

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2011/0193	Ward: Highgate
Address: 225 Archway Road N6 5BS	
<p>Proposal: Demolition of 1940s extensions to listed villa and replacement with new single storey extension; repairs to fabric and re-planning of interior; extension of terrace to Archway Road to accommodate 4 self contained flats; erection of a detached 4 bedroom residential unit to front onto Cholmeley Park with an associated off-street car parking space; removal of specified trees and planting of new trees and hard and soft landscaping to the site (AMENDED DESCRIPTION / AMENDED PLANS)</p>	
Existing Use: Residential	Proposed Use: Residential
Applicant: Ms Lissa Napolitano Loromah Estates	
Ownership: Private	
Date received: 03/02/2011	Last amended date: 25/03/2011
Drawing number of plans: 512 PLAPP2-100, 101, 102, 103 Rev A, 105, 501, 502 Rev A, 503 Rev A, 505 Rev B, 520 Rev B, 550 Rev A and 560 Rev A	
Case Officer Contact: Matthew Gunning	
PLANNING DESIGNATIONS: Listed Building, Conservation Area. Restricted Conversion Area, Road Network: Classified Road	
RECOMMENDATION: GRANT PERMISSION subject to conditions and subject to sec. 106 Legal Agreement	
<p>SUMMARY OF REPORT: The proposed development will involve a comprehensive redevelopment of this site involving alterations, minor extensions and a refurbishment of the existing Grade II Listed Building which currently contains 5 self contained flats as well as the erection of a new two-storey house with lower ground floor to the back of the site to front onto Cholmeley Park; and the erection of a new building to the side of 227 Archway Road to be read as an extension to the terrace to accommodate 4 self contained flats (1 x 1 bed unit and 3 x 2 bed). The siting, height and design of the proposed new buildings on site relates better to the setting of the listed building and the character of the site in comparison to previous proposals. The proposed development will preserve and enhance the character and appearance of this part of the conservation area. The development to side and rear of site will enable and secure the proper repair, restoration</p>	

and long term future of the listed building. The siting and design of the new buildings and associated landscaping have been designed sensitively in terms of its relationship with the listed building, the building patterns of the adjoining terraces properties and the open / tree lined character of this site. The proposal will achieve an acceptable relationship with adjoining properties and will not adversely affect the residential and visual amenities of adjoining occupiers. Four of the new residential units to front onto Archway Road will be secured to be 'car free' (by way of a S106 agreement) and over all the proposal will not adversely affect parking conditions in the immediate surroundings. This application is therefore recommend for approval subject to conditions and the applicant entering into a S106 agreement.

1. SITE AND SURROUNDINGS

- 1.1 No. 225 Archway is a detached two storey; Grade II C19 listed building located on a large corner plot (0.18 ha in size) at the junction of Archway Road and Cholmeley Park. Its frontage features an ionic portico, a 3 windows wide frontage with a further two storey two window wide wing to the right stepped slightly forward. The building is faced in pale grey brickwork with brickwork quoins and has gauged yellow brick arches with keystones to recessed sash windows with margin lights. The building has a low pitched slated roof with long moulded brackets to the eaves soffit. The building sits back from the road and is set on a raised level on the site amongst trees. The grounds to the front and rear of building are heavily overgrown and contain a number of mature trees. None of the trees on site are protected however they are important to the character and appearance of the conservation area. The building on site has been converted into five self contained flats.
- 1.2 The site falls within the extensive Highgate Conservation Area; which is largely residential in character, with terraces of houses on streets to the west and east of Archway Road. These terrace houses are substantial Victorian terraces with good proportions and strongly consistent detailing with vertical emphasis to front elevations.
- 1.3 Archway Road itself is a very busy arterial road that has been designated as a Priority (Red) Route. It is generally densely developed, with a mixture of residential and commercial properties along each side of the road. Many of the properties along Archway Road and on the streets to the east and west of this arterial route have been converted into flats. The application site falls within the Archway Road Restricted Conversion Area. The application site is approximately 500m away from Highgate Tube Station.

2. PROPOSAL

- 2.1 The proposal is for extensions, alterations and improvement to the listed building to create five flats (2 x 1 bed & 3 x 2 bed units)); the extension of the terrace to Archway Road to accommodate 4 self contained flats and the erection of a detached 4 bedroom residential unit to front onto Cholmeley Park, together with the associated landscaping to the site.

- 2.2 The scheme has been amended from proposal initially submitted. The house to front onto Cholmeley Park has been moved forward about 1m, which increases the separation from Highgate Avenue properties. The detailing to the front elevation of this building has changed and will now only have a bay at ground floor only. The glazing to the side staircase has been changed and in addition the first floor rear window cills are raised. The number of flats in the Archway Road development has been reduced from 5 to 4 flats.

3. PLANNING HISTORY

OLD/1965/0019 - Demolition of existing house – Approved 10/03/1965

05/09/1955 - The continuance of display of advertisement in modified form – Refused 05/08/1952

OLD/1955/0450 - A proposed petrol filling station on Archway Road frontage - Refused 05/09/1955

OLD/1973/1270 - Erection of block of flats. (Revocation & other papers with reference no. 1030/225/5 5312) - Withdrawn 22/05/1973

OLD/1975/0885 - Notice of Proposed Demolition of listed building (Circular 80/71 Consultation).- 27/08/1975

OLD/1982/0903 - Display of temporary screen comprising 1x12 panel (36'x10') advertising display unit. – Refused 20/01/1982

OLD/1983/0955 - 7/12/82 Demolition of Listed Building – Refused 28/02/1983

OLD/1956/0426 - Proposed site for petrol filling station – Refused 04/10/1956

OLD/1955/0450 - A proposed petrol filling station on Archway Road frontage - Refused 05/09/1955

HGY/2010/1652 - Demolition of 1940s extensions to listed villa and replacement with new single storey extension; repairs to fabric and replanning of interior; extension of terrace to Archway Road; 2 new flats set back from Cholmeley Park frontage; new bicycle store and recycling area; removal of trees and planting of new trees; new hard landscaping and planting – Not determined

