

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/0932

Ward: Highgate

Date received: 03/06/2009

Last amended date: N / A

Drawing number of plans: DD 1001, 1002 P01, 1003 P01, 1004 P01, 2001 P02, 2002 P02, 2003 P03, 2004 P01, 2005 P02, 2006 P01, 2007 P01

Address: Land to rear of 19 North Road N6

Proposal: Erection of part 1 / part 2 storey, 2 bedroom dwellinghouse to rear of property fronting onto North Grove, N6

Existing Use: Residential

Proposed Use: Residential

Applicant: Miss Sophie Davidson

Ownership: Private

PLANNING DESIGNATIONS

Archeological Importance
Conservation Area
Road Network: Classified Road

Officer Contact: Matthew Gunning

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application site (0.03 ha in size) is located on the eastern side of North Grove and forms the lower part of the original extended garden to 19 North Grove; a Grade II* Listed Building (including its curtilage), located on the western side of North Road. This property is also known as 'The Sycamores' and is an 18th century Georgian building of brown brick with red brick dressings and a tiled roof. The rear part of the garden is now under separate ownership from that of the main house and can be distinguished from the rest of the garden by the drop in ground level and also by the presence of a dividing fence.

The frontage of the site onto North Grove consists of a 2m high brick wall above an earth bank set back from the street. This earth bank slopes up to the base of the wall and forms part of the application site. The difference in levels between the highway and the base of the wall is about 1m. Growing within the verge are two Limes and a Horse Chestnut. The boundary wall is built of attractive and mellowing yellow brick. A gated entrance has recently been introduced along this frontage. There is no footway in front of this site or along the eastern side of this part of North Grove. A garage, which forms part of No.17 North Road, adjoins this site along the southern boundary, while a 2.4m high brick wall separates the application site from No 20 North Grove along the northern boundary of the application site.

North Grove is a residential cul-de-sac located within walking distance of the centre of Highgate Village. The Road is an eclectic mixture of building styles, types, ages and materials. There is housing on the road dating from Victorian times to very recent. A number of the properties on the eastern side of the road (namely No's 20– 26) are set behind high front walls and garages with long front gardens with trees and climbing plants; which firstly makes it difficult to see these properties, but gives the road a tree lined, green and open feel. Along the western side of the street there are modern three storeys white rendered town houses, which are of the same design as those on Highgate Close. At the end of the road (western side) there is a modern four storey block of flats made in brick, with some marble and granite facing. Along the eastern side of road there is a large two-storey contemporary house (No 14) which has a large expanse of glazing along its front elevation and which sits very close to the road. This is most recent addition to the road.

The application site falls within Highgate Conservation Area, an extensive area which includes a wide range of building types and designs.

PLANNING HISTORY

HGY/2006/2290 - Partial demolition of rear boundary wall to allow for repair and rebuilding including creation of vehicle crossover to North Grove N6 (borough road). – Approved 13/02/2007

HGY/2006/2289 - Listed Building Consent for creation of hardstanding in rear garden and partial demolition of rear boundary wall to allow for repair and rebuilding including creation of vehicle crossover to North Grove N6 (borough road). – Approved 16/02/2007

HGY/2006/0326 - Partial demolition of rear boundary wall to allow for repair and rebuilding including creation of vehicle crossover to North Grove, N6 (borough road) at rear.- Refused 11-04-06

HGY/2006/0327 - Listed Building Consent for the creation of a hardstanding in the rear garden and the partial demolition of rear boundary wall to allow for repair and re-building including creation of vehicle crossover to North Grove to rear.- Refused 11-04-06

HGY/2004/1378 - Erection of a part 1 part 2 storey 3 bedroom single dwellinghouse. Partial demolition of garden wall to create vehicular crossover to North Grove and associated landscaping – Refused 06/09/2004 - Dismissed on appeal 27/06/2005.

HGY/2004/1379 - Listed Building Consent for partial demolition of wall to create vehicle crossover- Refused 06/09/2004 - Dismissed on appeal 27/06/2005.

DETAILS OF PROPOSAL

This application is for the erection of a part single, part two-storey two-bedroom dwelling house to front onto and with vehicular access onto North Grove.

