

## REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

**Reference No:** HGY/2009/2090

**Ward:** Highgate

**Date received:** 10/12/2009

**Last amended date:** N/A

**Drawing number of plans:** 1103/S01-07 incl.; 1103/AP01-07 incl.; 1103/AP 11, 12, 13, 14  
(Additional Plans received 13/01/2010)

**Address:** 42 Stormont Road N6 4NP

**Proposal:** Demolition of existing family dwelling and erection of two storey dwelling with rooms in the roof

**Existing Use:** Residential Dwelling House

**Proposed Use:** Residential Dwelling House

**Applicant:** Mr Russell Abrahams

**Ownership:** Private

### PLANNING DESIGNATIONS

Conservation Area Road Network: B Road

#### **Officer contact:**

Michelle Bradshaw

P: 0208 489 5280

E: michelle.bradshaw@haringey.gov.uk

### RECOMMENDATION

GRANT PERMISSION subject to conditions

### SITE AND SURROUNDINGS

The site is located on the corner of Stormont Road and Denewood Road, N6 in the Highgate ward. The site is approximately 0.5 acres, being 69.50m long, having a frontage of 31.50m and an oblique boundary to the rear. The site is orientated north-west to south-east. The site is bordered by 40 Stormont Road and the private section of Denewood Road, which is separated from the house by a grass verge which forms part of the plot. The site is occupied by a two-storey detached interwar house with rooms in the roof.

Stormont Road and Denewood Road are predominantly residential in character with relatively large properties set on substantial grounds. There is no prevailing architectural style in the area, being a mix of Georgian, mock Georgian, Victorian, 20<sup>th</sup> Century and Contemporary designs. However there is a consistent palette of materials used in the locality including brick, clay tiled roofs and painted timber windows. The site is within the Bishops Sub-Area of Highgate Conservation Area.

## **PLANNING HISTORY**

OLD/1976/1275 - Erection of garage & sun lounge & rebuilding of existing stores- Approved 12-11-76

HGY/2009/2091 - Conservation Area Consent for demolition of existing family dwelling and erection of two storey dwelling with rooms in the roof - Pending

## **DETAILS OF PROPOSAL**

This application is for planning permission for the demolition of the existing residential dwelling house and the erection of a two-storey dwelling house with rooms in the roof space.

The existing house was erected in 1923/4 and was among the last of the houses to be built in the street. A number of extensions have taken place since this time which has slightly altered the original character/ appearance of the property. The principle alteration has been the enlargement of the former garage and nursery wing at the north east corner of the house, with a new two storey block projecting back into the garden. Other alterations include replacing some of the original timber windows on the main façade with u-pvc windows. The existing house has an internal floor area of 5,945 sq ft.

It is proposed to demolish the existing house and replace it with a new dwelling. The area of the new house would be 7,875 sq ft. A second application for Conservation Area consent (HGY/2009/2091) is also simultaneously being assessed.

## **CONSULTATION**

London Fire and Emergency Authority  
Haringey Building Control  
Haringey Conservation  
Haringey Arboriculture and Allotments  
Haringey Transportation  
Haringey Waste Management  
Ward Councillors  
The Highgate Society  
Highgate CAAC

Residents:

36 – 40 (e) Stormont Road, N6  
39 – 43 (o) Stormont Road, N6  
44 – 48 Sheldon Avenue, N6  
10 – 20 (e) Denewood Road, N6  
Flat a, 14 Denewood Road, N6

## RESPONSES

London Fire and Emergency Planning Authority – The Brigade is satisfied with the proposals

Building Control - The proposed development can be considered acceptable for fire brigade access for fire fighting. Means of escape and other fire safety measures will be dealt with on deposit of a formal Building Regulation application.

Waste Management - The development consists of a 5 bedroom house, this property will therefore require a storage area of sufficient size to contain 1 x 360 litre refuse bin, 1 x 240 litre refuse bin, 2 x green recycling boxes, 1 x organic waste caddy and 1 x garden caddy and 1 x garden waste bag.

Transportation Team - The proposed dwelling is to replace the existing dwelling and will not result in a change of use or scale. There are no significant changes to the on-site parking and access arrangements. Therefore, there are no highway and transportation objections to the proposal.

Conservation – “No. 42 Stormont Road is located on a large corner site on the junction with Denewood Road, and lies within the Bishops Sub-Area of Highgate Conservation Area.