HGY/2010/1653 - Listed Building Consent for demolition of 1940s extensions to listed villa and replacement with new single storey extension; repairs to fabric and replanning of interior; extension of terrace to Archway Road; 2 new flats set back from Cholmeley Park frontage; new bicycle storey and recycling area; removal of trees and planting of new trees; new hard landscaping and planting - Not determined

4. RELEVANT PLANNING POLICY

4.1 National Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 3: Housing

Planning Policy Statement 5: Planning for the Historic Environment

4.2 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

4.3 Unitary Development Plan

- G1 Environment
- G2 Development and Urban Design
- G3 Housing Supply
- UD2 Sustainable Design & Construction
- UD3 General Principles
- UD4 Quality Design
- UD7 Waste Storage
- ENV6 Noise Pollution
- ENV7 Air, Water and Light Pollution
- HSG1 New Housing Development
- HSG9 Density Standards
- M10 Parking for Development
- OS17 Tree Protection, Tree Masses and Spines
- CSV1 Development in Conservation Areas
- CSV2 Listed Buildings
- CSV4 Alteration and Extensions to Listed Buildings
- CSV5 Alterations and Extensions in Conservation Areas
- CSV7 Demolition in Conservation Area
- CSv8 Archaeology

4.4 Supplementary Planning Guidance / Documents

- SPG1a Design Guidance
- SPG2 Conservation and Archaeology
- ‘Housing’ SPD October 2008
- SPG3c Backlands Development
- SPG8b Materials
- SPG8e Light Pollution
- SPG9a Sustainability Statement

4. **CONSULTATION**

Statutory	Internal	External
English Heritage	Transportation Group Cleaving Building Control Conservation Team Ward Councillors	<u>Amenity Groups</u> Highgate Society Highgate CAAC <u>Local Residents</u> 1-7 Cholmeley Close,

	Arboricultural Officer	1 – 15 Southwood Avenue, including flats, Archway Road - 217a b & c, 221 GF, FF, SF, TF & UGF flats, 221a Upper flat, Flats 1-4 223, 225 – Flats 1-4 & Flats 1a, 227 – GF & FF flat, 229 – GF & FF, 231, 233 – Ground floor flat, 235. 237, 248, 248a, 248b, 248c, 250, 250a, 250b, 250c, 250d, 252, 252a, 252b, 252c, 254, 254a, 254b, 254c, 254d, 256, 256a, 256b, 256c, 258 – FF, FF rear, GF middle, GF front, GF rear, Second/ Third Floor, 260, 260a, 260b, 262, 264, 268, 270, 272, 274, 278, 278a, 278b, 278c, 280, 280a, 280b, 280c, 282, 282a, 282b, 282c, 284, 282a, 282b, 282c, 284 a-c, 286 a-c, 288a-c, 290 a-c, 292, 294 a-c, 296 a-c, 9-15 Highgate Avenue, 1-12 Cholmeley Park (including 1a, 7a, 12a)
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5. RESPONSES

English Heritage

- 5.1 English Heritage commented on the previous proposals for 225 Archway Road on 13 October 2010. In their letter they confirmed that they did not object to the works to the listed villa or new dwelling to Archway Road but raised concerns in respect of the new development to the rear of the site facing Cholmeley Park. The applicants have submitted a new application which proposes a new three storey (including lower ground floor) block aligned to the adjacent terrace.
- 5.2 The new alignment is considered to improve the relationship with the listed building and the amenity of the adjacent terraced properties. However, they would consider that refinements to the design are necessary to ensure that any proposed dwelling enhances the character and significance of the conservation area in accordance with the policies set out in PPS5. Specifically, they considered the roof form and expressed front window bay appear over dominant and do not respond well to the Edwardian appearance of the adjacent properties in Cholmondeley Road. They also recommend that further thought is given to the relationship of the building to its immediate landscape and relationship to the street.
- 5.3 They state that providing that the above issues are addressed, they would be minded to direct as to the granting of listed building consent.

Transportation

- 5.4 The application site is situated on A1 Archway Road, which forms part of the Transport for London Road Network (TLRN). TfL requests that cycle parking within the site should be brought up to be in line with the current TfL Cycle Parking Standards; which is of a minimum 1 cycle space per residential unit.
- 5.5 While TfL does not believe that the proposed development would result in a significant diverse highway and traffic impact to A1 Archway Road; it is concerned that the extent of construction work may impact the A1, and the below paragraphs states TfL's requests to the developer to address the issue.
- 5.6 TfL requests that a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) be submitted and approved by both the local authority and TfL prior to work commence on site. It is requested that movements of construction vehicles shall be carefully planned and co-ordinated to avoid the AM and PM hours. It is requested that a construction vehicles should load/ unload/ park/ stop away from A1 Archway Road.
- 5.7 It is requested that the developer to provide details on the proposed wall adjacent to the A1 Archway Road footway and how the wall would be constructed; and also details on site protection measure to prevent damage caused to the TLRN public highway of A1 Archway Road for during the construction work inside the site. It must be noted that TfL may require Structural Approval for the wall if deemed necessary; this is ensure that the structural intergrity of A1 Archway Road would not be compromised.
- 5.8 The footway and carriageway on A1 Archway Road and must not be blocked during the construction and maintenance of the proposal. Temporary obstruction during the construction must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians, or obstruct the flow of traffic on the A1 Archway Road.
- 5.9 It is requested that no gate/ door adjacent to A1 Archway Road shall be opened outward which would encroach on any part of public highway, this is to comply with Section 153 of Highways Act 1980.
- 5.10 No skip or construction materials shall be kept on the footway or carriageway of A1 Archway Road at all times. It must also be aware that TfL would rectify damage caused to the TLRN public highway from the construction of the development, and the developer would be expected to be responsible for the full cost of repair work.
- 5.11 It is also advised that the developer/ contractor would be required to submit a London Street Work Permit application to TfL for any occupation of the public highway associated with the construction work; this includes any form of temporary traffic management as well as the parking of construction vehicles outside its permitted hours.
- 5.12 TfL would only be able express its unreserved support, subject to all of the issues raised above are addressed satisfactorily.