CONSULTATION

Ward Councillors
Building Control
LBH – Transportation Group
Council’s Arboriculturist
Highgate CAAC
Highgate Society
English Heritage
11a, 13, 13a, 17a, 17b, 21-31, 25a, 31a North Road
12 – 26 (even) North Grove
11 – 29 (odd) North Grove
Flats A –J (c) Copper Beech, 31 North Road

RESPONSES

Transportation - The proposed site is within Highgate CPZ that operates between Monday - Friday 1000 - 1200hrs and it is in an area with a low public transport accessibility level. However the site has not been identified by the Council’s adopted UDP July 2006 (Policy HSG 11) as a location suffering from parking problems.

The proposed development would not generate any significant increase in traffic and parking demand, in addition the applicant has proposed off-street parking area that can accommodate 2 cars as shown on Drawing No: DD 1003 PO2 dated Feb 2009. Consequently the highways and transportation authority would not object to the proposed development.

Borough Arboriculturalist - The proposed new building is to be constructed at 13.3m from T1 (Copper beech). This is outside the recommended Root Protection Area (RPA) calculated in accordance with BS 5837: Trees in relation to construction. Trial pits excavated to the rear of the wall in 2006, did not locate any significant roots. Therefore, it is highly unlikely that roots from both T3 (Lime) & T4 (Lime) will be affected by works within the development site. Only one tree will be directly affected, T5 (Magnolia). It is to be removed or relocated. However, it is of little amenity value and should not be a constraint to development. The

proposed site layout would appear to have minimal impact on the trees to be retained on site.

It is proposed to locate the new utility service routes beneath the existing driveway, using a 'no-dig' method. This needs to be confirmed. It is proposed to use a light weight excavator for constructing the proposed new building. This needs to be confirmed.

An Arboricultural implication assessment and Tree protection method statement have been submitted which detail the tree protection measures to be implemented on site and all construction works that may impact on the trees. Robust planning conditions must be used to ensure protective measures are implemented for the safe retention of the existing trees and that appropriate enforcement action can be taken, if necessary. The following are minimum requirements: The Tree protection method statement must be made a planning condition to ensure all proposed works are carried out in accordance with it.

A pre-commencement site meeting must be specified and attended by all interested parties, (Site manager, Consultant Arboriculturist, Council Arboriculturist and Contractors) to confirm all the protection measures to be installed for trees. Robust protective fencing / ground protection must be installed prior to commencement of construction activities on site and retained until completion. It must be designed and installed as recommended in the method statement. The protective measures must be inspected by the Council Arboriculturist, prior to any works commencing on site and remain in place until works are complete.

In my opinion, the proposed new development could be constructed without any detrimental effects on the existing trees within the site. However, this is on the condition that they are robustly protected by adherence to the Tree protection method statement approved by the Council.

Conservation Officer - "No. 19 North Road, a Grade II* house, which stands on the west side within Highgate Conservation Area, has a very large rear garden which steps down a slope. The application site is a significant distance from the listed building located at the bottom of the garden at lower level.

I have concerns considering the sensitive context and physical constraints of this particular site, at the bottom of the rear garden of this listed building, with tall mature trees adjacent, and within the conservation area. I would suggest a smaller size single storey 1 bed dwelling designed in such a way as not to affect any of the adjacent mature tree roots without being excavated into the ground, and not affecting any views from North Grove, by not projecting above the level of the boundary wall to North Grove.

I acknowledge however, that the proposed footprint of this new house is set back from the boundary wall and the height and bulk is only visible from long views or over the gates. I also acknowledge that the proposed new dwelling is sufficiently far away and at a much lower level and would not adversely affect the setting of the listed building.

If this proposal is approved, considering the sensitivity of this conservation context, I recommend a condition withdrawing PD Rights with an informative to the applicant making it clear that proposals for any further extensions will be Refused. Considering the sensitivity of this conservation context I would also include a condition requiring approval of external facing materials – only high quality / durable natural facing materials will be approved”

English Heritage – The application should be determined in accordance with national and local policy guidance and on the basis of specialist conservation advice.

Building Control – No comments to make

Highgate Society – “Our Environment Committee has considered this latest application for development of a house in the back garden of this important Grade II* Listed Building, the latest in a series of similar applications in recent years, all rejected by Haringey and/or at appeal.

