

**REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

**Reference No:** HGY/2008/2339

**Ward:** Muswell Hill

**Date received:** 05/12/2008

**Last amended date:** N / A

**Drawing number of plans:** Unnumbered drawings.

**Address:** 1 Connaught Gardens N10

**Proposal:** Demolition of detached single family house and erection of new two storey dwellinghouse with rooms in the roofspace and at basement level (AMENDED DESCRIPTION)

**Existing Use:** Residential

**Proposed Use:** Residential

**Applicant:** Mrs Margaret & Dr Ben Lloyd

**Ownership:** Private

**PLANNING DESIGNATIONS**

Road Network: Borough Road

**Officer contact:** Matthew Gunning

**RECOMMENDATION**

GRANT PERMISSION subject to conditions

**SITE AND SURROUNDINGS**

The subject property is a two storey detached property with a bay frontage located at the top of Connaught Gardens opposite a right angle turn on this residential road. While the property is detached it is similar in form, design and appearance to the semi-detached properties which represent the most common building form along Connaught Gardens. The properties on Connaught Gardens are of the 'Arts and Crafts' style and form a harmonious streetscape of mainly semi-detached houses. The first and largest phase of development of Connaught Gardens took place between 1908 and 1911 with a second (smaller) phase of development taking place in the inter-war period.

The subject property and the rest of Connaught Gardens do not fall within a conservation area. Connaught Gardens slopes from west to east and as a result the eaves line and roof ridge line of the subject property sits approximately 0.8m higher than that of No 3. The subject property, along with the other properties on this road, have small front garden areas which are contained behind a combination of walling, hedging and vegetation.

The subject property adjoins Queens Wood along its western and southern boundaries. Queens Wood is an area of ancient woodland and is designated as a Local Nature Reserve and as an Ecologically Valuable Site of Metropolitan Importance. Immediately to the front of the No 1 there is a pedestrian entrance to Queens Wood.

## **PLANNING HISTORY**

HGY/2008/0199 - Demolition of existing dwellinghouse and erection of new 3 storey dwellinghouse with rooms at basement level. – Withdrawn 18-03-08

HGY/2008/1590- Demolition of detached single family house and erection of new 3 storey dwellinghouse with rooms in basement. – Withdrawn 03-10-08

## **DETAILS OF PROPOSAL**

The proposal is for the demolition of the existing detached dwelling and the erection of a new two storey dwellinghouse with rooms in the roofspace and at basement level

## **CONSULTATION**

Ward Councillors  
Building Control  
Transportation  
Friends of Queens Wood  
1-12 (c), Eveline Court  
4-28 (e) Connaught Gardens  
3-37 (o) Connaught Gardens  
53-77 (o) Onslow Gardens  
74-82 (e) Onslow Gardens  
12 Teresa Walk  
12 Rockfiled Avenue  
80 Cranley Gardens  
60 Muswell Hill Road  
29b, 36, 47 Onslow Gardens  
10, 51, 61, 67, 69, 71, 74 Woodland Rise  
7, 14, 16, 52, 69, 75, 86 Woodland Gardens  
LFEPA

## RESPONSES

London Fire and Emergency Planning Authority – The Brigade is satisfied with the proposal subject to compliance with the fundamental requirements of Approved Document B of current Building Regulations upon completion of works, and compliance with the Regulatory Reform (Fire Safety) Order 2005 upon completion.

Muswell Hill and Fortis Green Association - object to this on the following grounds:

1. The proposed new house which includes a full basement and large roof storey, is in effect a 4-storey house and far bulkier than the existing property. The footprint is increased and a considerable area of the green space of the garden is lost.
2. The front elevation is to some extent in keeping with neighbouring houses but the brickwork is to be red rather than brown and window frames clad in aluminium---such differences in materials will be very apparent and render meaningless any attempt to "blend in". The very different and modern character of the rear and side elevations produces a hybrid building which on its own terms is architecturally very unsatisfactory.
3. The photomontage of the front elevation is misleading as the large side roof dormers are not shown. They will be very conspicuous in reality. The relationship between the proposed rear elevation and the adjacent property is not shown.
4. Suggested benefits from energy saving measures are insufficiently described and in any case would be offset by the energy expended in demolition and rebuilding.

