the street. The development is designed according to Secure by Design principles, utilising passive surveillance, lighting and CCTV

PLANNING POLICIES**RELEVANT PLANNING POLICY**NATIONAL POLICY

National Planning Policy Statements and Framework

REGIONAL PLANNING POLICY

London Plan 2011

- Policy 6.4 Enhancing London's transport connectivity
- Policy 2.14 Areas for Regeneration
- Policy 5.2 Minimising carbon dioxide emissions
- Policy 5.3 Sustainable design and construction
- Policy 5.5 Decentralised energy networks
- Policy 5.11 Green roofs and development site environs
- Policy 6.1 Integrating transport & development
- Policy 6.3 Assessing transport capacity
- Policy 6.13 Parking
- Policy 7.2 Creating an inclusive environment
- Policy 7.3 Secured by design
- Policy 7.4 Local character
- Policy 7.5 Public realm
- Policy 7.8 Heritage Assets and Archaeology

The Mayors Transport Strategy (May 2010)

The Mayor's Land for Transport Functions SPG (March 2007)

The Mayor's Sustainable Design & Construction SPG (2006)

The Mayor's Culture Strategy: Realising the potential of a world class city (2004)

The Mayor's Ambient Noise Strategy (2004)

The Mayor's Energy Strategy (2004)

The Mayor's Draft Industrial Capacity SPG (2003)

The Mayor's Air Quality Strategy: Cleaning London's Air (2002)

The Mayor's Biodiversity Strategy: Connecting with London's Nature (2002)

The Mayor's Planning for Equality & Diversity in Meeting the Spatial Needs of London's Diverse Communities SPG

The Mayor's Accessible London: Achieving an Inclusive Environment SPG

The Mayor and London Councils' Best Practice Guide on the Control of Dust & Emissions during Construction

LOCAL PLANNING POLICY

Haringey Unitary Development Plan (Adopted July 2006; Saved July 2009)

- G1 Environment
- G2 Development and Urban Design
- G4 Employment
- G6 Strategic Transport Links
- G7 Green Belt, Met. Open Land, Significant Local Open Land & Green Chains

Final: 19 June 2012

OFFREPC

Officers Report for Sub Committee

- G9 Community Well Being
- G10 Conservation
- G12 Priority Areas
- AC2 Tottenham International
- UD1 Planning Statements
- UD2 Sustainable Design and Construction
- UD3 General Principles
- UD4 Quality Design
- UD7 Waste Storage
- UD8 Planning Obligations
- ENV1 Flood Protection: Protection of Floodplain, Urban Washlands
- ENV2 Surface Water Runoff
- ENV4 Enhancing and Protecting the Water Environment
- ENV5 Works Affecting Water Courses
- ENV6 Noise Pollution
- ENV7 Air, Water and Light Pollution
- ENV11 Contaminated Land
- ENV13 Sustainable Waste Management
- EMP1 Defined Employment Areas – Regeneration Areas
- M2 Public Transport Network
- M3 New Development Location and Accessibility
- M5 Protection, Improvement and Creation of Pedestrian and Cycle Routes
- M8 Access Roads
- M10 Parking for Development
- M11 Rail and Waterborne Transport
- OS2 Metropolitan Open Land
- OS5 Development Adjacent to Open Spaces
- OS6 Ecologically Valuable Sites and Their Corridors
- OS7 Historic Parks, Gardens and Landscapes
- OS12 Biodiversity
- OS16 Green Chains
- CSV1 Development in Conservation Areas
- CSV8 Archaeology

Haringey Supplementary Planning Guidance (October 2006)

- SPG1a Design Guidance (Adopted 2006)
- SPG2 Conservation and Archaeology (Draft 2006)
- SPG4 Access for All (Mobility Standards) (Draft 2006)
- SPG5 Safety By Design (Draft 2006)
- SPG7a Vehicle and Pedestrian Movements (Draft 2006)
- SPG7b Travel Plans (Draft 2006)
- SPG7c Transport Assessment (Draft 2006)
- SPG8a Waste and Recycling (Adopted 2006)
- SPG8b Materials (Draft 2006)
- SPG8c Environmental Performance (Draft 2006)
- SPG8d Biodiversity, Landscaping & Trees (Draft 2006)
- SPG8e Light Pollution (Draft 2006)
- SPG8f Land Contamination (Draft 2006)
- SPG 8g Ecological Impact Assessment (Draft 2006)
- SPG 8h Environmental Impact Assessment (Draft 2006)
- SPG 8i Air Quality (Draft 2006)
- SPG9 Sustainability Statement Guidance Notes and Checklist (Draft 2006)
- SPG10a Negotiation, Mgt & Monitoring of Planning Obligations (Adopted 2006)