- 5.13 The application site address is Archway Road, the site is served by a single pedestrian access onto unclassified Cholmeley Park. This site falls within the Archway Road Restricted Conversion Area in view of the existing on-street parking pressure at this location. Hence, the creation of additional residential units without mitigation for the lack of off-street car parking provision would exacerbate this parking pressure. The Council's adopted UDP 2006 Policy HSG11 lists Cholmeley Park as one of the areas where "the majority of properties have been converted into flats and are now experiencing problems of extreme parking pressure and a significant adverse effect on residential amenity". We will subsequently apply Policy I.3 of Appendix 1 UDP 2006 which requires that the applicant provide 5 car parking spaces for a development of this size.
- 5.14 It as been noted that the applicant intends to provide a single parking space as part of the proposals. However, the creation of a vehicle crossover in this location would result in the unacceptable loss of an on-street parking bay, which forms part of the Highgate Station controlled parking zone. Therefore, in view of the fact that the above application contravenes UDP Policy HSG 11, the Haringey Council highway and transportation authority are unable to support this application.

Arboricultural Officer

- 5.15 The Arboricultural Impact Assessment / Implication Assessment and Tree Protection Plan have been drafted in accordance with BS 5837: 2005. They provide an adequate level of information to show all the trees have been considered in the planning process and the proposed protective measures should ensure there are no detrimental effects on the trees to be retained. However, robust planning conditions must be attached to any planning approval to enforce this.
- 5.16 All tree protection measures and associated works must be installed / undertaken as stated in the Method Statement (sequence of works). A pre-commencement site meeting must be specified and attended by all interested parties (Site manager, Consultant Arboriculturist, Council Arboriculturist and Architect) to confirm all the protection measures to be installed for trees.
- 5.17 The trees identified for removal are either in a poor condition or of low quality and amenity value. The new landscaping proposal aims to plant over 30 new trees to replace those to be removed and increase screening of the site. The proposed species and planting locations would appear suitable taking into consideration the existing trees and existing/proposed structures. The planting of native trees will enhance the woodland effect and increase biodiversity. Some of the species (Hornbeam, Wild cherry and Silver birch) have the capacity to grow into moderately sized trees.

Highgate Society

- 5.18 While they welcome the development in principal they feel that the scheme is still not acceptable and therefore object to the application. They make the following comments:
- Have met with the Architect and the Agent and discussed the revised scheme with them. We have also visited the adjoining properties in Southwood Avenue.

- The revised proposals have relocated the single block accessed of Cholmeley Park towards the road. This improves the outlook for the residents of Highgate Avenue and deals with some potential overlooking problems.
- The new building appears to have had the addition of another floor and a curved roof. The house is very large and sits on ground raised relative to the neighbouring properties. As a result of this, it has a considerable and unacceptable impact on the adjoining houses in Southwood Avenue.
- The design of the curved metal roof is inappropriate being more suitable for a factory building than a housing infill in a sensitive conservation area. It also raises the roofline of the house.
- The choice of brick is unfortunate. The houses within the area are predominantly soft red brick and the view from the rear of Southwood Avenue presents a coherent outlook. The blue engineering brick is not suitable in this location.
- The houses facing Archway Road have now become flats. They each have basement bedrooms facing onto Archway Road. The Highgate Society has always objected to habitable rooms proposed for basements on Archway Road due to the poor amenity in terms of noise and air quality. Haringey has previously accepted this stance and rejected any applications for wells or basement habitable rooms in this location. The Society is concerned that, should these basement rooms be approved, it will set a precedent for future basement developments on the road.

Lynne Featherstone MP

- 5.18 “I understand that further, slightly amended applications have been made for the above site. Although the plans are a marginal improvement, I understand that they will still involve the loss of most of the trees, will be close to the listed villa and overlook neighbouring properties.
- 5.19 Many residents are objecting to this application and I would be grateful if the council would consider these objections very carefully, particularly with regard to the principle of development of this back garden site and the curtilage of the listed house.
- 5.20 Please also consider the visual impact of a three storey building on neighbouring properties, the width of the design, which is greater than adjoining properties, as is the external staircase, which will add to this width.”

Local Residents

- 5.21 Letters of objection have been received from the residents of the following properties as shown below and are raised are summarised further on:
- 1a, 4, 8, 10, 15a, 16, 26, 28, 30, 36, 53 Cholmeley Park
 - 3a, Garden Flat 3, 5, 7, 9, 11, 13 Southwood Avenue, Garden Flat 3 Southwood Avenue
 - 9, 11 13,15,17 & 25 Highgate Avenue
 - 219 Archway Road
 - 54 Cromwell Avenue
 - 59 Hornsey Lane
 - 3 Wavell House, Hillcrest Highgate

- Springfield Cottages 169 North Hill
- 39b Natal Road (N11)
- 5 Gallery House Copers Cope Road Beckenham, BR3
- The Barn, Bisham Grange, Marlow Bucks,
- 169 Cranley Gardens

Listed Building

- The restoration of the listed building is welcomed;