The proposed building constitutes overdevelopment and would be detrimental to the existing character of the local area by reason of its size and bulk and because of its compromise design solution. Because of its bulk and prominence it would be detrimental to the amenity of users of Queens Wood at the rear

Friends of Queens Wood – Wish to oppose this application because the new development provides no benefit to the wood, but will overlook it, the basement appears to encroach permanently on the public space and because access to the wood from Connaught Gardens will be difficult or impossible during the construction works. The 'Friends' group do not consider that the land of the Wood should be used as part of the site for construction. In addition they object to the proposal on the grounds of its effects on the ecology and recreational amenity of the Wood and to the use of the wood by the developer.

Local Residents - Letters of objection have been received from the residents of the following properties: No's 4, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 21, 22, 23, 25, 26, 27, 32, 35, 37, 39, 43, 51, 63, 67, 69, 73, 80 Connaught Gardens; No 2 Connaught Grange; No's 7, 19a, 29b, 43, 65, 67, 71, 73, 74, 75, 80 Onslow Gardens; No's 19, 20, 25, 30a, 45, 58, 61, 67, 69, 71, 74, 78 Woodland Rise; No 12 Rookfield Avenue; No's 7, 19, 66, 76, 92, 100 Muswell Hill Road; No 11 Eveline Court; No's 8, 13, 14, 16, 24, 29, 38, 69a, 70, 79, 86 Woodland Gardens

& No 5 Cranley Gardens .The objections raised are summarised under the following headings:

### Principle

- The proposal is an unnecessary demolition of a perfectly good Edwardian house - overriding objection is to the destruction of the perfectly good existing property which could be renovated;
- Proposal would ruin the harmonious Edwardian streetscape, architectural integrity and character of the area;
- The house is in a unique position, being at the entrance to the ancient wood and as such should be kept;
- The developers' arguments about energy saving are unconvincing, since demolition of the existing house and construction of a new one would involve a huge expenditure of unnecessary energy;
- Older properties of this nature can be made more energy efficient as a new one, using the latest energy-saving technology;
- The property could be easily thermally upgraded;
- Proposal cannot be justifiable from an ecological perspective;
- A refurbishment would be more eco-friendly and would avoid alteration to the appearance of the building;
- Proposal would set a precedent for other such development;
- The fact that the area is being considered to be a Conservation Area should be taken into consideration;
- Area has a historic character which should be preserved;

### Bulk & Design

- The proposal would be markedly out of keeping with the surrounding Arts and Crafts houses;
- The replacement house would be an eyesore given its prominent position;
- The newness of the brick will always call attention to it;
- Proposed replacement is in effect a four storey house (three-storeys with a large basement);
- Huge side dormers will be visible from the street, and the rear and west dormers from the public open space of Queens Wood;
- Proposal is out of scale with neighbouring properties;
- The modern materials, and in particular the brick and wood, would have a jarring effect next to the existing housing stock;
- The placement of additional windows would make this house look very different from its neighbours;
- No guarantee that the actual new building will either bear any resemblance to the drawing or blend in with the rest of the street; - west elevation with its peculiar arrow slits and asymmetric windows, together with the large conservatory, are not going to blend in;
- New build would take many years to tone down its newness and the chosen bricks will never match the rest of the row;
- Footprint and volume of the house has been radically increased;

- The proposed replacement house purports to be a near "replica" in keeping with the neighbouring however the drawings show a huge loft;
- Construction of a massive concrete basement could cause flooding, hydrological problems and subsidence and create huge problems for neighbours;
- No provision for car parking which should be a consideration in a new build;
- Excessive hard surfacing of the rear garden;
- Dormer windows on the east and west roofslope should be reduced in size;
- Black bargeboard should be used to emphasise unity with neighbouring property;
- Roof slope/ angle should be the same as the existing;
- Windows on west side should be removed apart from reduced size dormer and velux windows;
- Basement has no windows or additional escape in case of fire;

