

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2017/3071

Ward: Highgate

Address: 65 & 67 North Road N6 4BQ

Proposal: The demolition of existing buildings and the construction of a part single, part three storey building to provide 8 self-contained flats (Amended Plans)

Applicant: Mr Ryan Springer

Ownership: Private

Case Officer Contact: Laurence Ackrill

Site Visit Date: 28/11/2017

Date received: 26/10/2017

Last amended date: 18/01/2018

Drawing number of plans: 254_EE_01 Rev P2, 254_EE_02 Rev P2, 254_EX_01 Rev P2, 254_GA_03 Rev P3, 254_S_01 Rev P2, 254_S_02 Rev P2, 15246/A2_AIA_Rev.B, 254_GE_01 Rev P4, 254_GE_02 Rev P5, 254_GA_01 Rev P6, 254_GA_02 Rev P6, 254_GA_03 Rev P3, 254_GS_01 Rev P3, 254_GA_00 Rev P12, SK02 Rev 01, TR16 Rev P1 & Tree Survey Arboricultural Impact Assessment & Method Statement, T&PPB6533R001F0.2 Rev 0.1 dated 05 December 2017, PB6533 TR15a, PB6533 TR15b, PB6533 TR15c, Energy Strategy dated July 2017, Heritage statement AH355/1 dated December 2015, Car Park Beat Survey Review dated 22nd January 2018, Schedule of Traffic Movement dated 11/04/2018 & Construction Management Plan Rev B dated 15th January 2018.

1.1 This application is being referred to the Planning Sub Committee for a decision at the request of a ward Cllr and as agreed with the Planning Committee Chair.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed redevelopment of the site would add a contemporary building to this part of the conservation area, in keeping with Highgate's tradition of eclectic modernist buildings.
- The scheme would sufficiently preserve and in some ways enhance the character and appearance of the Conservation Area and will not affect the setting of nearby listed buildings.

- Although the scheme would result in a larger building than those currently on site, the proposal responds to its context and is of an acceptable density and provides an acceptable quality of accommodation for future occupiers.
- The scheme delivers 8 residential units of an acceptable mix in a sustainable and accessible location and in a ward with very limited available land/ sites to provide additional housing capacity.
- The layout and orientation of the buildings and separation distances to neighbouring properties are considered to be satisfactory to protect the amenities of the neighbouring occupier.
- The development makes appropriate provision for on-site parking and the Council are satisfied that the existing access is suitable to serve the development.
- The amount of traffic generated would not have a material effect on highway safety or on parking conditions.

2. RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management or Assistant Director of Planning is authorised to issue the planning permission and impose conditions and informatives:

Conditions (the full text of recommended conditions is contained in Section 9 of this report)

- 1) Development begun no later than three years from date of decision;
- 2) In accordance with approved plans;
- 3) Materials submitted for approval;
- 4) Landscaping;
- 5) Refuse and cycle storage enclosure;
- 6) External equipment;
- 7) Obscure glazing;
- 8) Central dish/aerial system;
- 9) Construction Management Plan (CMP);
- 10) Considerate Constructors Scheme;
- 11) Tree Protection;
- 12) Accessible and Adaptable Dwellings.

Informatives

- 1) CIL liability
- 2) Hours of construction
- 3) Street Numbering
- 4) Land ownership
- 5) Restrictive covenants

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3. PROPOSED DEVELOPMENT, SITE LOCATION & PLANNING HISTORY

Proposed development

- 3.1 This is an application for the demolition of the existing buildings and the construction of a part single, part three storey building to provide 8 self-contained flats.
- 3.2 The application follows on from a previously approved application for the demolition of the same buildings and the construction of 2 x new dwellings, as approved under planning reference: HGY/2015/3796, dated 12/02/2016.

Site and Surroundings

- 3.3 The site is located at 65 & 67 North Road and comprises of an L shaped site located at the end of a cul-de-sac off the main busy thoroughfare of North Road. The site consists of two dwellings; one a large dormer bungalow located to the front of the site, and the second, a two-storey pitched roof house; both of which have no discerning features. The site currently totals approximately 1070 sq.m, of which 305 sq.m is covered by buildings. A large proportion of the site is also covered by hard standing. To the rear of the site is St Michaels's School and playground. The site is next to a substation building within the ownership and operation of Eastern Power Networks PLC.
- 3.4 The small cul-de-sac is a shared surface for pedestrians and vehicles and provides access to six sites and to a series of lock up garages. A long this cul-de-sac there are a variety of building types and uses; namely Highgate Synagogue at No 57 and 6 residential units within Northfield Hall, a converted Drill Hall. It is not an adopted road.
- 3.5 North Road slopes from south to north and is continued by North Hill which are both wide Plane tree lined avenues consisting of a range of building types, both in size and architectural period, ranging from Georgian, Victorian to early twentieth century development.
- 3.6 Immediately to the north of the application site is Highpoint I & II: two Grade I listed apartment blocks were located on the western side of North Road/ North Hill. These apartment blocks completed in the 1930s and were designed by the architect Lubetkin. They represent excellent examples of early International style 'modernist' architecture in London and the UK. The application site falls within Highgate Conservation Area.

Planning history

- 3.7 HGY/2015/3796 - Demolition of 2 existing houses and construction of 2 new dwellings - Approved 12/02/2016

4. CONSULTATION RESPONSE SUMMARY

- 4.1 The following were consulted regarding the application:

Internal:

- 1) LBH Conservation Officer
- 2) LBH Design Officer
- 3) LBH Transportation Team
- 4) LBH Waste Management
- 5) LBH Arboricultural Officer

External:

- 6) London Fire Brigade
- 7) Historic England

- 4.2 The following responses were received:

LBH Conservation Officer

The development is not considered to cause any harm to the setting of the nearby listed buildings and harm to the conservation area would be considered less than substantial. This harm would be partly outweighed by the good design of the scheme. Further public benefits should be assessed to ensure that the less than substantial harm is entirely outweighed.