We are fully aware of the circumstances under which the application has been made – the rear part of the garden having been sold by the owner of the Sycamores to his daughter, the applicant, to enable her to build a home there, accessed from the newly-created entrance in the wall fronting North Grove.

However, other than these circumstances personal to the applicant and the owner of The Sycamores, we cannot see that, in planning terms, there has been any change in circumstances to justify yet another application to build a house in what is still the curtilage of an important Listed Building. It does not constitute Enabling Development, and would neither preserve nor enhance the setting of the Listed Building.

Further, following the recent grant of planning permission to create a vehicle access through the wall from North Grove, part of the area under consideration has been significantly reduced in level, potentially reducing the amount of water reaching the major beech tree close by on the site and preventing any further spread of its roots. We would have serious concerns that yet further excavation, for a house, would further prejudice the survival of this tree, and no decision should therefore be taken before a report has been obtained from your arboriculturist, to whom we are copying this.

However, in planning terms, we see no new reasons to justify granting a permission which has been refused on several occasions in the past. Our Committee considers that to allow any development other than a valid Enabling Development within the curtilage of an important Listed Building would set a

highly damaging precedent for all other gardens – and, indeed, Listed Buildings such as the Bull, at 13 North Hill, with which you will be familiar since the circumstances are very similar and where you have repeatedly refused applications to build within the curtilage of a Grade II Listed Building - within the Highgate Conservation Area, and consider that the comments made in our submissions on previous applications on this site remain valid and that permission should not be granted.”

Letters of objection have been received from the residents of the following properties No’s 13, 14, 15, 17, 17B, 19, 20, 21, 22, 23, 25, 27, Flat A, B, F & H Copper Beech 31 North Grove and No’s 13 & 15 North Road, who object to this application on the following grounds (as summarised):

- Loss of trees;
- Danger of trees dying;
- Impact on Copper Beech tree:
- Effect on tree canopies;
- Impact on parking/ Increased congestion;
- Character of North Grove will be severely affected and altered;
- House is too big for the site and will be out of character with the road/ building would dominate;
- Proposal has little regard to form of surrounding development;
- Character of listed main house will be affected;
- The proposal is an oddly shaped building that would sit uncomfortably with the wall of No 20;
- Loss of original garden of Georgian house;
- Pleasant views to towards existing house will be ruined;
- Proposed development will not preserve or enhance the historic character and qualities of the grade II* listed building;
- Cramped appearance within the site;
- Design of the building is out of keeping and incongruous to the area;
- Loss of gap between No 14 and 20 which is a pleasant relief from almost continuous development on both sides;
- Design and construction of this property is not appropriate for a garden which forms part of a listed building;
- Unacceptable level of housing density on North Grove;
- Loss of amenity for residents/ loss of open green area;
- Los of views;
- Impact on Conservation Area by further infilling;
- Impact of amenity of residents by construction traffic;
- Impact on semi-rural character of North Grove;
- Application differs in no important respect from 2004 decision; reason for refusal still remain;
- Conflict between the need for daylight and sunlight reaching the proposed dwelling and the need to protect the trees on site;
- The proposal is not accompanied by an archaeological assessment;
- Impact on archaeology;

- The presence of the large copper beech tree on the site would compromise the amenities of future residents of the proposed dwelling;
- Division of the application site plot into two smaller plots would not be in keeping with the character of the area and would not preserve nor enhance the Conservation Area;

A letter of support has been received from the residents of No 17a North Road

RELEVANT PLANNING POLICY

National Planning Guidance

Planning Policy Statement 1: Delivering Sustainable Development

Planning Policy Statement 3: Housing

Planning Policy Guidance 15: Planning and the Historic Environment

The London Plan -2008 (Incorporating Alterations)

Policy 3A.1 Increasing London's supply of housing

Policy 3A.2 Borough housing targets

Policy 3A.3 Maximising the potential of sites (London Plan Density Matrix)

Policy 4B.5 Creating an inclusive environment

Policy 4B.8 Respect local context and communities

Policy 4B.12 Heritage conservation

Policy 4B.15 Archaeology

Haringey Unitary Development Plan 2006

G1 Environment

G2 Development and Urban Design

G3 Housing Supply

UD3 General Principles

UD4 Quality Design'