- SPG10d Planning Obligations and Open Space (Draft 2006)
- SPG10e Improvements Public Transport Infrastructure & Services (Draft 2006)
- SPD Housing

Planning Obligation Code of Practice No 1: Employment and Training (Adopted 2006)

Local Development Framework Core Strategy and Proposals Map (Published for Consultation May 2010; Submitted for Examination March 2011. EiP July 2011)

- SP1 Managing Growth
- SP2 Housing
- SP4 Working towards a Low Carbon Haringey
- SP5 Water Management and Flooding
- SP6 Waste and Recycling
- SP7 Transport
- SP8 Employment
- SP9 Imp Skills/Training to Support Access to Jobs/Community Cohesion/Inclusion
- SP10 Town Centres
- SP11 Design
- SP12 Conservation
- SP13 Open Space and Biodiversity
- SP14 Health and Well-Being
- SP15 Culture and Leisure
- SP16 Community Infrastructure

Draft Development Management Policies (Published for Consultation May 2010)

- DMP9 New Development Location and Accessibility
- DMP10 Access Roads
- DMP13 Sustainable Design and Construction
- DMP14 Flood Risk, Water Courses and Water Management
- DMP15 Environmental Protection
- DMP16 Development Within and Outside of Town & Local Shopping Centres
- DMP19 Employment Land & Premises
- DMP20 General Principles
- DMP21 Quality Design
- DMP22 Waste Storage
- DMP25 Haringey's Heritage
- DMP26 Alexandra Palace
- DMP27 Significant Local Open Land & Development Adjacent to Open Spaces
- DMP28 Ecologically Valuable Sites their Corridors and Tree protection

Draft Sustainable Design and Construction SPD (October 2010)

Haringey's 2nd Local Implementation Plan (Transport Strategy) 2011 – 2031

OTHER DOCUMENTS

CABE Design and Access Statements

Diversity and Equality in Planning: A Good Practice Guide (ODPM)

Planning and Access for disabled people: A Good Practice Guide (ODPM)

Demolition Protocol Developed by London Remade

Secured by Design

PLANNING HISTORY

HGY/2006/1177 - Outline consent for the Hale Village Masterplan was approved by Haringey Council in October 2007. The Hale Village Masterplan comprised the following mix of uses: up to 1,210 residential units (30% of which will be affordable), offices, retail, student accommodation, a hotel, a health centre, a primary school and a crèche. The Masterplan comprises eleven separate blocks laid out in a clear street structure. A podium structure provides the basement over which the southernmost blocks of the Masterplan will be located.

HGY/2007/2099 - Reserved matters consent was granted in December 2007 for the podium and basement located beneath Blocks SW, SE, C, P1 and P2 and a Combined Heat and Power Energy Centre (CHP).

HGY/2007/2203 - Reserved matters consent was granted in December 2007 for the development of Block W to provide a 687 student room development and ground floor retail unit within a part eleven, part seven storey building.

HGY/2007/2250 - A Section 73 application to vary conditions 13, 34, 52, 53 and 62 of the outline consent (HGY/2006/1177) was granted in February 2008.

HGY/2008/0393 - Reserved matters consent was granted in 2008 for the detailed design of Pavilion blocks 1 and 2 no. eight storey buildings.

HGY/2008/1971 - Reserved matters consent was granted in December 2008 for the detailed design of Block SE, an eight storey building comprising ground floor offices and 154 no. affordable dwellings.

HGY/2008/1970 - Reserved matters consent was granted in December 2008 for the detailed design of Block NW1, a part four, seven and eleven storey building, comprising 102 no. affordable dwellings.

HGY/2009/0246 - Reserved matters consent was granted in March 2009 for the detailed design of Block C, a part four, part seven storey building comprising 110 no. affordable dwellings.