LBH Transportation Team

Comments following the submission of a parking stress survey -

- One car on average would be displaced should three new parking spaces be formed for the new development.
- The survey recorded cars parking in front of 10 out of the 28 garages.
- Ten of the 14 spaces for Highpoint were utilised indicating some capacity is available for residents of Highpoint.
- In the 'on street' section of the survey on North Hill, there was space recorded for 8 vehicles out of the 35 surveyed. This is a parking stress of 77%.

Whilst there are obviously demands on the off highway parking available at this location, it appears from the parking stress survey that there is some spare capacity available for those residents with garages and within the parking area for Highpoint. There is also some capacity on street on the public Highway.

Summarising, the Transportation view would be that there should not be any adverse impacts arising from this development on the public highway nor the internal parking capacity and availability.

LBH Waste Management

At present waste collection takes place from the property stated using wheelie bins as opposed to the bulk bin suggested.

Provided there are going to be 'no adaptations' to the surrounding area in the future that will restrict vehicular movement then this should be ok.

London Fire and emergency Planning Authority:

The requirement to provide appliance access appears to have been demonstrated via the appliance tracking plan but concerns regarding the management and availability of this access route. An automatic water suppression system may provide a measure of mitigation to overall concerns. A water hydrant should be provided.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 75 letters, site and press notices.

5.2 The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses: 89

Objecting: 89

Supporting: 0

5.3 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

Principle of the Development

- Backland Development
- Overdevelopment / over densifying of the site
- No affordable housing provision
- Loss of green space

Quality of accommodation

- Concerns regarding housing mix / tenure
- Poor standard of accommodation

Design/ impact on the Conservation Area/ Listed Building

- Impact on neighbouring heritage assets
- Impact on the conservation area
- Out of character for the typology of housing within the area
- Excessive volume of the proposed building

Impact on neighbouring amenity

- Overlooking and loss of privacy
- Noise disturbance from increase in movements to and from the site
- Loss of light
- Overbearing impact
- Light spillage from the development
- Impact on air quality

Traffic, Parking, Access and Sustainable Transport

- Insufficient parking spaces
- Proposal does not comply with fire regulations
- Insufficient circulation space
- Impacts upon road and pedestrian safety
- Issues regarding refuse collection

Trees and ecology

- Ecological impact of the development
- Impact on trees
- Impact upon Metropolitan Open Land

5.4 A signed petition with 24 signatures has been submitted in objection.

5.5 The following local groups/societies made representations:

Highgate CAAC

- Loss of green space
- Impact on the conservation area
- Impact on access from delivery vans
- Impact on neighbouring listed buildings
- Impact on Metropolitan Open Land
- Impact on neighbouring amenity from use of terraces
- Intensification of vehicles
- Inadequate Fire brigade access

The Highgate Society

- Overdevelopment of the site
- Lack of soft landscaping
- Concerns regarding access
- Parking and congestion
- Impact of refuse collection
- Loss of garden land
- No disabled parking space
- No consultation prior to submission of application
- Right of way issues
- No daylighting study provided
- Non-compliance with the Highgate Neighbourhood Plan
- Inadequate Fire brigade access
- Impact on neighbouring listed buildings

The Twentieth Century Society

- The Society considers that the verdant and open character of the conservation area, the slope of the site and the designation of the buildings at the highest possible grade contribute to the extreme sensitivity of the setting – bearing in mind that the garages and the grounds of Highpoint form part of the listing and lie directly adjacent to the site in question.
- By virtue of its height and massing, we consider the proposed development would cause harm to the setting of both listed buildings and the conservation area, which is a designated asset in its own right. This is counter to Policy SP12 in the local plan which states that ‘The Council shall ensure the conservation of the historic significance of Haringey’s heritage assets, their setting, and the wider historic environment’. The NPPF paragraph 132 also requires convincing justification, and we do not consider that justification given here can sufficiently outweigh the harm

5.6 The following issues raised by third parties are not material planning considerations:

- Loss of a private view
- Land ownership and rights of access are a civil matter.
- Rights of way - is a private legal matter between the relevant parties, and is not a material consideration in the determination of this application. An informative is added in respect of this matter.
- No consultation prior to submission of application. – [Officer note: There is no statutory requirement for the applicant to consult prior to submitting an application].

5.1 The following Councillors made representations:

Application called in by Cllr Morris

6 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of the Development;
- Design and appearance;
- Impact on the conservation area/ setting of Listed Building;
- Quality and mix of proposed accommodation;
- Impact on neighbouring amenity;
- Traffic, parking, access and sustainable transport;
- Waste and recycling; and
- Trees and ecology.

Principle of the Development

Delivery of new housing

- 6.2 Government policy as set out in the NPPF requires Local Planning Authorities to significantly boost the supply of housing (para.47) Para. 49 of the NPPF states that “Housing applications should be considered in the context of the presumption in favour of sustainable development”.
- 6.3 The principle of additional housing is supported by the London Plan (2016) Policies 3.3 ‘Increasing Housing Supply’ and 3.4 ‘Optimising Housing Potential’. It is also supported by Haringey’s Local Plan Policy SP2 ‘Housing’.
- 6.4 Policy SP2 states that the Council will seek to ensure a mix of dwelling sizes arising from development and recognises that there is a lack of family sized housing in the Borough. The Haringey Local has a target of 19,820 dwellings between 2011 and 2026.
- 6.5 Policy SC1 of the Highgate Neighbourhood Plan (HNP) (2017) states that the Plan will help to facilitate delivery of a minimum of 300 net additional housing units in Highgate up to 2026. It states that planning applications for new residential development (including conversions) will be required to demonstrate how they are contributing towards a range of housing types and tenures to meet the identified needs of the Plan area and help achieve a balanced, inclusive and sustainable community.