HSG1 New Housing Development

HSG9 Density Standards

M10 Parking for Development

OS10 Other Open Space

OS17 Tree Protection, Tree Masses and Spines

CSV1 Development in Conservation Areas

CSV2 Listed Buildings

CSV5 Alterations and Extensions in Conservation Areas

CSv8 Archaeology

Supplementary Planning Guidance

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

ANALYSIS/ASSESSMENT OF THE APPLICATION

Background

The current application leads on from a previous application for the erection of a part single, part two storey three bedroom dwelling house on this site, which was refused permission by the Local Planning Authority (LPA) in September 04 and which was later dismissed on appeal (June 2005) by the Planning Inspectorate/ Secretary of State. The reasons for dismissing this appeal are discussed further on in this report. The main issues in terms of the current application are considered to be; (1) the principle of a residential dwelling on this site; (2) the design and form of the new dwelling; (3) size and quality of the residential accommodation; (4) impact on the setting of the Listed Building; (5) impact on the character and appearance of the Conservation Area; (6) impact on trees; (7) impact on residential amenity; (8) transport and parking; (9) archaeology and (10) sustainability.

Principle of a residential dwelling

The application site is located in an established residential road with a variety of housing types ranging from the Victorian era up until the present. As set out in paragraphs 23 & 24 of the 2005 appeal decision the Planning Inspector states he "did not consider that the presence of the proposed dwelling would detract significantly from the setting of the listed building" and secondly did "not consider that the creation of a separate plot would...compromise the setting of 19 North Road".

Bearing these two points in mind and bearing in mind the proposal would meet the criteria set out in policy HSG1 'New Housing Development' there is no in principle objection to the creation of a dwelling unit on this site. The density of the proposed development would fall below the density range of 200-700 habitable rooms per hectare as advocated in policy HSG9.

Design & Form

The proposed dwelling will be of an irregular shape and will be positioned toward the north of the site, 1m away from the boundary wall with No 20. This wall is a 2.4m high brick wall which follows the inclined level of the garden up to the face of the Listed Building. There is an overall fall of 3.5 between the ground inside the boundary wall fronting onto North Grove and the garden area immediately to

the rear of the Listed Building. The proposed building will taper along this boundary and will have a constant gap of 1m.

The proposed building will be set back 4.4m from the inside of the front boundary wall. The maximum depth of the structure will be 12.4m, while the structure at its widest will be 8.5m. The footprint of the south facing aspect will be of an irregular shape, firstly in order to be outside the 13m root spread of the Copper Beech tree and to secondly to create a sunken terrace area. The footprint of the building will also be sunken into the ground (1.4 m below ground level at the deepest point).

The single storey aspect of the proposal (which is approximately 2/3 of the footprint of the structure) will sit well below the line of the boundary wall. The first floor section of the building will be to the front of the building. The two-storey section of the building will project 1.7m above the height of the northern boundary wall at its highest. The two-storey section of the building will have a low mono pitch roof. The overall height and mass of the two-storey section of the building has been minimised by sinking the structure and by limiting the height of the building to 4.2m above existing ground level and by restricting the size of the upper storey; so that the majority of the house as viewed from neighbouring properties is single storey. The single storey aspect will also have a sedum green roof therefore further minimising its impact when viewed from neighbouring properties.

The exterior of the building will be faced in buff multi stock brick with a reconstituted stone course. The upper section of the building will be faced in timber horizontal boarding. The low mono pitch will be a Rheinzinc standing seam metal roof with matching zinc gutters and down pipes. A chimney to be placed on this mono-pitch roof will serve a multi fuel stove in the living room with will be a Rheinzinc clad stack. The windows are to be stained timber construction with some of the fenestration incorporating stained timber shutters and louvers.

SPG8b on 'Materials' states that any materials proposed for a building or its environment need to be sensitive to the adjoining buildings and any distinctiveness in the surrounding area. The modern design and choice of materials in this case is considered appropriate given character and context of the road. Overall the building form, detailing and associated materials has been carefully considered to respect the open nature of the site and are sensitive to distinctiveness and character of the road and conservation area. As such the proposal is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design'. CSV1 'Development in Conservation Areas' and SPG1a 'Design Guidance' and SPG2 'Conservation & Archaeology'.