Development fronting Cholmeley Park

- This part of the development contravenes government policy outlawing garden grabbing and would set a dangerous precedent for back garden development in the Highgate area;
- Inappropriate backland development/ the garden of the listed villa is too small to support a house of this size;
- The site is in the middle of a conservation area and would neither preserve nor enhance its character;
- The size, bulk and height of the proposed new building would dramatically alter the character of the neighbourhood;
- The new structure would appear to dominate the Victorian villa/ diminish the setting of the listed building;
- Height / footprint/ scale of the new building would be overbearing and detrimental to the setting of listed villa and amenity of adjoining properties;
- The sighting of the new building is at odds with the current buildings 2/4 and 6/8 Cholmeley Park and the bend in the road;
- The new house is still too far back from the road on Cholmeley Park - It should follow the natural stepped line of the houses on Cholmeley Park and be move closer to the road;
- The new house is too tall- it should be lowered further into the ground or have one storey removed;
- The new house is too wide- much wider than neighbouring properties;
- The new building is very substantial at nearly 3,000 sq ft - modern house such as this does not require this amount of space;
- The design, appearance and material of the building would not harmonise with its immediate surrounding/ architectural contexts - Victorian brick houses;
- The proposal would devalue the style, character, attractiveness and quality of Cholmeley Park;
- The design of the roof adds more to the bulk of the house – a grass roof would certainly look better;
- The provision of two staircases clearly shows the intent of the developer in subdividing the new building into smaller units;
- Very significant overdevelopment of this site leading to loss of amenity to the local residents in adjoining properties,
- Overlooking / loss of privacy to adjoining gardens/ dwellings – prohibiting residents' enjoyment of their homes and gardens;
- The scale of the development and overbearing proximity to all of the adjoining houses on Southwood Avenue and Highgate Avenue would destroy the character and nature of this part of the neighbourhood;

- The sheer scale of the proposed development would render it impossible to be screened adequately from the vantages of Southwood and Highgate Avenues properties;
- Light & noise pollution – proposal would not comply with ‘rights to light’;
- The size of the proposed windows (which effectively creates a wall of glass) would result in unacceptable intrusion;
- Impact on views from properties on Highgate Avenue;
- The garden with its mature trees offers a degree of privacy & natural protection to Highgate Avenue residents would be destroyed if the building goes ahead;
- Loss of mature trees and valuable green space which enhances the neighbourhood and civic amenity of the area;
- Loss of a valuable, green wooded space - the space is one of few valuable green spaces in high-pollution area and so should be preserved;
- Proposal will not benefit the community and environment;
- This building should not be allowed to be subdivided into flats at any point in the future not should it be allowed to be extended;
- No further building/structure should be permitted in the rear garden of the site;

Development fronting 225 Archway Road

- The proposed addition of flats to the front of 225/ side off 227 Archway Road would further add to the overcrowding of the site/ area and would lead to increased pressure on local services such as school places etc;
- Development of Archway Road into flat conversions is contrary to Haringey’s own rules on HMOCs;
- The new building fronting Archway Road would be far too close to the Listed Villa,

Other

- Impact on car parking - there is very limited off street parking provided and the additional flats will exacerbate the problem in an area already suffering from substantial parking problems;
- Impact on wildlife;
- Any undertaking to plant new trees should be carried out as per the planning application;
- Tree preservation orders should be applied to the red oak and the remaining ash trees in the garden of 225 Archway Road;
- Regular contact and site inspections should be carried out by Haringey Council to ensure adherence to approved plans/ regulations;
- The council should by way of condition ensure a parking permit free scheme for the site.

5.22 Letters of objection have been received from the residents of the following properties (as shown below) and summarised further on:

- 13 Highgate Avenue
- 4, 8, 10 Cholmeley Park
- Garden flat 3, 5, 7, 9, 11, 13 Southwood Avenue
- 169 Cranley Gardens
- The Barn, Bisham Grange, Marlow, Bucks

- Inappropriate back-land development - Precedent for “garden grabbing” and over development;
- Building is too high and too substantial/ dominant for the garden plot of the listed building and completely out of keeping with the surrounding area;
- The recent minor changes made to the design of the new building have made very little difference to the overall height and size of the new building;
- The new building proceed should be no more than 2 storeys high to minimise the intrusion;
- Siting of the new building should be set further back towards Cholmeley Park to further minimise against the intrusion on adjoining properties;
- The width of the proposed new building is of grave concern;
- Appearance of the new building is not in keeping with either the listed villa or the neighbouring properties
- Careful design has not been applied to this proposal;
- Loss of trees/ woodland landscape;
- Current proposals to plant yew trees right on our boundary fence – while helping screen the building from the ground floor would create a major problem by depriving adjoining gardens of light;
- Exacerbates parking problems;
- In initial consultations residents suggested modifications to the Cholmeley House building namely, removal of the second staircase, re-positioning and reduction by one floor - these have not been made;
- Proposal would lead to the excessive removal of trees to the detriment of the environment;
- Development, in the garden of a listed building would significantly affects amenity by increasing light pollution, reducing privacy due to overlooking;
- Overlooking / loss of privacy to adjoining gardens/ dwellings – prohibiting residents’ enjoyment of their homes and gardens;
- Overbearing impact;
- Noise & light pollution;
- Negative impact on the quality of life of resident;
- Impact on wildlife.

5.23 A legal opinion has been received from 4-5 Gray’s Inn Square on behalf of an adjoining resident which states that: “is very difficult to identify any planning justification for granting permission for the new building. In my opinion, the proposal with respect to it is contrary to the relevant provisions of the development plan and it would, if erected, have a harmful impact upon the listed villa and its setting, upon the Conservation Area, and upon the visual and other amenities of the neighbouring properties. I therefore consider that, if the local planning authority were to grant permission for the proposed development, that decision would be susceptible to challenge on the ground of irrationality”.

6. ANALYSIS / ASSESSMENT OF THE APPLICATION

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

- Principle of development;
- Design, form & layout;
- Impact on the setting of the Listed Building;
- Impact on the character and appearance of the Conservation Area;

- Landscaping/ Impact on trees;
- Impact on residential amenity;
- Access and parking.

