

## REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

**Reference No:** HGY/2009/1248

**Ward:** Highgate

**Date received:** 21/07/2009

**Last amended date:** 10/09/09

**Drawing number of plans:** EX\_01, 02, 03; PL\_01, 02, 03, 04, 05, 06, 07, 08 REVA, 09 REVA, 10 REVA, 11, 14, 15 REVA, 16 REVA 17 REVA, 20 & 21

**Address:** 5 Grange Road N6

**Proposal:** Demolition of existing dwelling and erection of new 2 storey dwelling with rooms at basement and attic levels (revised scheme)

**Existing Use:** Residential Dwelling house

**Proposed Use:** Residential Dwelling house

**Applicant:** Mr Damien Kearsley - Kearsley Properties Ltd

**Ownership:** Private

### PLANNING DESIGNATIONS

Conservation Area

#### Officer Contact:

Michelle Bradshaw

P: 0208 489 5280

E: michelle.bradshaw@haringey.gov.uk

### RECOMMENDATION

GRANT PERMISSION subject to conditions

### SITE AND SURROUNDINGS

The property is 5 Grange Road, Highgate N6. The site consists of a single dwelling house of 2-storeys, constructed in the 1960s and designed by Geoffrey Bateman. The existing dwelling is modernist in design with Scandinavian influences, exhibiting large areas of painted metal framed glazing, painted timber weatherboard, dark grey facing brick and interlocking concrete roof tiles. The building is a visual contrast to the traditional character of the adjacent dwellings. Modifications were made to the dwelling during the 1970s and included replacement U-pvc windows and the construction of a first floor extension over the driveway which allowed access to the garages to the rear (in the ownership

of both No. 7 Grange Road and the proposal site, No. 5 Grange Road). Prior to the construction of the existing dwelling the proposal site belonged to and formed part of the private garden/tennis court of No. 7 Grange Road. Grange Road is characterised by a broad range of architectural styles; the street displays fine examples of Mock-Tudor, Arts and Crafts, and Victorian villas, along side modern housing from the 1970s to the present day. However, whilst there are diverse styles, there are unifying elements to the street scene; all houses (mainly detached) are set back from the road, centred within their plot with verdant front gardens. The site is within the Highgate Conservation Area.

## **PLANNING HISTORY**

Planning OLD/1974/0431 GTD 28-10-74 5 Grange Road - Erection of two storey extension to existing house.

Planning OLD/1974/0963 REF 06-02-74 5 Grange Road - Erection of a single storey rear extension.

Planning HGY/2009/0633 WDN 13-05-09 5 Grange Road London - Demolition of existing dwelling and erection of new 2 storey dwelling with rooms at basement and attic levels.

Planning HGY/2009/0634 WDN 13-05-09 5 Grange Road London - Conservation Area Consent for demolition of existing dwelling and erection of new 2-storey dwelling with rooms at basement and attic levels.

## **DETAILS OF PROPOSAL**

This application seeks planning permission for the construction of a replacement dwelling in place of the existing single dwelling. The new house is intended to have the appearance of a building designed in the 'Old English' style of the latter half of the nineteenth century. The facades would be largely of a quality facing brick under steeply pitched plain tiled hipped roofing. The building would appear as a two storey house with rooms at basement and attic levels. Accommodation within the roof would be visible as front, rear and side dormers within the roof slopes being of subsidiary scale to the window openings below them. In addition the proposal includes the realignment of the boundary to create a regular rectangular shaped site and the creation of a single garage for No. 7 Grange Road, located adjacent to its current northern garden boundary.