Size and quality of this residential accommodation

The residential unit will have a gross internal floorspace of 110 sq.m (70 sq.m at ground floor with 40 sq.m at first floor) and therefore meets the floorspace minima for a two-bedroom dwelling as set out in the Council's Housing SPD. The private amenity space will be well in excess of the 50sq.m required for a family size dwelling.

The principle windows of this dwelling unit will have a south facing aspect, which will overlook the garden and gravelled area. The main living room will have a triple folding patio door which will open out onto a sunken terrace. The ground floor bedroom will also have a window facing onto this courtyard. The upper floor bedroom will have a south facing balcony. Three roof lights (opaque glazed) will be incorporated on the flat roof as well as high level clerestory windows on the east elevation of upper storey to bring daylight deep into the house.

While the canopies to the nearby trees will cause some shading, the reduction in the size of the footprint of the dwelling relative to the previous scheme, the positioning/ orientation of the dwelling as well as the incorporation of a high degree of glazing relative to floor area (normally required to be 10%) will ensure an adequate amount of daylight and sunlight is receivable to this dwelling unit. Overall this new dwelling will provide an acceptable standard and quality of accommodation for future occupiers.

Impact on the setting of the Listed Building

As outlined above the application site forms part of the curtilage of a Grade II" Listed Building and therefore the entire grounds and boundary walls are protected. PPG15 paragraph 3.5 (iii) states that the building's setting and its contributions to the local scene are very important issues. Section 2.16 (PPG15) "the setting of the listed building", makes it clear the setting of the building is often an essential part of the building's character and refers to the importance of gardens in protecting the historic character and development of historic buildings. In this case the garden and the walled enclosure are recognised as important elements in the setting and the character of the Listed Building.

The proposed dwelling will be 39m away from Listed Building and unlike the previous application will not cover the entire frontage onto North Grove, therefore allowing for views above the gated entrance of the rear of this property. In the 2005 appeal decision the Planning Inspector did not consider the proposed development as having any detrimental impact on the Listed Building or its setting. Bearing these points in mind the LPA would not be in a position to refuse the current application on such a ground. Overall it is considered that the siting and design of the proposed new dwelling will not have a detrimental impact on the appearance, historical character, architectural integrity or setting of this Listed Building

Impact on the character and appearance of the Conservation Area

The character of application site and North Grove is derived from a number of elements. North Grove is firstly a quiet residential cul-de-sac with less traffic than a normal residential road in Highgate. The road has an eclectic mixture of building styles, types, ages and materials, ranging from the mid 19th century up to the present time; which gives the road a unique and varied character. A number of the properties on the eastern side of the road are set behind high front walls and garages and have long front gardens with trees and climbing plants; which gives the road a tree lined, green and open feel. The large walled rear garden to the Listed building, which is one of two original full depth rear garden remaining to properties on North Road, as well as the trees which sit in the embankment to the front of the site and the large protected Copper Beech in the south eastern corner of the site, in particular contribute to this tree lined, green and open character.

In the 2005 appeal decision the Planning Inspector objected to the proposed bulk, scale and design of the new house, in that it was too high and covered the entire frontage onto North Grove, therefore changing the open nature of the street at this point and causing harm to the conservation area.

“The size of the proposed dwelling along with its positioning on the appeal site and the proposed rustic, vernacular treatment would cause harm to the character and appearance of Highgate Conservation Area”.

This previous scheme was almost 2m higher at the roof ridge level and occupied almost the entire frontage, Compared with the current scheme the overall height and roof form of the two-storey section of the building has been minimised by sinking the structure and by limiting the height of the building to 4.2m above ground level. While the comments of the Conservation Officer are noted a single storey building with a pitched roof, which is not partly sunken into the ground, could in fact be higher than the proposal.

The footprint of the building has also been restricted so that it does not cover the entire frontage so as to maintain the strategic views east of the Listed Building on North Road. In addition the size of the upper storey has been restricted so that a large proportion of the house as viewed from neighbouring properties will be single storey with a green roof. The viewing corridor of the Listed Building beyond will also allow for view of the garden and glimpse views of trees and greenery from the upper floor windows to the properties on the other side of North Grove.