Principle of development

- 6.2 The application site is a large site with frontages onto Cholmeley Park and Archway Road and is located in an established residential road with a variety of housing types. As such a scheme for residential development is compatible with the established character of uses in the area. The site contains a Grade II listed villa built between 1886 & 1888. The outside of the building and the grounds are not in good condition. As per the comments from English Heritage above they have no in principle objection to the introduction of some additional development on this site. As outlined further on in this report Officers consider that the presence of the proposed dwelling to front onto Cholmeley Park and the extension to the Archway Road terrace would not detract significantly from the setting of the listed building.
- 6.3 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 additional residential accommodation 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. The number of habitable rooms is presently 16 (all in the villa) and will increase to 31 habitable rooms (14 of them in the villa) giving a density of 172 habitable room per hectare.
- 6.4 The Council has specific policy considerations in regards to backland development as outlined in SPG3c. However bearing in mind this site has active frontages onto Cholmeley Park and Archway Road; the site cannot be viewed specifically as a backland site. The site in question is not a protected open space for nature conservation/ ecological value.
- 6.5 In terms of development on garden sites revisions to PPS3 ‘Housing’ of June 2010 reclassified such sites as greenfield land (they were formerly considered to be ‘previously developed’, or ‘brownfield’, land). This is intended to remove the in-built presumption in favour of development of garden sites, which was applied to all ‘brownfield’ land under the previous version of the guidance. It is important to note however that this reclassification does not mean that development on garden sites is now prohibited. Planning permission can still be granted on suitable ‘greenfield sites’, where residential amenity and other planning considerations can be addressed. PPS3 continues to advise that efficient and effective use of land is sought and that housing development should be well integrated with, and complement, neighbouring buildings and the local area more generally in terms of scale, density, layout and access.

Design, Form & Layout

- 6.6 As outlined already in this report the proposed development consists of 3 elements, namely:
- Alterations/ refurbishment of the listed building with improved landscaping including enhanced screening from the Archway Road;
 - The erection of a new two-storey house with lower ground floor to the side and set back slightly from the No 2 Cholmeley Park;

- The erection of a new building to the side of 227 Archway Road to be read as an extension to the terrace to accommodate 4 self contained flats.
- 6.7 The original listed building has been unsympathetically altered in intervening years, and it has poor quality side and rear extensions which detract from the special historic and architectural interest of the original building. The front elevation of the building retains its original appearance with a fine late 19th century front elevation on of Gault brick with bracketed eaves, slate roof and portico. The proposal for retaining the original building and replacing the existing 1940s side and rear extensions is considered acceptable, subject to the appropriate repair of the original building and use of appropriate materials to match the existing building. The front garden of the listed building will be remodelled / landscaped and the entrance to this building will be via the original front door with steps down to Archway Road and then down to a new entrance from Cholmeley Park.
- 6.8 The proposed dwelling to front onto Cholmeley Park will be of a similar footprint to No 2 Cholmeley Park (original dwelling) with the exception of a stairwell to the side which will be recessed behind the front building line. In comparison to the previous scheme for this site (under planning ref HGY/2010/1652) and schemes subject to earlier pre-application discussions, this building has been moved closer towards Cholmeley Park to mitigate its impact on neighbouring properties. The building will sit parallel to No 2 and at an angle with the listed villa. The building will be set back 11m from the public footpath at its closest point.
- 6.9 This part of the site will be excavated so that the lower ground floor and associated sunken rear courtyard well will sit below existing ground level. Along the front elevation the basement/ lower ground floor will have high level windows which will not be very visible.
- 6.10 The building will have a flat/ green roof removing the initially proposed curved roof. The overall height and mass of the building will be minimised by sinking the structure and by keeping the height of the building below the eaves line of No 2 Cholmeley Park. The building will have a sedum green roof therefore further minimising its impact when viewed from neighbouring properties.
- 6.11 The exterior of the building will of a modern design but will be faced in brickwork to match the villa.
- 6.12 The new building fronting onto Archway Road will be two storeys plus basement with accommodation within the roofspace. The existing terrace of four houses (227-- 233) on Archway Road will be extended by the addition of a double fronted building with a single entrance door. This does not completely replicate the proportions of the original terrace which is characterised by individual terrace properties with established 6m span between cross walls with individual front doors sitting in groups of two as a mirror image of each other. In order to prevent the extensions to the terrace extending in front of the listed building a smaller width double fronted building with central doorway has been chosen. The extension will be of a similar period style to the original terrace using similar brick with white painted rendered detailing, traditional timber windows and a slate roof with a half hipped roof on the gable end. The flatted units within this building will meet the floorspace minima as set out in the Council's Housing SPD.

Listed Villa	Unit Size	Floorspace
FLAT 1	2 Bed	82.75 m2
FLAT 2	1 Bed	52.25 m2
FLAT 3	1 Bed	56.97 m2
FLAT 4	2 Bed	73.71 m2
FLAT 5	2 Bed	68.60 m2

Archway Road	Unit Size	Floorspace
FLAT 1	2 Bed	90.71 m2
FLAT 2	2 Bed	91.74 m2
FLAT 3	2 Bed	97.19 m2
FLAT 4	1 Bed	52.12 m2
Cholmeley Park	4 Bed Unit	254.28 M2

- 6.13 The recycling/ refuse storage area for the new house and flats within the listed villa will be kept in a dedicated storage area dug in the bank along Cholmeley Park and screened from view. For the Archway Road flats wheely bin will be stored in side the front boundary wall in a dedicated space.
- 6.14 Overall the building form, detailing and associated materials has been carefully considered to respect the open nature of the site, the setting of the listed building and the distinctiveness and character of the area. As such the proposal is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design'. CSV1 'Development in Conservation Areas', CSV4 'Alteration and Extensions to Listed Buildings', CSV5 'Alteration and Extensions in Conservation Areas' and SPG1a 'Design Guidance' and SPG2 'Conservation & Archaeology'.