## **CONSULTATION**

London Fire and Emergency Authority

Haringey Building Control  
Haringey Conservation  
Haringey Arboricultural and Allotments  
Haringey Transportation  
Haringey Waste Management/Cleansing  
Ward Councillors

The Highgate Society  
Highgate CAAC

Residents:

1 – 4 (c) Jacqueline Creft Terrace, Grange Road, N6  
1, 3, 7, 9, 6A, 4 – 30 (e) Grange Road, N6  
41 – 83 (o), 59A, 59B North Hill, N6

## **RESPONSES**

### **London Fire and Emergency Planning Authority**

The Brigade is satisfied with the proposal

### **Haringey - Building Control**

Access for Fire Brigade acceptable

### **Haringey Transportation**

The proposed development is within a walking distance of Archway Road, which offers some 56 buses per hour (two-way) for frequent bus connections to/from Archway stations. We have subsequently considered that the prospective residents of this development have easy access to alternative sustainable travel modes for their journeys to and from this site, hence minimising the traffic impact of this development on the adjoining roads. Also, notwithstanding that this area has not been identified within the Council's Adopted 2006 UDP as that renowned with car parking pressure, the applicant has proposed an off-street garage and a turning area as shown on Drawing No.5307/PL02 and in line with the parking standard stated in Appendix 1 of the Council's Adopted 2006 UDP. It is therefore deemed that this proposed development would not have any significant adverse impact on the existing generated traffic or indeed car parking demand at this location.

Consequently, the highway and transportation authority would not object to this application subject to the condition that the applicant:

#### Condition

1. A 2.0 metre visibility splay within which nothing above 1.0m in height shall obstruct visibility along the footway will be provided and maintained on either side of the new access.

Reason: To provide a suitable standard of visibility to and from the highway so that the use of the access does not prejudice the safety of pedestrians or vehicles.

2. The width of new crossover shall be not more than 3.0 metres.

Reason: To minimise any potential vehicular/pedestrian conflict along the footway.

## Informative

The proposed development requires a new crossover to be made over the footway. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

## Informative

The proposed development requires a redundant crossover to be removed. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

### **Haringey - Arboricultural and Allotments**

The proposed site layout would appear to have minimal impact on the trees to be retained on site. There are a number of trees in adjacent properties that are of significant amenity value (particularly the London Plane in No. 7). An Arboricultural Implications Assessment and Tree Protection Plan are required. The documents must be prepared by an experienced and qualified Arboriculturalist in accordance with BS 5837:2005 Trees in relation to construction. In addition, an Arboricultural method statement is also required. It must include details of all construction works that may impact the trees, such as the new driveway. It must also identify the location of all site buildings, storage areas, and areas where building materials will be mixed. The Tree Protection Plan must include a specification for protective fencing and ground protection where necessary. A number of planning conditions will be required to ensure protective measures are implemented.

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 method statement produced by an Arboriculturalist and approved by the Council.

### **Haringey - Conservation**

No. 5 Grange Road is a modern house of some architectural merit with Scandinavian influence. It is a two-storey building set back from the road, constructed with brick, glass and red painted woodwork. When considered against paragraph 4.27, PPG15, the criteria for demolition, I consider that the property makes a neutral contribution to Highgate Conservation Area, and that Consent for demolition would only be recommended depending on acceptable and detailed plans for any replacement house being submitted with formal applications.

In design & conservation terms I have significant concerns about this proposed replacement house – its height, mass, bulk does appear over-intensive and excessive. Replacement houses with full width basements in conservation areas can have a detrimental effect on trees and water table. This has a substantial full width basement, which with the substantial size 2nd floor accommodation, appears to increase the dwelling size by approx. 100%. In conservation areas such large replacement buildings significantly change the character of the area. The proposed footprint and depth of the replacement house are larger than the existing building and its width leaves little or no gap to side boundaries of the site. Landscaping to the front gardens of properties on Grange Road gives the road its spacious character and I am concerned that the large footprint, height, mass and bulk of this large replacement dwelling would detrimentally affect the trees and Arcadian character of Grange Road.

[Note: This comment is considered in the main body of the report, Section 2]

### **Haringey Waste Management**

Wheelie bins or bulk waste containers must be provided for household collections.

Wheelie bins must be located no further than 25 metres from the point of collection.

Route from waste storage points to collection point must be as straight as possible with no kerbs or steps. Gradients should be no greater than 1:20 and surfaces should be smooth and sound, concrete rather than flexible. Dropped kerbs should be installed as necessary.