- 6.6 The proposal involves the creation of additional residential units (net addition of 6) on this site including a mixture of smaller 2 bedroom units and larger 3 bedroom/ family sized units.

Density

- 6.7 London Plan Policy 3.4 seeks to optimise housing output from development by applying the sustainable residential quality density matrix at Table 3.2 of the London Plan.
- 6.8 The application site area is 0.1 hectares and it has a public transport accessibility level (PTAL) score of 3 indicating moderate level of public transport accessibility. Within the definitions of the London Plan density matrix, the site is considered to have an urban setting. The density matrix ranges for urban setting sites with a PTAL 3 is 200-450 habitable rooms per hectare. The proposal, taken as a whole, equates to a density of approximately 80 units per hectare and 335 habitable rooms per hectare and is therefore considered acceptable and in accordance with policy.

Affordable housing

- 6.9 Given the scale of the development, comprising of 8 units and its combined gross floor space of under 1,000 square metres, the scheme is not required to provide affordable housing.
- 6.10 It is important to point out that in November 2014 a ministerial statement directed all councils in England not to apply affordable housing contributions or any other tariff style contributions for sites of 10 homes or less. The reason given was to support small-scale housebuilders. This now means that LPAs cannot ask for affordable housing/ contributions on such small sites.

Infill/ backland development

- 6.11 Adopted policy DM7 ' Development on Infill, Backland and Garden Land Sites' in meeting the design expectations of Policies DM1 and DM2, requires development proposals for infill sites to have at least one street frontage or be ancillary to the host dwelling and the adjacent houses/terraces. Such criteria (listed a. to g. below) and others are met here. Similarly, Policy DH10 of the HNP continues this approach stating that there will be a presumption against the loss of garden land in line with higher level policies.
- a. Relate appropriately and sensitively to the surrounding area as well as the established street scene, ensuring good access and where possible, retaining existing through routes;
 - b. Provide a site specific and creative response to the built and natural features of the area;

- c. Where appropriate, repair or re-provide street frontages and provide additional passive surveillance and increased security;
 - d. Safeguard privacy, amenity, and ensure no loss of security for adjoining houses and rear gardens;
 - e. Retain and provide adequate amenity space for existing and new occupants; f. Incorporate at least one street frontage or be ancillary to the host dwelling and the adjacent houses/terraces; and
 - g. Not result in 'gated' developments that prevent access which would normally be provided by a publicly accessible street.
- 6.12 It is noted that concerns have been raised in the representations received about the loss of garden land and impact on designated open space. The site is however not located within an area of local green space, as designated in the HNP. It is accepted that the development does build on an area of garden within the site, however this in itself does not automatically preclude development. Rather Policy DM7 permits it subject to specific requirements and the specific nature of the site. The current layout on site and previously approved plan is material.
- 6.13 Concerns are also raised about the impact on Metropolitan Open Land (MOL). The site here is however not immediately next to MOL. Rather the end of the garden to Highpoint, further west (approximately 50 metres away), marks the boundary of the MOL. It is accepted that the MOL and the extensive gardens of Highpoint are particularly important to the character of the area. The proposed building and its siting however do not have an intrusive impact on the setting of the open land/ MOL to the west.
- 6.14 A very large proportion of the site here is already covered by either buildings or hard surfacing and as such is previously developed land. The site is also heavily screened by the existing large substation and thick vegetation adjacent to the western boundary. The proposed new built form will be similarly screened by these features.
- 6.15 While mindful of the nearby MOL and gardens of Highpoint, the current site and the immediate area surrounding this site is one of tight urban development. Purpose-built apartment buildings are particularly evident in this immediate locality. The current nature of the site with two dwellings and extensive hard surfacing, as well as the previous consent for a third house on the site means that there are very specific site circumstances to allow such a development. Officers view that the clear visual break between the two different land uses is maintained here, and that the proposed building and its siting does not have an intrusive impact on the setting of the garden land/ MOL to the west.
- 6.16 The principle of development is therefore considered to be acceptable, subject to satisfying other policy objectives as discussed below.

Design and appearance

- 6.17 Policy 3.5 of the London Plan (2016) requires housing development to be of the highest quality; policies 7.1, 7.4, 7.5 and 7.6 states that development should make a positive contribution to the local character, public realm and streetscape. It should incorporate the highest quality materials and design appropriate to its context.
- 6.18 Policy SP11 requires development to enhance and enrich Haringey's built environment. DM policy DM1 also requires development proposals to respect their surroundings while Policy DM9 requires the conservation of the historic significance of Haringey's heritage assets. DM1 and DM2
- 6.19 Built development on this side of North Road is characterised by a mix of building types in a variety of styles and finishes that largely reflect the historical development of the locality. As there is no overriding homogeneity in character/ local vernacular style, the site is site capable of accommodating a different building type, also taking advantage of its end of street location and differences in ground levels.
- 6.20 A good quality contemporary building is generally seen as an appropriate architectural response for new buildings, even within conservation areas, rather than a mock or pastiche of an earlier architectural style. In this case, the proposed dwelling will not compete or undermine the traditional architectural styles found within the immediate locality.
- 6.21 The scale, design and appearance of the building have been subject of pre-application discussions and amendments have been made during the course of assessing the application. It is acknowledged that the scale of the building would result in larger buildings than those currently on site, however the new development responds to its context in a number of ways and as such is considered acceptable.
- 6.22 Similar to the extant permission for two dwellings, the proposal would continue the established frontage of the street along North Road. The building's width facing onto North Road would be 12m wide; the same as previously approved. The first floor parapet would be higher than the eaves of the substation building next-door, however the building's absolute height would be below the ridge of the substation.
- 6.23 Specifically, the proposal is 1.5m lower than the substation. The scheme also retains a 6m gap between the proposed building and the neighbouring substation, as such maintaining a sense of openness and separation between buildings. Given also the range of building heights and the varying ground levels on this section of North Road, the proposed development is not out of keeping with the pattern of development and character of the area.