Given the height of the footprint of the building has been minimised and given the building will be set back 4.4m behind the high front boundary wall, the building will be relatively discrete from the public realm, particularly when the trees to the front are in full bloom. The gap maintained to the side of the building and backdrop of trees and greenery will help minimise/ soften its scale and bulk when viewed from North Grove. In some ways the proposed building will be a

more discrete feature than the series of single storey garage buildings which sit very close to the eastern side of the road and which in part interrupt the streetscene. As discussed below it is now considered that the health of the Horse Chestnut and Lime Trees, as well as the Copper Beech will not be affected. The amenity value of these trees will not be compromised, nor their contribution to the character and appearance of this part of Highgate Conservation Area. On this basis it is considered that the proposal will preserve and enhance the character and appearance of the Conservation Area and as such the proposal is considered to be in accordance with policies CSV1 'Development in Conservation Areas' and SPG2 'Conservation and Archaeology'.

Impact on trees

In the 2005 appeal decision it was considered that the "Copper Beech in the South-Eastern corner of the site and the Horse Chestnut and Lime "would be placed at serious risk as a consequence of the development owing to its impact on the root system of the trees" An arboricultural report has been submitted with this application and has been assessed accordingly by the Council's Arboricultural Officer. The proposed new building is to be constructed at 13.3m from T1 (Copper Beech), which is protected by way of a Tree Protection Order (TPO). This is outside the recommended Root Protection Area (RPA) calculated in accordance with BS 5837. As has been established the Horse Chestnut and two Lime trees have limited rooting inside the boundary wall. The only tree that will be directly affected will be T5 (Magnolia) which is to be removed or relocated. This tree is however of little amenity value and should not be a constraint to development.

Subject to the use of appropriate foundations and tree protective fencing the proposed dwelling can be constructed with no Implications relating to loss or damage to the mature trees on site. However, in order to ensure that no harm is caused to the existing trees a number of conditions will be attached to permission to ensure that appropriate measures are taken during construction to safeguard their protection. The proposed development is therefore considered to be in accordance with the requirements of Policy 0S17 of the adopted Unitary Development Plan and will not have a detrimental effect on the three existing trees.

Impact on residential amenity

In terms of the previous application the Inspector did not considered that "the amenity of the adjoining occupiers of No 20 North Grove to be seriously affected by the proposal". The single storey section and its associated glazing on the north elevation will be lower than the boundary wall and as such will not overlook the next door property. It addition the green roof to the structure will minimise its impact when viewed from No 20 and other neighbouring properties. The two small first floor windows on the rear elevation of the first floor element will have horizontal timber louvers to ensure the privacy of No 20 is not compromised.

Overall the proposed development has taken careful consideration in terms of its layout and design to ensure that the privacy and amenity of neighbouring occupiers are not be adversely affected. As such the proposal is considered to be in accordance with policy UD3 and with sections 8.20-8.27 of the Housing SPD.

Transport and parking

While the concerns of residents in respect of parking and congestion are noted the LPA would point out that this new dwelling unit will have its own car parking. In addition the LPA are mindful of the comments noted in the 2005 appeal decision in which the Planning inspector considered the impact of the development on local parking conditions was an insufficient reason to justify refusing planning permission.

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. The issue of sustainability has been covered in the Design & Access Statement and the proposed dwelling will:

- achieve high U value through the thermal mass (use of masonry blockwork inside the brickwork) and heat recovery ventilation system;
- benefit from passive solar gain;
- have good natural ventilation and natural light;
- use a gas fired boiler/ or air source heat pump;
- using a green roof which will reduce heat gain and losses; refuse surface water run off and reduce building maintenance, in addition to providing an ecological habitat;

Overall the issue of sustainability has been carefully considered in the design process.

Archaeology

The site is located within a designated area of archaeological importance, as shown in the UDP map (D12 Highgate Village), which indicates that archaeological remains may be found in this part of the Borough. An Archaeological Assessment has been carried out with input from national investigation section of the Museum of London Archaeology. The northern boundary wall with No 20 is viewed as being 17th/ 18th century while than the rear boundary wall of light stock brick is much later. The proposed building will be 1m away from the northern wall. At its deepest point the building will involve excavation of 1.7m and the insertion of a mini piles and a concrete raft support. A condition will be placed on the approved consent requiring details of measures to provide structural support to the section of the boundary wall next to the proposed dwelling to be submitted to and approved in writing by the LPA.