If waste containers are housed, housings must be big enough to fit as many containers as are necessary to facilitate once per week collection and be high enough for lids to be open and closed where lidded containers are installed. Internal housing layouts must allow all containers to be accessed by users. Applicants can seek further advice about housings from Waste Management if required.

Waste container housings may need to be lit so as to be safe for residents and collectors to use and service during darkness hours.

All doors and pathways need to be 200mm wider than any bins that are required to pass through or over them.

If access through security gates/doors is required for household waste collection, codes, keys, transponders or any other type of access equipment must be provided to the council. No charges will be accepted by the council for equipment required to gain access.

Adequate waste storage arrangements must be made so that waste does not need to be placed on the public highway other than immediately before it is due to be collected. Further detailed advice can be given on this where required.

This proposed development will require a refuse and recycling storage area of sufficient size to accommodate the following:  
2 x 360ltr refuse bins, 4 x green recycling boxes, 2 x organic waste caddies and 2 garden waste bags.

Grange Road is an un-adopted road, therefore the drive or pathway for the movement of the bins etc will need to reach out far enough and be constructed of a stable material so as to provide a secure footing for those emptying the bins at the rear of the collection vehicles.

Further details of bin enclosure shall be provided as a condition of consent.

### **The Highgate Society**

We have seen these applications for the demolition and rebuilding of this 1960s dwellinghouse. We have studied the revised proposals, but find them essentially unchanged from the previous proposals.

1. The existing house on the site appears to be in good condition, and we believe it to be capable of continuing to serve as a satisfactory family home for many years to come.
2. The scale, floor area, height and bulk of the proposed house are far greater than those of the existing house on the site. The application describes the house as a “two storey dwelling with rooms at basement and attic levels”. It is, of course, a purpose-built four-storey building with permanent accommodation at all levels, and this must be taken into account when considering the precedent any permission might set for other applications for four-storey buildings within the Conservation Area. The proposed house plan extends further to the rear than the existing, and therefore has the potential to cause loss of privacy in the private spaces of the adjoining properties. The proposed design to replace the existing house with a much larger one will result in overdevelopment in this very sensitive private road location.
3. Although the existing house is a modest 1960s building, it is of unusually pleasant appearance for its period, sits comfortably in its context and setting, echoes the architectural style of its period, and carefully respects the magnificent genuine Arts and Crafts period house next door. It is one of the few buildings of its kind in the area, appears to be eminently usable as a dwelling, and is a part of the authentic historical character of the Conservation Area in a way which a pastiche of a past era such as is proposed here cannot be.
4. Of major concern is that the proposed house is – and is clearly intended to be – an uncompromising pastiche of the Arts and Crafts style of c.1880-1910. The special importance of the character of the Highgate Conservation Area lies in its variety of authentic architecture from a range of periods over the past three hundred years and more. Modern buildings, particularly in an important setting such as Grange Road, with its range of architectural styles, should be required to reflect their period, whether built in traditional local materials or in clearly modern style, and in either case should respect the scale, setting and character of the

area. The application therefore does not meet several requirements in the UDP as regards new Development in Conservation Areas:

5. The proposed design includes a very large basement, which includes a large swimming pool, all of which has the potential to cause damage to surrounding properties due to sub-ground hydrological effects and to subsidence. It is unclear from the drawings that the proposals will not cause damage to or loss of existing trees.

6. The site and its immediate surroundings have already suffered detriment following demolition and out-of-character redevelopment of the site opposite, on the corner of View Road with Grange Road. This proposal will aggravate that detriment.

### **The Highgate Conservation Area Advisory Committee**

Object: The proposal would have greater height and bulk than the existing house, would involve substantial excavation for a new basement which is likely to damage nearby trees. It would have unsympathetic materials and details so as to detract from the adjoining house, a fine example of the arts and crafts style, would damage the character of the street and thus damage the appearance of the Conservation Area.