#### Impact on Queens Wood

- Impact on Queens Wood is a nature reserve which contains many rare species of plants, animals & birds as well as a fox's earth only 10 metres from the proposed building site,
- Negative impact on the appearance of the area as seen by all users of Queens Wood;
- Impact of privacy of the adjacent public open space;
- The additional bulk of the house would dominate the entry to Queens Wood;
- Considerable inconvenience when accessing Queens Wood (skips, site huts, plant and labouring facilities, other container stored outside the site);
- Windows on the west elevation are likely to cause light pollution into Queens Wood;
- Unnecessary noise and disruption both to adjacent wildlife reserve;
- Building works should be carried out within the site and should not encroach onto MOL;

#### Impact on Residential Amenity

- Major disruption to public entrance to Queens Wood and to the road itself;
- Overlooking into neighbouring gardens;
- The period of demolition and rebuilding will seriously effect the traffic flow on Connaught Gardens and local roads;
- Impact on parking and traffic circulation; particularly at narrowest part of the road/ bend;
- Recent developments at the other end of Connaught Gardens have caused considerable disruption despite the road being much wider;
- Dust, mud and debris on the roads and footways,
- Loud noise from piling, hammering, drilling and reversing lorries;

- The Road surface of Onslow Gardens and Connaught Gardens are in desperate need of repair and resurfacing – the proposal will delay full repairs even further;
- Rear terrace would afford views over the woodlands.

## **RELEVANT PLANNING POLICY**

### Adopted Unitary Development Plan, 2006

G1 Environment  
 UDI Planning Statements  
 UD2 Sustainable Design and Construction  
 UD3 General Principles  
 UD4 Quality Design  
 UD7 Waste Storage  
 ENV3 Water Conservation  
 ENV9 Mitigating Climate Change: Energy Efficiency  
 ENV10 Mitigating Climate Change: Renewable Energy  
 M10 Parking for Development  
 OS2 Metropolitan Open Land  
 OS5 Development adjacent to Open Space  
 OS6 Ecologically valuable sites and their corridors  
 OS11 Biodiversity  
 OS17 Tree Protection, Tree Masses and Spines

### Supplementary Planning Guidance

SPG1a Design Guidance and Design Statements  
 'Housing' Supplementary Planning Document 2008  
 SPG4 Access for All – Mobility Standards  
 SPG5 Safety by Design  
 SPG8b Materials  
 SPG8d Biodiversity, Landscaping and Trees  
 SPG8e Light Pollution  
 SPG8g Ecological Impact Assessment  
 SPG9 Sustainability Statement

## **ANALYSIS/ASSESSMENT OF THE APPLICATION**

The main issues in respect of this application are considered to be (1) the principle of demolishing the existing house; (2) the design and form of the replacement dwelling; (3) its impact on the streetscene and character and appearance of the area; (5) impact on neighbouring residential amenity, (4) impact on Queens Wood and (5) Sustainability.

### Principle of Demolition

While the scale, bulk mass and design of the existing building is in keeping with the overall streetscene the property is not within a conservation area and as such

has no statutory protection. As such there is no measure of protection afforded against its demolition.

In accordance with Class A Part 31 of Schedule 2 to the Town and Country Planning (General Permitted Development Order) 1995 (demolition of buildings) and Circular 10/95, the demolition of the majority of residential properties is classed as permitted development. This is however, subject to acceptable demolition methods and restoration of the site. Refusing such an application on 'principle of demolition' in itself would be considered 'ultra vires' given the planning status of the application site.

While the application site is not located within a conservation area a formal application has been submitted to the Council on 27/11/08 requesting for Connaught Gardens, Onslow Gardens, Woodland Gardens, Woodland Rise, part of Cranley Gardens and Muswell Hill Road to be designated a conservation area.

In national planning policy guidance on Planning and Historic Environment (PPG15) paragraph 4.27 advises a general presumption in favour of retaining buildings, which are unlisted, but which make a "positive" contribution to the character or appearance of a conservation area. While the scale, bulk mass and design of the existing building is in keeping with the overall streetscene the proposal would only be viewed as having a "neutral" contribution to the area.

The strong level of objection to the demolition of the existing property as part of this application, and the two previous applications has been noted by Officers. In pre-application discussions between the applicant and the Planning Officer the principle of refurbishing the existing building has been encouraged and put forward as an option. Advice was also given on how the property could be extended under permitted development rights so as to create a dwelling for modern day living. The applicant has however decided to pursue a scheme for the demolition and rebuild and as such this is the scheme before Officers and the Planning Committee for determination.