The Museum of London Archaeology Service believes the likelihood of important archaeological remains being present as remote. The impact of the new proposals on archaeology is considered negligible.

SUMMARY AND CONCLUSION

The proposed scheme will involve a reduction in the size, bulk and footprint relative to the scheme dismissed on appeal in 2005. The position, scale, mass and detailing of the proposed dwelling has been carefully considered to create a frontage with a sufficient gap to provide views and to respect the setting of the Listed Building beyond it, as well as to protect nearby trees and retain a back drop of trees and greenery. The design of the proposed dwelling is of a modern idiom and will add to the architectural styles found along North Grove. The external facing materials are considered acceptable as they refer to the materials of the surrounding area and the use of an element of timber cladding will blend in and compliment the tree lined character of the road. As such the proposal achieves an acceptable relationship with North Grove and will preserve the character and appearance of the Conservation Area. The proposal will not give rise to a significant degree of overlooking or loss of privacy to neighbouring occupiers or adversely affect local residential amenities. As such the proposal is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design', G10 'Conservation', CSV1 'Development in Conservation Areas', OS17 'Tree Protection, Tree Masses and Spines' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's 'Housing' SPD. Given the above this application is recommended for APPROVAL.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2009/0932

Applicant's drawing No.(s) DD 1001, 1002 P01, 1003 P02, 1004 P01, 2001 P02, 2002 P02, 2003 P04, 2004 P01, 2005 P02, 2006 P01, 2007 P01

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. In particular the building heights and levels as specifically shown on drawings no's DD 2007 P01 & DD 2003 P03 shall be adhered to.

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

MATERIALS & BOUNDARY TREATMENT

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

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

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

5. Prior to the commencement of the development hereby permitted details of measures to provide structural support to the section of the northern boundary wall next to the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. Such structural support measures shall thereafter be installed prior to the commencement of works on site and remain until works are complete.

Reason: To safeguard the historic boundary wall of this Listed Building.

6. Before the occupation of the new dwelling hereby permitted details of the boundary treatment to separate the garden area from the original curtilage of 19 North Road shall be submitted to and approved in writing by the Local Planning Authority.

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

7. Before the occupation of the new dwelling hereby permitted the hardwood horizontal louver screens as shown on DD 2004 P01 shall be installed to the first floor windows on the rear elevation facing towards 19 North Road and retained as such thereafter or alternatively the windows shall be glazed with obscure glass only and permanently retained as such, unless otherwise agreed in writing by the Local Planning Authority.

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

PERMITTED DEVELOPMENT RIGHTS

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

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

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

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

TREE PROTECTION

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

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

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

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

CONSTRUCTION

12. No development shall take place on site until details of a construction management plan is submitted to and approved in writing by the Local Planning Authority. The construction management plan shall include details of vehicle parking and manoeuvring areas, wheel washing facilities, location of storage area for building materials, protective fending, details of new utility service routes and their method for creation, details of excavation methods and spoil removal.

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

Reason: To safeguard the trees on the application site and in the interest of the residential and visual amenities of the area.

13. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

REASONS FOR APPROVAL

The position, scale, mass and detailing of the proposed dwelling has been carefully considered to create a frontage with a sufficient gap to provide views and to respect the setting of the Listed Building beyond it, as well as to protect nearby trees and retain a back drop of trees and greenery. The design of the proposed dwelling is of a modern idiom and will add to the architectural styles found along North Grove. The external facing materials are considered acceptable as they refer to the materials of the surrounding area and the use of an element of timber cladding will blend in and compliment the tree lined character of the road. As such the proposal achieves an acceptable relationship with North Grove and will preserve the character and appearance of the Conservation Area. The proposal will not give rise to a significant degree of overlooking or loss of privacy to neighbouring occupiers or adversely affect local residential amenities. As such the proposal is considered to be in accordance with Policies UD3 'General Principles', UD4 'Quality Design', G10 'Conservation', CSV1 'Development in Conservation Areas', OS17 'Tree Protection, Tree Masses and Spines' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's 'Housing' SPD.