#### **Residents:**

##### **1 Grange Road:**

Appreciate that amendments have been made to the scheme to address the concerns of No. 7 Grange Road in particular. However object to the proposed design on the grounds that the rear building line still extends far beyond the rear building line of the properties to the north (No. 1 and 3 Grange Road), also at three storeys high. The rear extensions at 1 and 3 Grange Road are only single storey. Believe this is detrimental to the appearance and character of the neighbourhood. It will also block light to No 1 and 3 Grange Road which are to the north of No. 5 and also magnified by the fact that No. 5 is on higher ground than 1 and 3. The house will be obtrusive.

Remain concerned about the effect on the water table and possibility of subsidence as well as trees and buildings with a large excavation for basement area.

##### **8 Grange Road:**

Concern raised regarding:

1. Scale of the Building – no measurements included apart from scale statistics
2. Basement Development – full size basement with swimming pool forms part of the proposal. Request geotechnical, hydrological and engineering investigations are insisted upon prior to planning permission
3. Trees – the development impinges upon and compromises the survival of at least two trees
4. Conservation Area – No conservation area appraisal and Design Guides for the area

##### **14 Grange Road:**

Many concerns regarding this application including that consultation was sent during August at the peak holiday season. Request a further 14 – 21 days consultation period to be offered.

### **16 Grange Road:**

Raise a number of concerns relating to:

1. Basement Excavation – may cause damage to neighbouring properties through subsidence and also adversely affect the water table.
2. Trees – May remove more trees than showing and this may have a knock on effect on the water table and possible subsidence
3. Road Conditions and Parking – There are two major building sites already on Grange Road causing a big deterioration in the surface of the road and the unauthorised parking work vehicles often block the road.
4. Noise and related issues – The construction on this road has resulted in continuous noise issues over the past 2 – 3 years and also contractors working outside the authorised times.
5. Crime – Noticeable increase in burglaries of both building sites and adjoining properties

### **57 North Hill:**

1. The scale, floor area, height and bulk of the proposed house are far greater than those of the existing house. This results in over development in a sensitive location
2. The footprint of the proposed house extends further to the rear than the existing property and will cause loss of privacy to the private spaces of adjoining properties
3. The proposal involves damage to or removal of several trees and deep basement excavation will have adverse impact on the water table for the whole of the surrounding area. Concerned about the stability of the north-west corner of our property (which abuts the eastern boundary of the site) and the unknown impact of the proposal on the very large and protected copper tree at the south-western corner of our property.
4. Raise the issue of a right of way from the north-western corner of 57 North Hill to Grange Road along the northern boundary of the proposed development but acknowledge that this is not a planning matter.

### **3 Grange Road:**

Confirm that they support the application made to Haringey Council. This is on the basis that should the site be assigned or sold to another party then exactly the same terms of the planning application would apply. Wish to be consulted regarding the exact line of the boundary between no. 3 and 5 Grange Road, together with full details of the hoarding to be erected between the two properties during the course of demolition and building works.

### **7 Grange Road:**

Confirm that they have reached agreement with the applicant of 5 Grange Road as to the proposed development. Since the development of the site is an inevitability, I am of the view that, following our negotiations and his willingness to modify his original scheme, this is the best and the most sympathetic scheme for the site. I therefore support his application.



## RELEVANT PLANNING POLICY

### National Planning Guidance

PPS1 Delivering Sustainable Development (2005)  
PPS3 Housing (November 2006 and April 2007)

### Haringey Unitary Development Plan (2006)

UD1	Planning Statements
UD2	Sustainable Design and Construction
UD3	General Principles
UD4	Quality Design
UD7	Waste Storage
CSV1	Development in Conservation Areas
ENV3	Water Conservation
ENV9	Mitigating Climate Change: Energy Efficiency
M10	Parking and Development
OS17	Tree Protection, Tree Masses and Spines

### Haringey Supplementary Planning Guidance (October 2006)

SPG1a	Design Guidance
SPG2	Conservation and Archaeology
SPG3b	Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight
SPG8b	Materials
SPG8c	Environmental Performance
SPG8d	Biodiversity, Landscaping & Trees
SPD	Housing

Government guidance on planning issues is set out in a series of Planning Policy

Guidance Notes (PPGs). PPGs are currently in the process of being replaced with Planning Policy Statements (PPSs). PPS1, PPS3, PPG13, PPG15, PPG16, PPS22 and PPG24 are considered relevant in this case.