The argument over refurbishment versus rebuild is noted as a strong objection from local residents. The factor to be considered is whether it is best to refurbish an existing building, retaining materials or to demolishing the existing building (a process in itself requiring additional energy) using more embodied energy for new materials, but with the possibility of achieving a more efficient building which through its operational life time would use less energy. However, refusing this application on energy efficiency ground would not be a strong enough reason in this instance bearing in mind national and local planning policy.

## Design & Form

The new building footprint and envelope will broadly match that of the existing building, apart from the new conservatory extension and larger side and rear dormers. The dormer windows to the side and rear have been increased in width and height to allow more headroom and light. The new side dormer on the roof elevation facing Queens Wood is further stepped back in comparison to the existing side dormer and as such will not be highly visible from the street. Both the side and rear dormers are considered subordinate features to the main bulk of the roof. It should be pointed out that under permitted development rights more substantial side and rear dormers could be erected if this property was to be refurbished. The conservatory to the rear will be 4m in depth and 6m in width and would be in accordance the parameters on householder permitted development (as amended from 1<sup>st</sup> October). The gap between the proposed replacement dwelling and No 3 will remain unchanged. The proposed replacement dwelling will have three chimney stacks which will sit in similar positions to the existing chimneys.

The replacement dwelling will be no higher than the existing building. The roof profiles as viewed from the street will largely reflect that of the existing property. The front elevation of the replacement dwelling has been articulated to reflect the arrangement and appearance of the existing property: an arrangement of a larger ground floor bay window with a smaller first floor bay window above with a gabled roof profile above this, as well as a recessed doorway and a transom window above this. The street elevation will have timber framed windows; details of which will have to be submitted to the Local Planning Authority.

A basement floor will be created below the footprint of the replacement dwelling, including beneath the proposed conservatory. This will accommodate a TV and playroom area, a utility room and storage areas. There will be no lightwells created to the front or rear of the property. It is noted that concern has been raised by local residents that piling for the construction of the basement will extend into the adjoining MOL land. Any encroachment onto MOL land or under the boundary line for the purpose of footings/ foundation will require a party wall agreement between the applicant and the Council.

As per the existing front elevation the replacement dwelling will use a mixture of render, brick (brick bond) with terracotta cladding on the gable feature. The roof will be tiled in clay roof tiles. While the approach to elevational treatment is considered acceptable, details of all materials will be reserved by condition. Officers would point out that a London stock brick would be considered more appropriate on the side and rear elevations; to reflect the brick colour of neighbouring property: No 3 and will require this as part of the details application. No information on the front boundary treatment has been submitted however it will be required (by way of a condition) that a front boundary wall is built of matching or reclaimed brickwork.

Overall the design and form of the building has been designed sensitively to reflect the design and appearance of the existing property, its relationship with the neighbouring properties and the character of the surrounding area. The proposal is considered to be in accordance with policies UD3 'General Principles' and UD4 'Quality Design' and SPG1a 'Design Guidance'.

#### Impact on the Streetscene

As discussed above the building form, detailing and materials associated with the proposal replacement building, as viewed from the street, is designed to be replicate that of the existing frontage and as such will be sensitive to distinctiveness and character of the street. As such the proposal is considered to be in accordance with policies UD3 'General Principles' and UD4 'Quality Design' and SPG1a 'Design Guidance'.

#### Impact on Neighbouring Residential Amenity

The proposed development has taken careful consideration in terms of its layout and design to ensure that the daylight, sunlight, privacy and amenity of neighbouring occupiers will not be adversely affected. Overlooking from the larger size rear dormer will be not be significantly greater than the existing level of outlook. The ground floor conservatory to the rear is stepped in the from the flank wall of the new dwelling, in addition to the width of the alleyway between No 1 and No 3, and as such will not adversely affect the daylight and sunlight to the ground floor windows of No 3. Overall the proposal will not adversely affect the amenities to the occupiers of neighbouring occupiers.