- 6.24 The proposed building would be up to 3 storeys in height with the third floor set back. It would have an L shaped footprint and will sit in a similar but larger footprint to the existing buildings on site.
- 6.25 The purposeful breakup of the building and use of a recessed top floor prevents the building from appearing overly dominant. The top floor would be more lightweight in appearance than an extra floor build in brick and would feature a different treatment from the main form of the building. As such, this has a recessive relationship in relation to the floors below, and limits the perceived bulk.
- 6.26 The proposal is of contemporary design, with distinctive buff brick and contrasting dark cladding material as well as large areas of glazing. Notwithstanding the submitted information, a condition is recommended to ensure that physical samples be submitted for further consideration of the appropriateness of the appearance and quality of the materials.
- 6.27 A Sedum green roof is also proposed to the roof tops, which will help soften and integrate the building into its surrounding, further details of which are also to be secured by way of a planning condition.
- 6.28 As already pointed out the building will be largely screened from view along North Road by the existing substation and by the thick vegetation adjacent to the western boundary of the site.
- 6.29 Subject to the conditions mentioned above, it is considered that the external appearance and design of the building together with the proposed landscaping along the perimeters of the site will achieve a scheme of high quality design sensitive to its surroundings.

Impact on the conservation area/ setting of Listed Building

- 6.30 The Legal Position on impacts on heritage assets is as follows, and Section 72(1) of the Listed Buildings Act 1990 provides: "In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area." Among the provisions referred to in subsection (2) are "the planning Acts".
- 6.31 The Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council case tells us that "Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable

importance and weight” when the decision-maker carries out the balancing exercise.”

- 6.32 The Queen (on the application of The Forge Field Society) v Sevenoaks District Council says that the duties in Sections 66 and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving the settings of listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in Barnwell, it has now been firmly dispelled. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area, it must give that harm considerable importance and weight. This does not mean that an authority’s assessment of likely harm to the setting of a listed building or to a conservation area is other than a matter for its own planning judgment. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasized in Barnwell, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.
- 6.33 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit to each element needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given "considerable importance and weight" in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.
- 6.34 The main issue is the effect of the proposal on the character and appearance of Highgate Conservation Area and the settings of the nearby Listed Buildings (grade I listed Highpoint 1 & 2 and the grade II listed St Michael’s Primary School).
- 6.35 The Highgate Conservation Area ‘Character Appraisal and Management Plan’, adopted in December 2013 is relevant, as is the more recent Highgate Neighbourhood Plan (HNP), which was adopted in July 2017 and now forms part of the development plan framework for the area. Of key relevance are policies DH1 and DH2 which are consistent with the above wider policy framework.

- 6.36 As highlighted in relation to the previously approved scheme, the existing buildings on site are of no architectural or historic significance, and as such the principle of demolition is considered acceptable. There is nothing in the 'Character Appraisal and Management Plan' in relation to the site.
- 6.37 As pointed out by the Council's Conservation Officer given the location of the site in between the substation and the vegetation along the boundary the building's visibility is considered to be limited. As discussed above the proposed building would be essentially modern in design but importantly subservient to the adjacent buildings and acceptable in street context. The design is of a high quality that would add a contemporary building to this part of the conservation area, in keeping with Highgate's tradition of eclectic modernist buildings.

Setting of listed building

- 6.38 The scheme would not impact on the setting/ views of the nearby listed buildings.
- 6.39 It is pointed out that the pool house associated with Highpoint (curtilage listed) which lies to the west is separated from the site by the continuous group of trees along the boundary.
- 6.40 The building would be visible from the nearby listed School, but would remain relatively subservient and is not considered to be impacted upon. An illustrative photomontage was provided from the footpath to the south of St Michael's School to show that the presence of the building would be relatively low in views from public vantage points and that it would blend in with its surrounding given the use of brick. The presence of vegetation and boundary treatments would also serve to partly screen the building. Overall, it is considered that the development will not cause any harm to the setting of these listed buildings.

Impact on the conservation area

- 6.41 It is accepted that the proposed building at three storeys is bulkier than the current buildings on site and leads to some harm to the conservation area. However, given the relatively larger scale of the substation and other nearby buildings, this harm is considered to be less than substantial.
- 6.42 The proposed replacement building is of high quality and the third floor is proposed to be lighter in appearance (resembling a roof form) further mitigating its visual impact. As such the harm would be partly outweighed by the good design of the scheme.
- 6.43 Overall, the proposal is considered to cause "less than substantial harm" to the significance of the heritage asset, which in this case is a low order of magnitude. In line with paragraph 134 of the NPPF Officers have balanced this

against the public benefits of the scheme. The public benefit here would be achieved by delivering 8 residential units in a sustainable and accessible location and in a ward with very limited available land/ sites to provide additional housing capacity. There are also public benefits in terms of delivering a high quality scheme of an appropriate design response for this site, which would sufficiently preserve and in some ways enhance the character and appearance of the Conservation Area.

- 6.44 Consequently, Officers are satisfied that the statutory test and policy objectives outlined above are met.