### **National Planning Policies**

#### PPS1 – Delivering Sustainable Communities

PPS1 provides an overview and general statement of the Government's objectives for the planning system. PPS1 is fully committed to achieving the aims of sustainable development. It indicates that Planning should facilitate and promote sustainable patterns of urban development by making suitable land available for development in line with economic, social and environmental objectives.

## PPS3 – Housing

PPS3 sets out the Government's most up-to-date guidance with regard to the provision of housing. The Guidance sets out a commitment to promoting more sustainable patterns of development and emphasises the importance of making more efficient use of urban land within high quality development and encouraging greater intensity of development at places with good public transport accessibility and along public transport corridors.

## **Regional Planning Policies**

### The London Plan (2008)

The Development Plan for the area comprises the London Plan Consolidated with Alterations since 2004 (February 2008). The London Plan is a material consideration for local authorities when determining planning applications and reviewing their Unitary Development Plans. In order to respond to the existing and future housing demand, the London Plan has increased the housing provisions targets; seeking the provision of 30,500 additional homes per year across London. For Haringey, it estimates a capacity of a minimum of 6,800 new dwellings between 2007/8 and 2016/7 which equates to 680 per year.

## **Local Planning Policies**

### Haringey Unitary Development Plan (2006)

Haringey Council adopted its Unitary Development Plan in 2006. The policies within this document have been "saved" by the Government Office for London (GoL), under the 2004 Planning and Compulsory Purchase Act 2004, for up to 3 years (from 27th September 2007). Also adopted with the UDP in 2006, were Supplementary Planning Guidance documents (SPG's) and in 2008 SPD Housing.

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

The following issues will be discussed in the assessment report below:

1. The Principle of Demolition and Replacement Residential Development
2. Conservation and Design
3. Amenity of Neighbours
4. Trees and Landscaping
5. Sustainability
6. Waste Management

## **1. The Principle of Demolition and Replacement Residential Development**

The application seeks planning permission to use the site for residential purposes. Grange Road is a residential street within Highgate. The proposal site currently consists of a 2-storey residential dwellinghouse. As such, the use of the site for residential purposes is accepted.

The building at 5 Grange Road is considered to make a neutral contribution to the conservation area and as such, the demolition of the existing dwelling may be acceptable provided the proposed replacement property is designed to respect the special character of the Highgate Conservation Area. An assessment of the suitability of the proposed design is set out below.

The site is within a Conservation Area and as such a concurrent application for Conservation Area Consent has also been submitted and is under assessment.

## **2. Conservation and Design**

Policies UD3, UD4 and SPG1a require new developments to be of a high standard of design using good quality materials. In particular, they should respect the rhythm, form and massing, the height and scale and the historic heritage context of the site. The spatial and visual character of the development site and the surrounding area/street scene should be taken into consideration in the design of developments. Furthermore, policy CSV1 and SPG2 seek to ensure that developments within conservation areas preserve or enhance the special character of the area.

The current proposal is for the construction of a replacement dwelling in place of the existing single dwelling. In addition, the proposal includes the realignment of the site boundaries to create a regular rectangular site and the creation of a single garage for No. 7 Grange Road, located adjacent to its current northern garden boundary.

A single garage would be located within the body of the main house. A single storey detached garage serving No. 7 Grange Road would be located on the southern boundary of the site and would have the appearance of an early garage similar in date to that of the main dwellinghouse at No. 7. It would be set back from the general building line to the front so as not to obscure the oblique views seen from the north and would align with the rear building line of number 5.

This application follows a previous planning application, HGY/2009/0633, which was withdrawn by the applicant to allow time to address concerns raised by neighbouring residents and Haringey Conservation. Several amendments have been made to the scheme and the two neighbours on either side, No. 3 and No. 7 Grange Road have formally written, giving their support for the scheme.

The new house is intended to have the appearance of a building designed in the 'Old English' style of the latter half of the nineteenth century. Such buildings are seen elsewhere in Hampstead and Highgate and it shares some of the design characteristics of the two houses immediately adjacent.