Impact on the setting of Listed Building

- 6.15 No. 225 Archway is a detached two- storey, Grade II listed, mid C19 villa located on a large corner plot at the junction of Archway Road and Cholmeley Park. Its frontage features an Ionic portico, is 3 windows wide, and has a slightly projecting two storey two window wide right wing. It is constructed in pale grey brickwork with brickwork quoins. It has gauged yellow brick arches with keystones to recessed sash windows with margin lights. It has a low pitched slated roof with long moulded brackets to the eaves soffit. The building sits back from the road and is set on a raised level on the site surrounded by trees.
- 6.16 As a Grade II listed building it enjoys statutory protection in accordance with the Planning (LBCA) Act 1990. The Council's UDP policies CSV2, CSV4 and CSV6 protect it and its setting from demolition or from any development which would adversely affect its special architectural and historic interest. Also as the building stands within Highgate Conservation Area, it is protected by UDP policy CSV1, and any development should preserve the character and appearance of the conservation area
- 6.17 As set out in PPS5 Grade II listed buildings are of special interest and warrant every effort being made to preserve them. PPS5 emphasises that the historic environment is made up of irreplaceable assets that make a real contribution to our quality of life and quality of places and that it is important that they are understood, conserved and, where appropriate, enhanced as markers of our past. This statement also states that the historic environment, alongside the best in new design, is an essential element in creating distinctive, enjoyable and successful places in which to live and work. This policy statement also recognises the important role of heritage asses in economic growth, attracting investment and providing a focus for successful

regeneration. Section HE11 of PPS5 recognises the importance of 'enabling development' as a means of securing the long term future of a heritage asset.

- 6.18 As in many cases the setting of a listed building is very often an essential part of the building's character and therefore the garden/ curtilage is important in protecting the historic character and development of this historic buildings. The front garden and the large set back from the street is particularly important in defining the setting of the building
- 6.20 The requirements of policies CSV2 and CSV4 apply in this case, as well as the guidance contained in SPG2. Policy CSV4 states that it is required that alterations and extensions to listed buildings to:
- be necessary and not detrimental to the architectural and historical integrity and detailing of a listed building's interior and exterior;
 - relate sensitively to the original building; and
 - not adversely affect the setting of a listed building.
- 6.21 The building is asymmetric in arrangement yet well proportioned and constructed of materials of a reasonably good quality, presenting its main face towards the Archway Road. The building is however largely concealed from view from Archway Road by a line of high conifers trees. As outlined above the listed building has been unsympathetically altered in intervening years, and it has a poor quality side and rear extensions of an ad-hoc nature which detract from the special historic and architectural interest of the original building. The extensions proposed are considered acceptable as they are designed as one piece and subject to the use of appropriate materials to match the existing in composition therefore tying in more successfully with original building.
- 6.22 Inside the property there is very little of any real significance. Many of original details i.e. cornices or joinery appropriate to the original arrangement/ design of the house have been lost. Internally there will be some rationalisation and reordering of the accommodation (i.e. to introduce en-suite bathrooms). Internally the works will be sympathetic to the arrangement of the principal rooms of the original dwelling.
- 6.23 This proposed landscaping to the site will open up the front elevation and enhance the curtilage to the site. A new pedestrian entrance pathway will be created which will re-connect the villa with Archway Road. This new terraces and stepped stone pathway will connect with the portico along front elevation.
- 6.24 The siting and alignment of the proposed new buildings are considered acceptable as they do not adversely encroach with the space which defines and delineates the listed building as a large freestanding house, standing on a large corner site within a garden setting. These aspects of the development will enable and secure the proper repair, restoration and the long term future of the listed building. As part of a S106 agreement works to the site will be will be required to be phased in order to deliver improvements to the listed building first before the second phase (the new build aspects) are implemented.
- 6.25 Changes to the design of the building to front onto Cholmeley Park have been obtained; namely changes to the front elevation and roof form of the proposed building and the removal of the car parking space which would cut into the Cholmeley

Park frontage, to be replaced instead with more landscaping to achieve a more acceptable relationship with the street.

- 6.26 Overall the proposed new buildings to the front and rear of the site in terms of its position, form, design and appearance, will have a satisfactory relationship with the listed building and the interventions proposed to restore the integrity of listed building are considered to be more sensitive to the setting of the building and the character of the site. The features of greatest significance to the building will be retained and enhanced; achieved particularly through the landscaping proposals to the front of the site, which will enhance the building setting and give a tidier appearance onto Archway Road.

Impact on the character and appearance of the Conservation Area

- 6.27 The character of application site and the immediate surrounding is made up of a number of different elements. The site importantly maintains a 'gap' between the terraced houses on Archway Road and the semi-detached houses on Cholmeley Park and contains a number of mature trees which add to the open nature of the site. At present the line of high conifers trees to the front of the listed building spoilt the appearance and setting of this building.
- 6.28 Archway Road itself is a very busy arterial road consisting of variety of buildings, mainly late Victorian buildings. No's 227- 233 Archway Road is a terrace of 4 houses of uniformity and proportion with its half hipped roof at each end. Years of uncertainty over the future of Archway Road, as well as the large volume of heavy traffic that passes through on the way to central London have resulted in a neglected appearance. There is also a profusion of street furniture such as speed cameras, bollards and railings, lampposts, road signs and shop signs, most of which is not sensitively designed. The narrowness of the pavements, particularly along certain stretches of the road, makes pedestrians feel vulnerable to the high-speed traffic.
- 6.29 Cholmely Park is a long tree lined street with large semi-detached or detached properties of the late Victorian and early Edwardian eras, which display a variety of architectural styles. The properties along the road have large front gardens which are carefully tended and well planted. The sloping nature of the streets gives views of mature trees both in nearby gardens and in the distance. The extensive greenery together with the changing gradient and winding pathways or steps leading from the front doors to the garden gates contribute significantly to the quality of the street.
- 6.30 Southwood Avenue is a long late Victorian street which goes up a fairly steep slope to the West. The street is characterised by red brick terraced houses with stone detailing around the windows, which has been painted white on most of the houses. They have canted bays on the ground floors and on the first floors. The roof tiles on many houses are original and there are striking red clay ridges along them.
- 6.31 The interventions now proposed to restore the integrity of listed building and other development on site are considered to be more sensitive to the setting of the building and the character of the site. The important landscaping proposals to the front of the site, which will enhance the building setting and give a tidier appearance onto Archway Road.