Quality and mix of proposed accommodation;

- 6.45 In addition to the high quality design requirements of Policy DM1 of the Haringey Development Management DPD (2017), Policy DM12 of the DPD states that all new housing must be of a high quality. Policy 3.5 (Housing Standards) of the London Plan (2016) states that housing developments must be of a high-quality internally and externally. This policy also includes space standards for dwellings. The government's 2015 'Technical housing standards – nationally described space standard' (NDSS) is also relevant. The greater emphasis on securing high quality housing across London has been translated into Haringey Local Plan Policies SP2 and SP11.
- 6.46 All the proposed residential units would be flats and all of these meet the London Plan standards. The table above demonstrates that there would be a satisfactory mix of flats within the scheme. The proposal provides a mix of larger family sized 3 bedroom units and smaller 2 bedroom units.
- 6.47 In terms of amenity of future occupiers, the standard of accommodation and internal layout would be fit for purpose, with suitable internal circulation. A number of the flats would be particularly generous in size, and most would benefit from private amenity spaces/ roof terraces.
- 6.48 The units would all be dual aspect and would include adequate outlook and daylight with the general layout of the units appropriately stacked. It is noted that there would be restricted outlook to two bedroom windows/ and a secondary window to a living/ dining room to a ground floor unit (G03), due to the proximity of these windows to a boundary planter wall. However, a section of the building for this unit has been set further away from the boundary providing more outlook, and the size of the windows here in addition to their south facing aspect and the use of a planter wall would sufficiently compensate for this constraint.
- 6.49 The presence of two ground floor windows to unit G03 adjacent to the access way for cars entering the site is also noted, and is not ideal. However, taking into account that the movements of vehicles would be limited, the consequent effects on the living conditions to the occupiers of this flat is not significant enough to

justify refusal of the application. This unit of accommodation here would also be purchased in the knowledge of such an arrangement/ constraint.

- 6.50 Overall, the proposal is considered to provide a satisfactory quality and standard of accommodation for the future occupiers.

Impact on neighbouring amenity

- 6.51 London Plan 2015 Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Policy DM1 'Delivering High Quality Design' requires an appropriate protection of privacy to neighbouring properties.
- 6.52 The nearest residential properties to the proposed development are located within Northfield Hall (flats) and No 61 (a dwelling), to the east of the site. The proposed building would be set away a minimum of 10m from the eastern boundary at first floor level with the ground floor set 12.5m away. The top floor is further set in/ further away from this boundary.
- 6.53 Given the changes in levels with Northfield Hall/ No 61 located at a higher ground level than the host site, as well as the substantial mature trees along the eastern boundary, the scheme will not cause harm to the visual amenity/ outlook to these neighbouring occupiers.
- 6.54 Similarly, there is substantial screening by way of mature trees next to the western boundary of the site. As such, views through into the grounds of Highpoint would be substantially obscured and privacy would not be impacted upon unacceptably, particularly also given the communal nature of the Highpoint grounds.
- 6.55 The proposed site is over 50m away from Highpoint 2. The outlook/ aspect from the back of Highpoint is dominated by the extensive open and green communal garden. The building would largely be viewed obliquely with much of its bulk hidden by the neighbouring substation. Given the substantial distance between the development and its neighbours it is considered the proposal would have negligible impact on visual amenity of residents within Highpoint. As outlined above, the building will have a green roof which will serve to soften and integrate the building into its surroundings.
- 6.56 The proposed development, whilst in close proximity to the boundary with St Michael's does not comprise the privacy, safety or operations of the school. The upper floor windows on the southern elevation will be obscure glazed, preventing views into the school and its grounds. It is noted that concerns have been raised about impact on daylight to the school, however given the school is located directly to the south of the application site, as well as the backdrop of the

substation, there will be no impact on sunlight or significant loss of 'visible sky' as seen from the school buildings/ playground.

- 6.57 Given the constrained nature of the site and its proximity to this school site a Construction Management Plan will need to be submitted to allow the LPA to review measures to protect users of the school and pedestrians.
- 6.58 Third parties have raised concerns about light spillage, noise and air quality. Officers view that light spillage will not be significant mindful of the site's context. The site is within an urban area where there is street lighting and lights from other properties. The use of the site here to accommodate flats will not lead to a material increase in noise level, given the character of the immediate area and presence of other flats. Noise and air quality during construction can be managed with the submission of a construction management plan, which would seek to minimise disturbance to neighbouring residents.
- 6.59 It is noted that third parties have raised concerns in relation the comings and goings to the site. As part of the Transport Statement submitted as part of the application, a trip generation for a typical 12 hour period in the day (0700 – 1900) predicts that there will be 36 person trips per day, of which 4 will be vehicle arrivals and 4 departures. The statement also predicts 2 service trips every three days. The Council's Transportation team consider this to be reasonable and it is not considered that this would impact unacceptably upon the residential amenity of existing neighbouring occupiers within the locality over and above the residential nature of the existing site
- 6.60 Overall, it can be demonstrated that there will be no unacceptable harm to the living conditions of neighbouring residents and of the school next door. As such, the scheme is considered to be in accordance with policies outlined above.

Traffic, Parking, Access, Servicing and Sustainable Transport

- 6.61 Local Plan (2017) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DM Policy (2017) DM31 'Sustainable Transport'.
- 6.62 The application site falls within an area that has a medium Public Transport Accessibility Level of 3 and is within walking distance of the 145, 210, 214 and 271 bus routes, which run with a combined two-way frequency of 57 buses per hour. Furthermore, the site is within walking distance of Highgate underground station. It is likely that the potential occupants of the proposed residential unit would utilise sustainable modes of transport for some journeys to and from the site.