Haringey Conservation and a number of residents and community groups including the Highgate Society and Highgate CAAC have raised concern regarding the size of the dwelling and its design. Several comments make a point of claiming the property to be a 4-storey dwelling given the location of substantial accommodation at basement (swimming pool, change rooms, gym area, media room, wine store and laundry) and loft (four bedrooms and four bathrooms). The claims that the property is a 4-storey dwelling are unfounded as the building presents to street and rear as a 2-storey building. The basement design has been revised from the previous scheme to be completely subterranean (except for the external escape stairs) and therefore not visible above ground level. Basement accommodation is not atypical of development in conservation areas in London. It is difficult to follow the argument that below ground basement accommodation, not visible from the public domain, can harm the character of the conservation area. In addition, the proposal occupies a smaller footprint than that of the earlier (withdrawn) scheme and is of a comparable footprint to other properties in Grange Road.

The loft space is evident by dormer windows to the front, side and rear roofslopes but is not presented as a separate storey in itself. As such, the overall bulk and scale of the building in terms of its external envelope is that of a two storey residential dwellinghouse and is similar in scale and bulk to other residential properties in Grange Road.

The size of the bay window on the front elevation was raised as an issue by Council conservation officers in the previous scheme. This element has been removed in line with officers advice and the roofline above the garage 'wing' has been stepped down from the main roofline to lessen the perceived bulk of the building.

The second concern raised is the architectural style of proposed dwelling. The Highgate Society argue that the proposed design is a pastiche of a past era and does not respect the authentic historical character of the Conservation Area. The use of the word 'pastiche' is a subjective assessment and it could equally be argued that the proposal is a well-mannered building which in terms of its materials and proportions is in accord with the character of the locality. Recent 'contemporary' developments in the same road have drawn adverse comments from local residents and resident groups, so it becomes difficult for architects/applicants to know in which style to build. Furthermore, Grange Road is characterised by a broad range of architectural styles; the street displays fine examples of Mock-Tudor, Arts and Crafts, and Victorian villas, along side modern housing from the 1970s to the present day. However, whilst there are diverse styles, there are unifying elements to the street scene; all houses (mainly detached) are set back from the road, centred within their plot with verdant front gardens. It is considered that from an overall planning point of view the house

respects these unifying elements maintaining front setbacks. The architectural design presented by Robert Adam Architects is of a high quality which will result in a dwelling which complements the diverse nineteenth and early twentieth century character of buildings along Grange Road.

The facades would be largely of a good quality facing brick under steeply pitched plain tiled hipped roofing. It would appear as a two storey house with attic accommodation with dormers within the roof slopes being of subsidiary scale to the window openings below them. The use of decorative brick detailing to wall returns, roof verges and some windows surrounds echoes those present in No. 3. A condition of consent will require full details of materials, including samples, to be submitted and approved prior to construction, in order to ensure the amenity of the area is preserved.

While the amount of accommodation is certainly greater than that of the existing dwelling, the overall design allows the increase in floor space to be readily accommodated within a building of quality design and architectural merit and of similar mass and scale to dwellings in the immediate vicinity and therefore would result in an acceptable replacement of the existing building, in line with policy UD4, UD3, CSV1, SPG1a and SPG2.

### **3. Amenity of Neighbours**

Policy UD3, SPG3a and SPD Housing state that the Council will require development proposals to demonstrate that there are no significant adverse impacts on residential amenity or other surrounding uses in terms of loss of daylight, sunlight, privacy, overlooking, aspect along with the avoidance of air, water, light and noise pollution, smell or nuisance.

The development has been designed so as not to result in any significant overshadowing, loss of light or privacy to other dwellings adjacent to the site.

The previous scheme had a front building line 3.50m closer to Grange Road than the existing dwelling. The revised scheme has set the dwelling back 800mm, following discussions with neighbours. While the house is still some 2.70m closer to the road than the existing dwelling on the site, the proposed frontage remains behind that of both No 3 and 7 to either side.