HGY/2009/0295 - Reserved matters consent was granted in March 2009 for the detailed design of Block N, a part four, part seven storey building, comprising 176 no. affordable dwellings.

HGY/2009/1105 - Reserved matters consent was granted in November 2009 for the detailed design of public realm for the entire Hale Village Masterplan.

HGY/2010/1427 - Full planning permission was granted in October 2010 for the erection of two additional floors to Pavilions 1 and 2 to create 2 no. ten storey buildings.

HGY/2010/1897 - Extension of time limit for implementation of outline planning permission HGY/2006/1177 granted 9th October 2007 for a mixed use redevelopment of the site comprising of demolition of all structures and remediation for the development of a mixed use scheme comprising up to 1210 residential units (Use Class C3), student accommodation (C2), office (B1), hotel (C1), retail (A1, A2, A3, A4, A5 and B1) uses, a health centre (D1), a health club (D2), crèche (D1) and a primary school, with provision for underground and on-street car parking, to be comprised within separate building blocks ranging in height from 1 to

18 storeys, incorporating public open space, an unculverted watercourse and Combined Heat and Power (CHP) with associated renewable energy systems – GRANTED

APPENDIX 4

Hale Village Community Facility – Block NE

The following statement has been prepared by Lee Valley Estates and The Diocese of London to inform Members of the Planning Sub-Committee following the deferral of the Block NE planning application at the Sub Committee's meeting on 11 June 2012.

The purpose of this statement is to:

- Explain why the Diocese of London want to operate this community facility;
- Explain the function and use of the community facility; and
- Set out funding and timing issues.

Why do the Diocese of London want to operate the Hale Village Community Facility?

On the 19th of May 2011 the Bishop of London launched a report on a social audit identifying community need at Tottenham Hale, this built on over a year of work which included work with officers and members of LBH. The report identified Hale Village as a potential location for a new community facility because of the huge growth in population and the Church of England (CofE) entered into a dialogue with Lee Valley Estates to develop the concept further. Lee Valley Estates in partnership with local groups established a youth trust and whose steering group include the CofE and an elected member of the Council.

The proposal from the CofE was to establish a community facility open to all local people and to administer and fund the running costs of the building and a core group of staff. The CofE has already funded community workers who are working in an outreach capacity at Tottenham Hale and are attached to the youth trust.

What is the function and use of the Community Facility?

During the Planning Sub-Committee meeting it was apparent that there was confusion as to whether the community facility would be used as a place of worship and whether the entire ground floor would be used for such purposes. We hope the following statement clarifies this issue.

The community facility will offer a variety of uses including a nursery, café, meeting facilities and a multi-purpose hall. The building is first and foremost a community facility which will be operated by the Diocese of London.

The majority of the community facility is devoted to specific activities which would include a cafe, nursery and meeting area. The primary use of the multi-purpose hall would be for community use, including dance, drama, keep fit, residents meetings, youth groups and education classes. The community facility programme of activity would be determined by local residents and would include religious ceremonies in the multi-purpose hall, for example worship, baptisms, weddings and funerals. It is anticipated that the hall would be used for religious ceremonies on Sundays and perhaps one evening during the week. During the rest of the week the hall would be used for other community purposes.

The primary objective for the Diocese of London is to provide a facility which is used by all sections of the local community. The community facility aspects of this proposal comprise the primary use; this is clearly reflected in the layout of the ground floor where the nursery and café uses dominate the floor space.

Funding and Timing

The funding arrangement for this scheme is extremely complex and has a direct relationship with the revised Section 106 agreement. The new agreement provides the LA with an £800k land receipt and assumes a £950k contribution to the cost of the construction of the community centre shell. The CofE will provide £1m fit out costs and fund the running costs at a cap of £200k per annum for the length of a lease of 125 years. This has a total value of £26m investment in local community facilities.

The capital costs of the residential element of the scheme are funded through a loan from the Homes and Communities Agency (HCA) of £2.9m funded under the 'Get Britain Building Fund' and construction development finance. It should be emphasised that the conditions of the HCA loan are that the scheme has a planning consent by the end of June 2012 and a start on site by Dec 2012. The entire development has to be completed by Dec 2014.

This page is intentionally left blank