Concerns raised by local residents in respect of overlooking of Queens Wood are noted. While the proposed replacement dwelling incorporates additional glazing to that of the existing property the amount of glazing and the size of these window openings are modest. The Council would point out that the small vertical strip windows on the ground floor side elevation are at high level and as such would not lead to overlooking, in addition it is pointed out that the existing side dormer windows has clear glazing. The new dwelling will have two first floor side windows, one serving a landing and the other a secondary window to a study. In order to minimise overlooking it will be conditioned that these two first floor side windows be obscure glazed. As such it is considered that the proposal would not be detrimental to the privacy of people using the Wood.

#### Impact on Queens Wood

UDP Policies OS2, OS5 and OS6 seeks to protect areas of Metropolitan Open Land from inappropriate development on adjacent sites. Policy OS2 states that development close to any valuable open land boundary must be carefully designed in order that the open character of the land itself is not diminished. Land adjacent to open land forms part of the character and may affect the natural habitat of the open land. The boundary and any sense of enclosure created by adjacent development is a key component in defining the character of the open land and is important in defining views from and to the open land.

The scale and mass of the new building footprint and envelope will broadly match that of the existing building, apart from the new conservatory extension and the larger side and rear dormer windows. While the boundary fence will be removed during construction the fence in question is in need of repair. It will be conditioned that details of the replacement boundary treatment be submitted to the Council for approval.

Concern has been raised by local residents about the increased scale of the replacement building, its construction and duration of construction and the impact it may have on the existing access point, access arrangements and biodiversity/ecological value of Queens Wood. The Council's Nature Conservation Officer and Parks Service have been consulted on this application. While no formal arrangements have been made between Parks services and the applicant to arrange access, there have been discussions between both parties. The Council's Parks Services have indicated that they have no objection:

- to the use of a narrow strip of land (1.5m) in Queens Wood adjacent to the proposed development for the erection of scaffolding and hoardings which should protect both the Wood and public during the construction;
- so long a continued pedestrian access is maintained;
- any damaged pathways are reinstated;
- to the removal and subsequent re-instatement of a boundary fence on ecological grounds;
- as a large area of previously proposed ground glazing has been removed.

They also indicate that no access into the woodland by plant or machinery will be permitted for any reason connected with the proposed works and that no excavation or materials storage will be permitted within the woodland. In order to safeguard these issues raised above and to minimise the impact on the adjoining Metropolitan Open Land, pedestrian safety, road users and the amenity of the area a detailed demolition and construction method statement will be required to be submitted to the Local Planning Authority. Details of the replacement boundary fence will be requested to be submitted to the Council prior to the completion of the development. This new boundary treatment will have to be positioned in the same position as that of the existing.

While the additional windows on the side of the replacement building would be lead to additional light spillage this would not be considered to be significant as the extent of glazing is modest and strikes a balance with the need to provide good natural daylight/ ventilation to a residential dwelling. In addressing this issue the Council also need to be mindful of the fact that it is possible to introduce glazing on the existing flank wall under permitted development without the need for planning permission.

A condition will placed on the approved consent firstly removing permitted development rights. Overall the replacement building has been designed to ensure that the visual character/ appearance and ecological value of Queens Wood is not adversely affected.

## Trees

An Arboricultural Assessment has been submitted which assesses the impact of the proposed development on trees growing both within and immediately adjacent to the site. The proposal would involve the removal of one tree on site (a Sweet Bay/'Laurus nobilis' – also know as Bay Laurel). This tree is not very large and is not visible from the road and as such is of low amenity value and does not merit TPO protection.. There are a number of mature trees located inside Queens Wood near the side and rear boundary of the application site. These trees are however positioned sufficiently far away to prevent damage during construction. The rooting system of such trees are not expected to extend within the site and as such disturbance to their root system is not expected during construction. The Arboricultural Assessment outlines a number of mitigation measures (namely for the storage of materials and the mixing of concrete/ cement) which will be required to be adhered to during construction.

### Sustainability

Within the adopted Unitary Development Plan and London Plan there are strong policy requirements requiring sustainability and green elements to be incorporated into new residential development .A sustainability checklist has been completed and submitted with this application. The proposal will:

- achieve high U value (Passive House Standards);
- use of cavity wall insulation;
- use a heat recovery ventilation system;
- have triple glazing windows;
- benefit from passive solar gain; and
- have good natural ventilation and natural light.