While the rear building line of the proposed dwelling projects further into the garden than either neighbouring property it is not considered to result in any harm to the amenity of these residents given the large lot size and therefore significant set backs from the side boundaries at both No.3 and No.7. The houses on either side will be separated from the proposal site by a drive and garage and thus will not be adversely affected by a deeper rear set back at number 5 Grange Road.

The internal layout of the proposed house has been designed to reduce the degree of overlooking compared to the current dwelling which overlooks the side elevation and rear garden of No. 7. The only windows that overlook adjoining properties are the stair windows and first floor dressing room windows to the south elevation which will have frosted glass, together with the first floor bathroom window to the north elevation and the attic floor bathroom rooflight which will also have frosted glass. The ground floor kitchen window facing north is located 6 metres from the boundary and therefore the privacy of the adjoining property will not be affected.

Both neighbours directly adjoining the site, No 3 and No 7 Grange Road have both written in support of the proposed scheme. Other residents have written objecting on the grounds of loss of amenity however, none of these properties will be directly affected by the proposed development. Overall, the application is considered to be in line with policy UD3, SPG3a and SPD Housing.

#### **4. Trees and Landscaping**

Policy OS17 and SPG8d seek to protect and improve the contribution of trees, trees masses and spines to local landscape character. Concern had been raised by interested parties as to the impact the development may have on nearby trees. The applicant has submitted a topographical survey, Tree Schedule and Trial Pit Report. The documentation has been assessed by the Councils Arboriculturalist who has concluded that the proposed 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 a method statement produced by an Arboriculturalist and approved by the Council. A number of conditions will be attached to planning permission in line with this specialist Arboricultural advice. Overall, the development is considered to comply with policy OS17 and SPG8d.

#### **5. Sustainability**

Policy UD2 requires sustainable design and construction to form an integral part of any scheme, requiring energy efficiency and renewable energy sourcing measures to be considered. In addition, the Council will seek that development schemes take into account, where feasible, the environmentally friendly materials, water conservation, recycling and sustainable urban drainage systems (SUDS). Policy ENV3 states that all new development should incorporate water conservation methods. Policy ENV9 states that the council will encourage energy efficiency and a reduction in carbon dioxide emissions.

The existing dwelling exhibits a poor quality of external materials and durability of construction in addition to inadequate insulation, which result in a building of poor energy efficiency. The proposed building will be of modern construction in line with current building standards to ensure a much higher level of sustainability and energy efficiency than the existing dwelling. In addition, a ground source heat pump system would be introduced to further increase the energy efficiency of the dwelling. Due to the development being for a single

dwelling only, renewable energy is not a mandatory requirement. Overall, the development is considered to be acceptable in terms of sustainability in line with policy UD2, ENV3 and ENV9.

## **6. Waste Management**

Policy UD7 requires all new development to include adequate provision for the storage and collection of waste and recyclable material. The application has been assessed by Council Waste Management Officers who have requested a number of conditions of consent including full details of the refuse storage area. This would also be required to ensure the enclosure is satisfactory in terms of conservation and amenity. Overall the development is deemed to comply with policy UD7.

## **SUMMARY AND CONCLUSION**

The Council accepts the principle of residential use for this site. The overall design is considered to be of a high quality complementing the diverse range of architectural styles exhibited in Grange Road. The bulk and scale is considered to be acceptable being similar in size and mass to other developments in the immediate vicinity. There is not deemed to be any significant detrimental impact on the amenity of neighbouring residents. A number of conditions will ensure the development is acceptable in terms of materials, trees and landscaping and waste management. The development is found to be in line with the intent of National, Regional and Local Planning Policies including policy UD1 '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', OS17 'Tree Protection, Tree Masses and Spines' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG2 'Conservation and Archaeology', SPG3b 'Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight', SPG8b 'Materials', SPG8c 'Environmental Performance', SPG8d 'Biodiversity, Landscaping & Trees' and SPD 'Housing' of the Haringey Supplementary Planning Guidance (October 2006). On this basis, it is recommended that planning permission be GRANTED subject to conditions.