Some plots along Stormont Road were developed by builders and architects before Walter Quenelle became involved in 1914, and as a result it is less uniform in style than other nearby streets. No single architectural style is dominant and there are a variety of plot sizes. The road is gently curved, and runs between Hampstead Lane and Denewood Road. There are a variety of styles evident in the large detached houses, some Edwardian, some neo-Georgian, and some with a more distinctly Arts and Crafts character, with steeply pitched clay tile roofs, tall chimneys, and tile hung gables and porches, red facing brickwork and white painted wooden casement windows.

The Council’s UDP Policy CSV7 and planning guidance SPG2 and PPG15 resists the demolition of existing buildings where they make a positive contribution to the Conservation Area.

The existing building on site is a relatively plain detached house which is considered to be of no special architectural or historic interest, and to make a neutral contribution to the character and appearance of the conservation area.

The principle of a replacement house on this site is therefore valid, however Conservation Area Consent and planning permission will only be granted if the contribution of the proposed replacement building would be of more or equal benefit to the conservation area.

The footprint of the building fits into the urban context of the area, and relates to the existing urban grain of area addressing both street elevations on this corner site. When viewed from the public realm the overall height and bulk are comparable to that of the existing building

I consider that the proposed replacement building has considered the context of the site carefully. It is designed in the Arts and Craft style but does not directly imitate earlier houses on the street. Whilst the design is distinctive it does seek to harmonise with this context. It does not appear as a separate entity but as part of a larger whole which has a range of house styles in its established character and appearance.

The overall design in terms of its form, height, bulk and mass has been considered to relate well to its neighbours in the conservation area. I also consider that the detail design proposals carefully take regard of such matters as scale, height, form, massing, respect for traditional appearance of frontages, vertical or horizontal emphasis, and detail design (e.g. scale and spacing of window openings, and the nature and quality of materials). I therefore recommend permission is granted subject to conditions:

Approval of samples of all external facing materials

Notwithstanding the application plans, elevations and sections, fully annotated and dimensioned elevation and section drawings of the proposed elevations to Stormont Road and Denewood Road, at a scale of 1:50, illustrating the detailed design of all architectural features and facing materials, including design details of windows, entrance door, and typical roof details, shall be submitted to and approved in writing by the Planning Authority prior to the commencement of work. Reason for conditions; To ensure that the development is of a highest quality standard to preserve the character and appearance of Highgate Conservation Area in accordance with UDP Policies UD4, CSV1 and CSV5.

Informative: The applicant is advised that only the highest quality detail design and natural facing materials will be acceptable”

The Highgate Society - The Highgate Society provided a lengthy submission objecting on a number of grounds including: 1) Highgate Society despite previous discussions with the applicant/agents do not support the scheme 2) Disagree with the historical background detailed within the historic buildings report 3) Do not necessary oppose a rebuild however the new development should minimise its impact on this corner site 4) The description of 2-storey’s with rooms in roof should be read as 3-storeys 5) On sustainability grounds a refurbishment would be more acceptable 6) Appears to be two self-contained flats in roof when description states family dwelling 7) Increased floor area would

set a precedence for increased height and bulk within the conservation area generally 8) Design, scale, height bulk out of keeping with the character of the area 9) Proposed design is heavy pastiche of the Arts and Crafts style which is architecturally dishonest and should be deterred as degrading and damaging to the integrity of the Conservation Area.

The comments from the Highgate Society have been addressed within the analysis/assessment section of the report.

Residents - Letters of objection have been received from residents of the following properties: 22, 31, 32, 35, 36, 37b & 40 Stormont Road; 10, 12, 14, 16, 18, 20, 22 24 & 28 Denewood; 46 & 48 Sheldon Avenue; 40 York Rise, 46 Abbotshall Avenue, 47 St John's Villas, 2 Normandy Mansions. The objections are summarised as follows:

1. Excessive height, size, bulk and scale;
2. Design not in keeping with the character of the road;
3. The floor plans indicate the property is to have two self-contained flats in the roof with a separate entrance rather than 1 dwelling house/inappropriate for flats to be constructed;
4. The existing house could be refurbished rather than new build;
5. New 3 storey residence with a flat roof will change the character of the street and have a 'knock-on' effect;
6. Issues of parking;
7. Overdevelopment of the site;
8. 'Eye-sore' which bears no resemblance to adjacent family houses;
9. The building should start well back from the boundary;
10. Privacy of adjacent properties negatively affected by large windows;
11. Negatively impact the character of the conservation area;
12. The case for demolition in a conservation area is not made out by the applicant;
13. Levels and finished heights of the building unclear or streetscape plans;
14. Light loss to 40 Stormont Road and 16 Denewood Road;
15. The application description stating the development is 2 storeys is incorrect as the development is 3 storeys;
16. Greater footprint than existing dwelling;
17. The building proposed would be built up to the side boundary impacting on the existing grass verge and possibly affecting the future use and rights of way of pedestrians;
18. Not an environmentally friendly building;
19. Increase noise/pollution from swimming pool;
20. Is this a speculative development for resale or is it intended to be owner occupied?

Cllr Allison - raised a number of issues included in the list above

Berwin Leighton Paisner – were appointed by a number of local residents to make representations on their behalf. The issues raised by BLP area included in the list above.

## RELEVANT PLANNING POLICY

### National Planning Guidance

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG15	Planning and the Historic Environment

### The London Plan

4B.11	London Built Environment
4B.12	Heritage Conservation

### 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
CSV7	Demolition in Conservation Areas
OS17	Tree Protection, Tree Masses and Spines

### Haringey Supplementary Planning Guidance (October 2006)

SPG1a	Design Guidance
SPG2	Conservation and Archaeology
SPG8b	Materials
SPG8c	Environmental Performance
SPG8d	Biodiversity, Landscaping & Trees
SPD	Housing

## ANALYSIS/ASSESSMENT OF THE APPLICATION

The following issues will be discussed in the assessment report below: (1) Demolition, Conservation and Design Issues; (2) Amenity of Neighbours; (3) Trees and Landscaping; (4) Sustainability / Waste Management.

### 1. Demolition, Conservation and Design Issues

Policies PPG15, CSV7, SPG2 resist the demolition of existing buildings where they make a positive contribution to the Conservation Area.

The existing house was erected in 1923/4 and was among the last of the houses to be built in the street. A number of extensions have taken place since this time which has slightly altered the original character. The principle alteration has been the enlargement of the former garage and nursery wing at the north east corner of the house, with a new two storey block projecting back into the garden. Other

alterations include replacing some of the original timber windows on the main façade with u-pvc windows.

Haringey Conservation Officers have been involved in negotiations regarding the design of this scheme since pre-application and were consulted on this planning application submission. They state 'The existing building on site is a relatively plain, detached house which is considered to be of no special architectural or historic interest and to make a neutral contribution to the character and appearance of the conservation area. The principle of a replacement house on this site is therefore valid, however...planning permission will only be granted if the contribution of the proposed replacement building would be more or equal benefit to the conservation area'.

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. Policy CSV1 and SPG2 require new developments in conservation areas to preserve and enhance the character of the locality.

The site is located within the Bishops Sub-area of the Highgate Conservation Area. Stormont Road and Denewood Road are residential streets consisting of relatively large properties set on substantial grounds. There is no single architectural style dominant and there are a variety of plot sizes in the locality. The styles exhibited in the road and those nearby include a mix of Georgian, neo-Georgian, Edwardian, Victorian, Arts and Crafts and 20<sup>th</sup> Century and Contemporary design.

The proposed dwelling will be designed in the Arts and Crafts style but will not directly imitate earlier houses on the street. Such buildings are seen elsewhere in Hampstead and Highgate and it shares some of the design characteristics of the nearby property at 25 Denewood Road which was designed by the same architectural firm. Conservation Officers state that 'while the design is distinctive it does seek to harmonise with this context. It does not appear as a separate entity but as part of a larger whole which has a range of house styles in its established character and appearance'. It should be noted that the property referred to above was granted planning permission on appeal to the Planning Inspectorate (Ref: T/APP/Y5420/A/98/1012748/P7) in March 1999 who considered that 'there are acceptable plans for the redevelopment of No. 25 Denewood Road which would enhance the Conservation Area'.

The proposed building will occupy approximately the same footprint as the existing building but will be set away from the neighbouring property at 40 Stormont Road. The front building line of the proposed dwelling reflects the front building line of the existing dwelling. In terms of height, bulk and massing plan no. 1103/AP12 shows the outline of the proposed against the existing building. This plan indicates that the overall height will not be significantly different from the current arrangement.