- 6.63 The development would make appropriate provision for on-site parking and the Council are satisfied that the existing access is suitable to serve the development. The amount of traffic generated would not have any material impact on highway safety.
- 6.64 Third parties have raised concerns that parking could be displaced outside the site onto the cul-de-sac. This is a privately managed road and as such is not a consideration to which any significant weight can be attached. The scheme meets the required parking standard, and any over-provision would undermine the use of more sustainable modes of transport. A condition is imposed to ensure the car parking spaces and cycle parking is provided on site and maintained thereafter before first occupation of the building.
- 6.65 There is adequate space within the site for vehicles to manoeuvre / turn. This is reflected in the swept path analysis and comments from the Council's Transportation Officer. As per the amended plans one disabled parking space would be provided on site close to the building.
- 6.66 The London Fire Brigade has been consulted as part of the application and the submission of further details in relation to access and swept paths has subsequently been provided. They consider that it would be possible for a fire tender to access North Road and turn in order to exit in a forward gear. In addition, subject to the provision of dry risers to the front of each flatted entrance, the proposal would allow for vehicle access to a pump appliance within 45m of all points within each dwelling. The applicant has confirmed this can be provided. Therefore, the proposal would be in accordance with the guidance provided in Section 16 of 'Approved Document B' volume 2 of Building Regulations.
- 6.67 From the Council's Transport Team viewpoint, it does appear possible from the swept path plots provided that a Fire appliance can access the front of the site, and the Fire Brigade also advise that a sprinkler system could be utilised if this access concern cannot be addressed. However, there will need to be further dialogue between the applicant, Fire Brigade and the Council's Building Control team to agree that optimum arrangements for the development in terms of Fire protection. The development would need to meet Building Regulation in this respect or it could not be lawfully occupied.
- 6.68 The applicant/developer has also submitted a comprehensive Construction Management Plan (CMP) as part of the submission. The Council's Transport Team have assessed the details and whilst the construction of development would need to be carefully and sensitively managed, showing that all deliveries to the site will be timed to arrive out of peak traffic hours both AM and PM. The draft details that have been provided are considered acceptable. Nevertheless, a pre-commencement condition relating to the submission of a final Construction Management and Logistics Plan is considered appropriate in this instance. It is

also noted that a comprehensive Construction Management Plan as part of extant permission HGY/2015/3796 was considered acceptable and has been discharged under reference HGY/2018/0979.

- 6.69 The submitted detail shows that access for pedestrians and vehicles will be maintained at all times and the overall construction vehicle movement numbers would be low ensuring that disruption to traffic and pedestrians on North Road and the roads surrounding the site is minimised. The developer will also be required to be part of the Considerate Constructors Scheme (CCS) and provide the necessary details to the LPA, as secured by way of a planning condition.

Waste and Recycling

- 6.70 London Plan Policy 5.16 indicates the Mayor is committed to reducing waste and facilitating a step change in the way in which waste is managed. Local Plan Policy SP6 Waste and Recycling and DPD Policy DM4., requires development proposals make adequate provision for waste and recycling storage and collection.
- 6.71 The Council's Waste Management Team have been consulted and raised no objection with the refuse collection arrangements and vehicular movement over and above the existing site circumstances. Further details of the bin enclosure will be required to be submitted to the LPA, as secured by way of a condition.

Trees and ecology

Impact on trees

- 6.72 The supporting text to Local Plan 2017 Policy SP13 recognises, "trees play a significant role in improving environmental conditions and people's quality of life", where the policy in general seeks the protection, management and maintenance of existing trees. Policy SO4.4 of the HNP seeks to 'protect and enhance the area's village character through conservation of its natural features, including trees' while policy OS2 of the HNP states that there should be no net loss of trees of as a result of development and pro rata replacement will be expected.
- 6.73 A 'Tree Survey, Arboricultural Impact Assessment & Method Statement' was submitted with the application as with the 2015 application, in which consent has been given for the removal of a number of trees. The onsite trees are a mixture of small scale ornamental trees of limited/ curtailed amenity value with one of poor form and limited future growth potential (T10).
- 6.74 New planting and landscaping is proposed as highlighted in the Tree Survey document, in specific proposing planting along the boundaries of the site. Light standard nursery stock trees are proposed to replace trees T1, T2 and T5, and T9 is to be retained.

- 6.75 Prior to site work commencing protective barrier fencing and site hoarding will be placed on site to exclude onsite trees crowns and root protection area from demolition and construction activities as well as offsite trees. The measures outlined in the 'Arboricultural Impact Assessment & Method Statement' are comprehensive. The instillation of protective fencing and site hoarding will be secured by the imposition of a planning condition.
- 6.76 Given the limited quality of the trees to be removed on site and replacement proposed the scheme is considered acceptable and accordance with the above policies.

Impact on ecology

- 6.77 Third parties have raised concerns in terms of the proposals impact upon bats and other protected wildlife. The site does not form part of an area highlighted as an ecologically valuable site or an ecological corridor. Furthermore, the site is not an intrinsically dark landscape as there are existing residential properties on the site as well to the east of the site, where there is associated light coming from existing windows of neighbouring properties as well as lighting from St Michael's School.
- 6.78 Mindful of this and the nature of the structures currently on site, the site has limited potential to support a bat population/ habitat. It is accepted that the trees within the adjoining grounds of Highpoint may provide a foraging habitat for bats. However, the proposal would not resulting in the removal of these trees and therefore such a foraging routes through and next to the grounds of Highpoint and the adjoining MOL would not be affected here.

Conclusion

- 6.79 The proposed redevelopment of the site would add a contemporary building to this part of the conservation area, in keeping with Highgate's tradition of eclectic modernist buildings. The scheme would not affect the setting of nearby listed buildings and whilst the proposal would cause "less than substantial harm" to the significance of the heritage asset, this would be outweighed by the high quality design of the proposal and the public benefits of the delivery of 8 residential units.
- 6.80 Although the scheme would result in a larger building than those currently on site, the proposal responds to its context and is of acceptable density and provides an acceptable quality of accommodation for future occupiers. The scheme delivers 8 residential units of an acceptable mix in a sustainable and accessible location and in a ward with very limited available land/ sites to provide additional housing capacity.