- 6.32 The proposed new building to the front and rear of the site in terms of their position, form, design and appearance, will have a satisfactory relationship with the listed building. The gap maintained to the side of the listed building and the siting/ height of the proposed Cholmeley Park property and the associated landscaping to this part of the site will respect the open and green character to this part of the site.
- 6.33 The siting, scale and design of this proposed dwelling does not attempt to mimic the design and proportions of the adjoining property No 2; as such an approach would create a larger/ more dominant building form. The mass of the proposed building will be subservient to the listed building and the neighbouring properties on Cholmeley Park. In terms of design PPS5 recognises that new design building of high quality can sit alongside historic buildings rather than just directly imitating earlier styles.
- 6.34 The setting and appearance of the two rows of terrace properties Archway Road, Southwood Avenue and the properties on Cholmeley Park and the contribution they make to the character and appearance of the conservation area will not be affected by the proposal. It is also considered that the appearance and external finish of the new building and the extensions to the listed building will be sympathetic to the architectural character of this part of the conservation area.
- 6.35 Overall the proposed development will respect the character and appearance of this part of the conservation area and therefore the proposed development is considered to be in accordance with the requirement of policy UD4 'Quality Design' and CSV1 'Development in Conservation Areas'.

Trees & Landscaping

- 6.36 As part of the application a detailed arboricultural report has been submitted. The front garden contains a large number of grade C trees which have been allowed to grow to a point where they are causing subsidence to the listed building. There are no protected trees within this site
- 6.37 The site has an attractive 'woodland' feel principally because of the presence of a number of large mature trees, many self seeded; large ash and large sycamore along the perimeters of the site. This is important to the amenity of adjoining residents on Southwood & Highgate Avenue's and 2 & 4 Cholmeley Park as well as to the character and appearance of this part of the conservation area. There is one oak (red oak) located to the back of the site which is an important feature tree.
- 6.38 As outlined above the site will be extensively re-landscaped, in particular to enhance the front of the villa and its relationship with Archway Road and to compensate for the loss of some mature trees to the back of the site. The existing mature trees will be supplemented by new planting to enhance the green screen between the Archway Road and the villa and houses on Cholmeley Park. Planting of a more appropriate scale - holly, hazel and crab apple are smaller trees associated with woodland edge will be used closer to the buildings. In addition perimeter native hedgerow planting (Silver Birch, Hazel and Hornbeam) will be used along the rear perimeter to the rear of the site. In between the new stand alone building and Southwood Avenue properties evergreen plating will be incorporated along the boundary. Closer to the buildings some non native species will be planted for reason of ornament and scale. In between the new Cholmeley Park house and the listed villa will be a line of Cherry trees.

Impact on Residential Amenity

- 6.40 The proposed new buildings on site have been designed so as to minimise their impact on the residential and visual amenities to adjoining occupiers. In comparison to the previously submitted scheme the building to the back of the site has been removed and replaced with a building of smaller size which will sit closer to the front of the site and sunken within the site. The roof form of the building has been changed to a sedum roof therefore further minimising its impact when viewed from neighbouring properties. The glazing to the side staircase has been changed and in addition the first floor rear window cills have been raised in order to mitigate against issues of light spillage and overlooking.
- 6.41 The adjoining properties on Southwood Avenue sit below the ground level of this site and have small rear gardens which slope up to the shared boundary with 1.8 – 2m boundary fences with additional trellising and vegetation above. The evergreen planting (Irish Yew) proposed inside the boundary of the site will help screen views of this building.
- 6.42 Between the back of this Cholmeley Park building and the shared boundary with properties on Highgate Avenue there will be a gap of 20m. The positioning of the house does not contravene privacy standards as set out in the para. 8.21 of the 'Housing' SPD. The guidance states that all rear facing habitable rooms directly opposite one another should be a minimum of 20 metres apart for two storey developments. The dwelling in question is two-storeys above ground and complies with the 20 metres distance. Equally the positioning of buildings in this way is not an unusual relationship between properties in a suburban environment of this nature.
- 6.43 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.

Access and Parking

- 6.44 The application site falls within a PTAL 4 area and is within walking distance of Highgate Tube Station and a number of different bus services. The proposal initially provided one off street car parking space to be allocated to the new family size dwelling. This space has been removed in order to prevent the loss of an on-street car parking space and to provide more landscaping to the front of the site. Five secure cycle spaces will be provided on site.
- 6.45 In respect of the demand for on street car parking associated with this proposal and the impact this will have on the amenities of neighbouring occupiers, Officers are mindful of comments in a 2003 and 2007 appeal decisions for a nearby site at 235-237 Archway Road. In the 2003 appeal decision a Inspector stated that there is 'no call for parking on this site as the site is two minutes walk from a tube station and faces a busy road carrying myriad of buses'. In addition the Inspector considered the creation of two parking spaces would seriously detract from the amenity value of the area. In a 2005 application for this site there was no off street car parking provided with the scheme of flats for this site and the Inspector did not consider this proposal to be contrary to policy M10.

6.46 Officers would point out that the existing flats within the villa do not benefit from off-street car parking. While concern has been raised by the Council's Transportation Team about the lack of car parking with the proposal given it falls within Archway Road Restricted Conversion Area, Officers would firstly point out that the application is principally for new development and not the principle of converting the existing buildings and secondly Planning Inspectors have previously dismissed the conversion policy when dealing with new buildings. In addition records show that between 1 and 32 Cholmeley Park only 4 have been converted – 2, 7, 14 & 32. In respect of the separate dwelling on Cholmeley Park it is considered that there is adequate on-street car parking for an additional unit on this street.

6.46 Taking into account the PTAL rating for this site, and the proximity of the site to public transport it is considered that the new flatted units are suitable for a 'car-free' development. This will be secured by way of a Section 106 agreement and will prevent future occupiers from applying for residents parking permits under the terms of the relevant traffic management order. In addition Officers would also require the S106 to include the provision of one years free membership to a "Car club scheme" for residents of the new development to help mitigate the lack of off-street parking provision.