The proposed building will have a greater floor area (7,827sq ft) compared to the existing dwelling (5,549 sq ft) however although the new building is larger by area than the existing building the additional bulk largely occupies the area which is concealed from public view by the 'L' shaped plan of the existing building. The use of this space combined with the efficient use of the loft area enables more floor area to be accommodated within an envelope which presents similar dimensions to the front and side street elevations. Conservation Officers assert that 'the overall design in terms of its form, height, bulk and mass has been considered to relate well to its neighbours in the conservation area'.

The dwelling will be constructed of high quality traditional materials including Freshfield Lane multi brickwork with red gauged surrounds to windows and quoins. These will be laid in a narrow mortar bed in a traditional English bond. Creasing tiles and stone will be used for detailing and interest. The roof will consist of handmade clay tiles, hips and ridge bonnets. Window frames will be from sustainable hardwood with a natural finish with metal frame insets. Notwithstanding the details provided, a condition of consent will require full details of materials, including samples, to be submitted and approved prior to construction.

A number of residents and community groups including the Highgate Society and have raised concern regarding the proposed development. The majority of these concerns relate to design, bulk and mass which have been addressed above. A number of letters also refer to the use of the upper levels as self-contained flats. It is not the intention for this space to be used as separate units and a condition has been added to ensure this does not occur in the future. In addition, a condition of consent will be imposed removing 'permitted development rights' from the site in order to ensure any further extensions or significant alterations are subject to planning control. Other concerns raised have either been addressed in the 'Response' section or within the 'Assessment' section of this report.

While the amount of accommodation is greater than that of the existing dwelling the proposed replacement dwelling will sit comfortably in the context of the plot size and in addition the mass and scale, and overall design quality will be similar to dwellings in the immediate vicinity. As such the proposed replacement dwelling is considered to be in accordance with policies: UD4, UD3, CSV1, SPG1a and SPG2.

## 2. Amenity of Neighbours

Policy UD3 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 or loss of light or privacy to other dwellings adjacent to the site.



The previous scheme had a front building line consistent with that of the existing dwelling and the neighbouring property at No. 40 Stormont Road. While the rear building line of the proposed dwelling will project further into the garden closest to the southern boundary than the existing dwelling, it will only project some 1.40m further than the rear building line of No. 40. However, the siting of the dwelling within the plot means that there will be a greater gap between No. 40 and the proposed dwelling. In addition the part of the closest to No. 40 has a sloping roof, which slopes down to a single storey, as opposed to a double storey which currently exists. This minimises the impact of the proposed dwelling on this neighbouring property while also increasing the openness of the street scene. On the northern side the roof will slope down to a single storey, which will be the same height as the existing building abutting the verge of Denewood Road. The north elevation faces Denewood Road and has been consciously designed as a second frontage to respect its corner positioning. The elevation exhibits a single gable set between long roof slopes which descend to a single storey. The existing dwelling is single storey on this northern side of the site. While the design will mean the roofline is more prominent than the existing property it is not considered to have a significant detrimental impact on the outlook or amenity, including overshadowing, of neighbouring properties facing the site.

The internal layout of the proposed house has been designed to reduce the degree of overlooking. To the northern elevation facing Denewood Road the windows at first and second floor level are to an internal stair well. The applicant would not object should it be deemed necessary to condition that these windows be obscure glazed. To the southern elevation the windows at first floor level are to a dressing room and bathroom. At third floor level a small side window to a bedroom is proposed. These will not result in significant overlooking. To the rear, a balcony is proposed at first floor level. This does not extend further than the two single storey rear bays to either side and therefore will be screened by the hipped roofline of the pool area and kitchen and thus not result in significant overlooking. Overall, the application is considered to be in line with policy UD3, SPG3a and SPD Housing.

### 3. Trees and Landscaping

Policy OS17 and SPG8d seek to protect and improve the contribution of trees, trees masses and spines to local landscape character. The plans show that the rear garden will be landscaped to provide a Topiary lined lawn, herb garden, fruit garden and vegetable garden. A number of small trees/shrubs may be removed but the larger trees to the north and rear boundary will remain. New planting along the southern boundary is proposed and landscaping to the front forecourt. Conditions of consent will require full details of soft and hard landscaping are submitted to and approved in writing by the local planning authority prior to the commencement of works. Overall, the development is considered to comply with policy OS17 and SPG8d.