- 6.81 The layout and orientation of the buildings and separation distances to neighbouring properties are considered to be satisfactory to protect the amenities of the neighbouring occupier.
- 6.82 The development makes appropriate provision for on-site parking and the Council are satisfied that the existing access is suitable to serve the development. The amount of traffic generated would not have any material effect on highway safety.
- 6.83 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7 CIL

- 7.1 Based on the information given on the plans, the Mayoral CIL charge will be £42,145.39 (948.9 sqm x £35 x 1.269) and the Haringey CIL charge will be £273,586.85 (948.9 sqm x £265 x 1.088). This will be collected by Haringey after/should the scheme is/be 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.

8.0 RECOMMENDATIONS

GRANT PLANNING PERMISSION subject to,

254_EE_01 Rev P2, 254_EE_02 Rev P2, 254_EX_01 Rev P2, 254_GA_03 Rev P3, 254_S_01 Rev P2, 254_S_02 Rev P2, 15246/A2_AIA_Rev.B, 254_GE_01 Rev P4, 254_GE_02 Rev P5, 254_GA_01 Rev P6, 254_GA_02 Rev P6, 254_GA_03 Rev P3, 254_GS_01 Rev P3, 254_GA_00 Rev P12, SK02 Rev 01, TR16 Rev P1 & Tree Survey Arboricultural Impact Assessment & Method Statement, T&PPB6533R001F0.2 Rev 0.1 dated 05 December 2017, PB6533 TR15a, PB6533 TR15b, PB6533 TR15c, Energy Strategy dated July 2017, Heritage statement AH355/1 dated December 2015, Car Park Beat Survey Review dated 22nd January 2018, Schedule of Traffic Movement dated 11/04/2018 & Construction Management Plan Rev B dated 15th January 2018.

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 approved plans comprise drawing nos: 254_EE_01 Rev P2, 254_EE_02 Rev P2, 254_EX_01 Rev P2, 254_GA_03 Rev P3, 254_S_01 Rev P2, 254_S_02 Rev P2, 15246/A2_AIA_Rev.B, 254_GE_01 Rev P4, 254_GE_02 Rev P5, 254_GA_01 Rev P6, 254_GA_02 Rev P6, 254_GA_03 Rev P3, 254_GS_01 Rev P3, 254_GA_00 Rev P12, SK02 Rev 01, TR16 Rev P1 & Tree Survey Arboricultural Impact Assessment & Method Statement, T&PPB6533R001F0.2 Rev 0.1 dated 05 December 2017, PB6533 TR15a, PB6533 TR15b, PB6533 TR15c, Energy Strategy dated July 2017, Heritage statement AH355/1 dated December 2015, Car Park Beat Survey Review dated 22nd January 2018, Schedule of Traffic Movement dated 11/04/2018 & Construction Management Plan Rev B dated 15th January 2018. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

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 external 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 ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017

4. Notwithstanding the submitted details, further details of a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The scheme shall include the following details:
 - a) replacement tree planting their location, species and size;
 - b) soft plantings;
 - c) hard landscaping: including ground surfaces, kerbs, edges;
 - d) any other landscaping features forming part of the scheme;
 - e) green roofs.

All landscaping in accordance with the approved scheme shall be completed/planted during the first planting season following practical completion of the building hereby approved. The landscaping and tree planting shall have a two year maintenance/watering provision following planting and any trees or

shrubs which die within five years of completion of the development shall be replaced with the same species or with an alternative agreed in writing by the Local Planning Authority.

Reason: In order for the Local Planning 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.

5. Notwithstanding the approved plans details of the design of the refuse and recycling bins enclosure and cycle storage enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved and shall be maintained as such thereafter.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

6. No lights, meter boxes, flues, vents or pipes, telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed to the external faces of the building other than as shown in the plans hereby approved without the prior approval in writing of the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

7. Before the first occupation of the building hereby permitted the window openings on the southern elevation at first and second floor level shall only be glazed or re-glazed with obscure glazing and any opening part of the windows shall be at least 1.7m above the floor of the rooms in question.

Reason: To safeguard the amenities of neighbouring properties consistent with Policy 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

8. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

9. No development shall take place until details of a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) is submitted to and approved in writing by the Local Planning Authority. In specific, the plans shall include details/ measures to address the following:
- a) a programme of works with specific information on the timing of deliveries to the site to minimise disruption to traffic and pedestrians on North Road, in specific including St Michaels's School, as well as users of the nearby garages on North Road,
 - b) details of any vehicle holding area;
 - c) details of the vehicle call up procedure;
 - d) location of temporary hoarding, storage buildings, compounds, construction material and plant storage areas used during construction;
 - e) details of wheel washing and measures to prevent mud and dust on the highway during demolition and construction.

Thereafter, the approved plans shall be fully implemented and adhered to during the construction phase of the development.

Reason: To ensure that the construction of the development does not unduly impact on the amenities of the existing occupiers of the properties on the site.

10. No development shall take place until such time as the lead contractor, or the site, is signed to the national Considerate Constructors Scheme and its published Code of Considerate Practice, and the details of (i) the membership, (ii) contact details, (iii) working hours as stipulated under the Control of Pollution Act 1974, and (iv) Certificate of Compliance, are clearly displayed on the site so that they can be easily read by passing members of the public, and shall thereafter be maintained on display throughout the duration of the works forming the subject of this permission.

Reason: To ensure that the construction of the development does not unduly impact on the amenities of the existing occupiers of the properties on the site.

11. All works associated with this development shall be undertaken in accordance with the detail as specified in the Arboricultural Impact Assessment. In specific the erection of fencing for the protection of retained trees shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus

materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition.