### Access

The house is designed to comply with Part M of the Building Regulations in terms of access and the internal layout. Level access with the front garden area and the main front entrance will be achieved.

## **SUMMARY AND CONCLUSION**

The proposal is for the demolition of the existing detached dwelling and the erection of a new two storey dwellinghouse with accommodation within the roofspace and at basement level. Whilst the proposed replacement dwelling will involve an a marginal increase in its footprint and form relative to the size of the existing dwelling, the proposed building form has been carefully designed to replicate that of the existing frontage so as to achieve an acceptable relationship with neighbouring properties and to respect the distinctiveness and character of the street. In addition the proposal has been designed sensitively to avoid any adverse impact on Queens Wood; a Local Nature Reserve and an Ecologically Valuable Site of Metropolitan Importance. The proposal will not give rise to a significant degree of additional overlooking or loss of privacy to neighbouring occupiers or the privacy/ amenity value of the public open space. As such the

proposal is considered to be in accordance with policies: G2 'Development and Urban Design', UD3 'General Principles', UD4 'Quality Design', 'OS2 'Metropolitan Open Lane', OS5 "Development adjacent to Open Space', 'OS6 Ecologically valuable sites', OS11 "Biodiversity' and OS17 'Tree Protection' of the adopted Haringey Unitary Development Plan and with supplementary planning guidance SPG1a 'Design Guidance', the Council's 'Housing' Supplementary Planning Document; SPG8b 'Materials' and SPG8d 'Biodiversity, Landscaping and Trees'. As such this application is recommended for APPROVAL.

## **RECOMMENDATION**

GRANT PERMISSION subject to conditions

Registered No. HGY/2008/2339

Applicant's drawing No.(s) Unnumbered drawings.

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, including detail of the front boundary treatment, 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 to 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. Before development commences full details of boundary treatment to the sites boundaries, including the site's frontage, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to occupation of the new dwelling.

Reason: To ensure a satisfactory appearance to the development and to safeguard the character and amenity value of Queens Wood.

7. The windows shown on the first floor side elevation facing towards Queens Wood 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 amenity of the adjoining Metropolitan Open Land

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (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, B, D & E of Part 1 of that Order shall be carried out on site.

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

9. Prior to commencement of the works associated with the demolition and new building a detailed method statement for all works shall be submitted to and approved in writing by the Local Planning Authority. This method statement shall clearly indicate the methodology for demolition and how the new building work (and excavation works) shall be carried out and how the affects of these works in terms of road and pedestrian safety and the amenity and ecological value of Queens Wood are minimised. This method statement shall include specific reference to the retention of safe pedestrian access to Queens Wood and dust, and noise controls.

Reason: In order to minimise the impact of the works on the amenities of neighbouring occupiers and the amenity and ecological value of Queens Wood.

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 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

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

**INFORMATIVE:** You must obtain the prior consent of the Council's Park Services to undertake any works in connection with the development hereby approved. This permission granted by the Local Planning Authority in no way authorises the applicant to take any action without obtaining this consent and you are advised to seek the requisite approval.

## REASONS FOR APPROVAL

The proposed building form has been carefully designed to replicate that of the existing frontage so as to achieve an acceptable relationship with neighbouring properties and to respect the distinctiveness and character of the street. In addition the proposal has been designed sensitively to avoid any adverse impact on Queens Wood; a Local Nature Reserve and an Ecologically Valuable Site of Metropolitan Importance. The proposal will not give rise to a significant degree of additional overlooking or loss of privacy to neighbouring occupiers or the privacy/amenity value of the public open space. As such the proposal is considered to be in accordance with Policies: G2 'Development and Urban Design', UD3 'General Principles', UD4 'Quality Design', OS2 'Metropolitan Open Lane', OS5 'Development adjacent to Open Space', OS6 'Ecologically Valuable Sites', OS11 'Biodiversity' and OS17 'Tree Protection' of the adopted Haringey Unitary Development Plan and with supplementary planning guidance SPG1a 'Design Guidance', the Council's 'Housing' Supplementary Planning Document; SPG8b 'Materials' and SPG8d 'Biodiversity, Landscaping and Trees'.