#### 4. Sustainability and Waste Management

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).

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 will be introduced to serve under floor heating and use the swimming pool as a heat sink, solar thermal hot water generation from 6sqm of collectors in hidden position on the flat crown roof. The swimming pool could be heated by a micro-CHP unit (combined heat and power) which will provide heat for the pool whilst generating electricity to operate the associated pool equipment and supplement the energy supply of the house. Water conservation will be achieved by using rainwater harvesting to collect roof water for toilet flushing and supplementing water supply for the pool. The tank will be underground. As a result of the measure it is anticipated that the building will achieve a 25% improvement on the target carbon emission rate (TER) required. Overall, the development is considered to be acceptable in terms of sustainability in line with the London Plan and policy UD2 and SPG8c.

Policy UD7 requires all new development to include adequate provision for the storage and collection of waste and recyclable material. The development consists of a 5 bedroom house, this property will therefore require a storage area of sufficient size to contain 1 x 360 litre refuse bin, 1 x 240 litre refuse bin, 2 x green recycling boxes, 1 x organic waste caddy and 1 x garden caddy and 1 x garden waste bag. The application has been assessed by Council Waste Management Officers who have requested a condition be imposed requiring full details of the refuse storage area.

#### **SUMMARY AND CONCLUSION**

The overall design is considered to be of a high quality complementing the diverse range of architectural styles exhibited in Stormont Road. The bulk and scale is considered to be acceptable being similar in size and mass to other properties in the surrounding area. The proposal will not have a detrimental impact on the amenity of neighbouring residents. 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' CSV1 'Development in Conservation Areas', CSV7 'Demolition in Conservation Areas', OS17 'Tree Protection, Tree Masses and Spines' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG2 'Conservation and Archaeology', 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/2009/2090

Applicant's drawing No's: 1103/S01-07 incl.; 1103/AP01-07incl.;1103/AP 11,12,13,14

Subject to the following conditions:

## IMPLEMENTATION

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

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

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

## EXTERNAL APPEARANCE

3. 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.

4. Notwithstanding the application plans, elevations and sections, fully annotated and dimensioned elevation and section drawings of the proposed elevations to Stormont Road and Denewood Road, at a scale of 1:50, illustrating the detailed design of all architectural features and facing materials, including design details of windows, entrance door, and typical roof details, shall be submitted to and approved in writing by the Planning Authority prior to the commencement of work:

Reason for conditions: To ensure that the development is of a highest quality standard to preserve the character and appearance of Highgate Conservation Area in accordance with UDP Policies UD4, CSV1 and CSV5.

## TREES, LANDSCAPING AND BOUNDARY TREATMENT

5. 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.

6. 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.

7. 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.

8. 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.

9. 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. 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.

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

11. 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.

## WASTE MANAGMENT

14. 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.

## RESTRICTION OF USE/FUTURE DEVELOPMENT

15. The development hereby approved shall be used as a single dwelling i.e. one residential unit and shall not at any time be occupied separately as more than one residential unit.

Reason: The sub-division of the property would result in the provision of two units of accommodation, out of keeping with the pattern of development in the locality.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (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 to Schedule 2 of that Order shall be carried out on site.

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

## CONSTRUCTION

17. 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: The development will require a storage area of sufficient size to contain 1 x 360 litre refuse bin, 1 x 240 litre refuse bin, 2 x green recycling boxes, 1 x organic waste caddy and 1 x garden caddy and 1 x garden waste bag.

## REASONS FOR APPROVAL

The reasons for the grant of planning permission are as follows:

(a) The proposal is acceptable for the following reasons:

- I. The design, form, detailing and facing materials are considered acceptable;
- II. The proposal will preserve the character of the conservation area
- III. The development will not have any significant adverse impact on the amenity of neighbours
- IV. The scheme has been designed sensitively in terms of environmental and sustainability issues

(b) 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' CSV1 'Development in Conservation Areas', CSV7 'Demolition in Conservation Areas',

OS17 'Tree Protection, Tree Masses and Spines' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG2 'Conservation and Archaeology', SPG8b 'Materials', SPG8c 'Environmental Performance', SPG8d 'Biodiversity, Landscaping & Trees' and SPD 'Housing' of the Haringey Supplementary Planning Guidance (October 2006).