Reason: In order to ensure the safety and well being of the trees within the site during constructional works that are to remain after works are completed consistent with Policy 7.21 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

12. The development hereby permitted shall be constructed to the specifications of: "Part M, M4 (2), Category 2: Accessible and Adaptable Dwellings" of the Building Regulations 2013 and thereafter retained in that form.

Reason: To ensure that the development is capable of meeting 'Accessible and Adaptable Dwellings' standards.

Informatives:

INFORMATIVE: CIL Based on the information given on the plans, the Mayoral CIL charge will be £42,145.39 (948.9 sqm x £35 x 1.269) and the Haringey CIL charge will be £273,586.85 (948.9 sqm x £265 x 1.088). This will be collected by Haringey after/should the scheme is/be 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.

INFORMATIVE: Hours of Construction Work: The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

- 8.00am - 6.00pm Monday to Friday
- 8.00am - 1.00pm Saturday
- and not at all on Sundays and Bank Holidays.

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

INFORMATIVE: Land Ownership

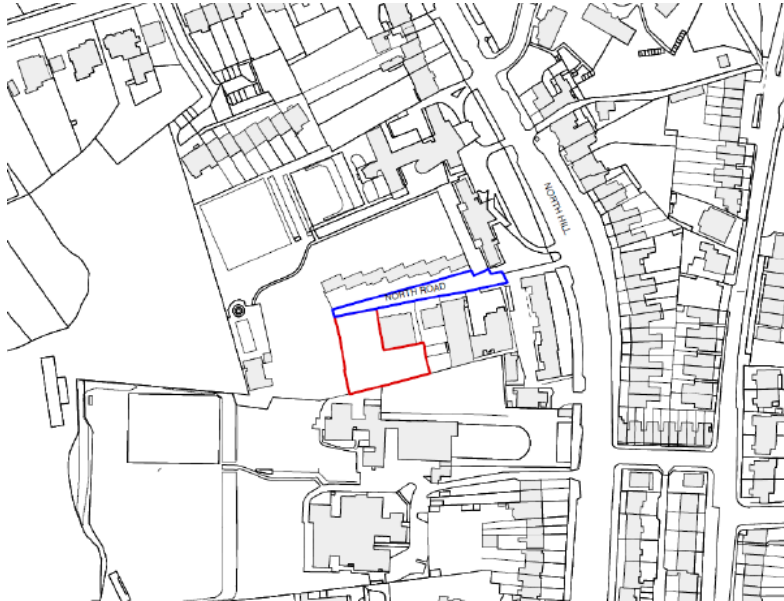
The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

INFORMATIVE: Other restrictions

The grant of a permission does not relieve the applicant/developer of the necessity of complying with any local Acts, Regulations, Building By-laws, private legislation, and general statutory provisions in force in the area or modify or affect any personal or restrictive covenants, easements etc., applying to or affecting

either the land to which the permission relates or any other land or the rights or any person(s) or authority(s) entitled to benefit thereof or holding an interest in the property.

Appendix 1: Plans and Images



Site Location Plan



Aerial view of site



Site Photo – frontage of current building on site



Site Photo – Building to rear of site



Site Photo –access road



Visual of previously approved scheme



Visual of current scheme



Site Layout Plan/ Ground floor



id East Elevation
1200 @ A3



Inner and western elevation

Appendix 2

LBH Conservation Officer

Given the location of the site, in between the electric substation and the vegetation along the pool, the building's visibility is considered to be limited. It will replace a building with limited quality and would not block any views of the grade I listed buildings. As such, the building is considered to have no impact on the setting of Highpoint. The building would be visible from the listed School, but would remain relatively subservient and would not be considered to have any impact on it. Therefore the development is not considered to cause any harm to the setting of the listed buildings.

The scale of the building within the quiet cul-de-sac is considered to have some impact on the Highgate conservation area. At three storeys, it is perhaps bulkier than ideal and would be considered to cause some harm to the conservation area. However, given the relatively larger scale of the sub-station and other buildings, this harm would be considered less than substantial.

Whilst the third floor is not ideal, it is similar to that approved previously and would replace a building that currently makes no contribution to the conservation area. The proposed design is of high quality and the third floor is proposed to be light in appearance further mitigating its visual impact. As such the harm would be partly outweighed by the good design of the scheme. Further public benefits should be assessed to ensure that the less than substantial harm is entirely outweighed.

In coming to this conclusion great weight has been given to the desirability of preserving the setting, character and appearance of the designated heritage assets.

Appendix 3

London Fire and Emergency Planning Authority:

We are of the opinion that 100m to an inlet point of a dry rising fire main is not a suitable arrangement. This would require at least 10 lengths of hose to be laid out and charged with water before crews could use the dry riser. This is normally achieved with 2 lengths over 18m. The distance to carry equipment to the base of the stairs also exceeds the distance permitted by guidance.

The requirement to provide appliance access appears to have been demonstrated via the appliance tracking plan but we would have concerns regarding the management and availability of this access route. It would be our usual expectation that the access road is hatched and parking controlled in order to ensure that the route is available at all material times and access to any provided fire mains should be within 18m.

In light of the items discussed above, an automatic water suppression system may provide a measure of mitigation. Any proposed systems should fully comply with either BS 9251:2014, '*Fire sprinkler systems for domestic and residential occupancies. Code of practice.*' or BS8458-1:2015, '*Fixed fire protection systems. Residential and domestic watermist systems. Code of practice for design and installation.*'. The guidance provided in BS9991:2015 indicates that where a fire suppression system is provided then the distance between the appliance and any point within the house or flat may be up to 75m (instead of 45m), for the case where there is a floor more than 4.5 m above ground level.

It would also be our usual expectation that a water hydrant be provided within 90m of any dry fire main inlets.