## **RECOMMENDATION**

GRANT PERMISSION subject to conditions

Registered No: HGY/2009/1248

Applicant's drawing No's: EX\_01, 02, 03; PL\_01, 02, 03, 04, 05, 06, 07, 08REVA, 09 REVA, 10 REVA, 11, 14, 15 REVA, 16 REVA 17REVA, 20, 21

Subject to the following conditions:

## EXPIRATION OF PERMISSION

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.

## IN ACCORDANCE WITH APPROVED PLANS

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

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

## MATERIALS

3. Notwithstanding the description of the materials in the application, no construction shall be commenced until precise details and samples 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. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

## TREES AND LANDSCAPING

4. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the surroundings of the proposed development to include detailed drawings of:

a. Those existing trees to be retained.

b. Those existing trees to be removed.

c. Those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be agreed with the Council's Arboriculturalist.

d. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved



details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order 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.

5. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority.

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

6. The existing trees on the site shall not be lopped, felled or otherwise affected in any way (including raising and lowering soil levels under the crown spread of the trees) and no excavation shall be cut under the crown spread of the trees without the prior written permission of the Local Planning Authority. Particular attention should be paid to the protection and retention of the silver maple and a qualified Arboriculturalist should be present to ensure appropriate measures are implemented during the construction period.

Reason: In order to safeguard the trees in the interest of visual amenity of the area.

7. Before any works herein permitted are commenced, all those trees to be retained, as indicated on the approved drawings, shall be protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 5837:2005 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after building works are completed.

8. An Arboricultural method statement, including a tree protection plan, must be prepared in accordance with BS5837:2005 Trees in relation to construction, for approval by the Council. A pre-commencement site meeting must be specified and attended by all interested parties, (Site manager, Consultant Arboriculturalist, Council Arboriculturalist and Contractors) to confirm all the protection measures to be installed for trees.

Reason: To ensure the adequate protection to trees on the site and adjacent sites.

9. 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 fencing must be inspected by the Council Arboriculturalist, prior to any works commencing on site and remain in place until works are complete.

10. Notwithstanding the details contained within the plans hereby approved, full details of boundary treatments, including fencing and gates, to the entire site be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

Reason: In order to safeguard the visual amenity of the area and to ensure adequate means of enclosure for the proposed development.

## HIGHWAYS

11. A 2.0 metre visibility splay within which nothing above 1.0m in height shall obstruct visibility along the footway will be provided and maintained on either side of the new access.

Reason: To provide a suitable standard of visibility to and from the highway so that the use of the access does not prejudice the safety of pedestrians or vehicles.

12. The width of new crossover shall be not more than 3.0 metres.

Reason: To minimise any potential vehicular/pedestrian conflict along the footway.

## WASTE MANAGEMENT

13. This proposed development will require a refuse and recycling storage area of sufficient size to accommodate the following: 2 x 360ltr refuse bins, 4 x green recycling boxes, 2 x organic waste caddies and 2 garden waste bags. A detailed scheme for the provision of refuse, waste storage and recycling within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality.

## CONSTRUCTION

14. Before the commencement of any works on site, a fence or wall, materials to be agreed with the Local Planning Authority, shall be erected and permanently retained for all site boundaries.

Reason: In order to ensure a satisfactory means of enclosure for the proposed development.

15. 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: Grange Road is an un-adopted road, therefore the drive or pathway for the movement of the bins etc will need to reach out far enough and be constructed of a stable material so as to provide a secure footing for those emptying the bins at the rear of the collection vehicles.

INFORMATIVE: The proposed development requires a new crossover to be made over the footway. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

INFORMATIVE: The proposed development requires a redundant crossover to be removed. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

## REASONS FOR APPROVAL

The proposal has been assessed against and found to comply with the intent of National, Regional and Local Planning Policies including Policies UD1 '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', OS17 'Tree Protection, Tree Masses and Spines' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG2 'Conservation and Archaeology', SPG3b 'Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight', SPG8b 'Materials', SPG8c 'Environmental Performance', SPG8d 'Biodiversity, Landscaping & Trees' and SPD 'Housing' of the Haringey Supplementary Planning Guidance (October 2006).