7. CONCLUSION

7.1 The proposed development will involve a comprehensive redevelopment of this site involving alterations, minor extensions and a refurbishment of the existing Grade II Listed Building which currently contains 5 self contained flats as well as the erection of a new two-storey house with lower ground floor to the back of the site to front onto Cholmeley Park; and the erection of a new building to the side of 227 Archway Road to be read as an extension to the terrace to accommodate 4 self contained flats (1 x 1 bed unit and 3 x 2 bed). The siting, height and design of the proposed new buildings on site relates better to the setting of the listed building and the character of the site in comparison to previous proposals. The proposed development will preserve and enhance the character and appearance of this part of the conservation area. The development to side and rear of site will enable and secure the proper repair, restoration and long term future of the listed building. The siting and design of the new buildings and associated landscaping have been designed sensitively in terms of its relationship with the listed building, the building patterns of the adjoining terraces properties and the open / tree lined character of this site. The proposal will achieve an acceptable relationship with adjoining properties and will not adversely affect the residential and visual amenities of adjoining occupiers. Four of the new residential units to front onto Archway Road will be secured to be 'car free' (by way of a S106 agreement) and over all the proposal will not adversely affect parking conditions in the immediate surroundings. This application is therefore recommend for approval subject to conditions and the applicant entering into a S106 agreement

7.2 As such the proposed development is considered to be in accordance with strategic planning guidance and policies as set out in the Adopted Haringey Unitary Development Plan (July 2006); in particular the following Policies UD3 'General Principles', UD4 'Quality Design', G3 'Housing Supply', G10 'Conservation', HSG1 'New Housing Development', HSG9 'Density Standards', HSG10 'Dwelling Mix', CSV1 'Development in Conservation Areas', CSV2 'Listed Buildings', CSV4 'Alteration and Extensions to Listed Buildings', CSV5 'Alteration and Extensions in

Conservation Areas' and OS17 Tree Protection, Tree Masses and Spines and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation & Archaeology' and SPD Housing 2008. Given the above this application is recommended for APPROVAL.

8. RECOMMENDATION

RECOMMENDATION 1

9.1 The Sub-Committee is recommended to RESOLVE as follows: (1) That planning permission be granted in accordance with planning application no. HGY/2011/0193, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town & Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure:

(1.1) A sum of £1,000.00 towards the amendment of the relevant Traffic Management Order(s) (TMO) controlling on-street parking in the vicinity of the site to reflect that the 4 new residential units to front onto Archway Road shall be designated 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of this Traffic Management Order(s) (TMO);

(1.2) The applicant agrees to phase the proposed development to deliver the improvements to the Listed Building first before the second phase of the scheme is implemented;

(1.3) The S106 to include the provision of one years free membership to a "Car club scheme" for residents of the new development to help mitigate the lack of off-street parking provision;

(1.4) The developer to pay a administration / monitoring cost of £500.00 in connection with this Section 106 agreement.

RECOMMENDATION 2

9.2 That in the absence of the Agreement referred to in the resolution above being completed by 30th June 2011, planning application reference number HGY/2011/0193 be refused on the grounds that if the works to the listed building cannot be secured first in a phased approach the development if implemented in a piecemeal approach would be detrimental to the listed building; and in absence of a formal undertaking to secure a in part 'car free' residential scheme the proposal is considered contrary to policy M10 'Parking for Development' of the adopted Haringey Unitary Development (2006).

RECOMMENDATION 3

9.3 In the event that the Planning Application is refused for the reason set out above, the Assistant Director (PEPP) (in consultation with the Chair of Planning Committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:

- (i) there has not been any material change in circumstances in the relevant planning considerations, and
- (ii) the further application for planning permission is submitted to and approved by the Assistant Director (PEPP) within a period of not more than 12 months from the date of the said refusal, and
- (iii) the relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

RECOMMENDATION 4

9.4 That following completion of the Agreement referred to in (1) above, planning permission be GRANTED in accordance with planning application no HGY/2010/2083 and the Applicant's drawing No.(s) 512 PLAPP2-100, 101, 102, 103 Rev A, 105, 501, 502 Rev A, 503 Rev A, 505 Rev B, 520 Rev B, 550 Rev A and 560 Rev A and 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.

3. All hard and soft landscape works shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape and tree coverage on site in accordance with the approved designs.

4. All existing trees shall be retained, unless shown on the approved drawings as being removed and those identified in the Arboricultural Impact Assessment / Implication Assessment and Tree Protection Plan shall be protected from damage and safeguarded during the course of the site works and building operations. No work shall commence on site until a pre-commencement site meeting takes place between the Architect, the consulting Arboriculturist, the Local Authority's Arboricultural Officer and a Planning Officer to confirm tree protective measures to be implemented. Such fencing shall be maintained

during the course of the works on site and no unauthorised access or placement of goods, fuels or chemicals, soils or other materials shall take place inside the fenced area.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity.

MATERIALS & BOUNDARY TREATMENT

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

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

6. All new external and internal works and finishes and works of making good the retained fabric of the Listed Building shall match the existing with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building.

7. Notwithstanding any indication on the submitted drawings, details of the siting and design of all walls, gates, fencing, railings or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The walls/gates/fencing/railings/enclosures shall be erected in accordance with the approved details following completion and occupation of the building hereby approved.

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

PERMITTED DEVELOPMENT RIGHTS

8. 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.

CONSTRUCTION

9. 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.

10. The contractor on site shall ensure that all due care is taken to protect the historic fabric of the Listed Building from damage during the course of the works, including any materials, or elements of structure, that may be temporarily taken down and put to one side, and afterwards re-erected as part of the repair and reinstatement works.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

11. No development shall take place until details of a construction management plan construction logistics plan are submitted 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, spoil removal. Thereafter, the approved construction plan shall be fully implemented and adhered to during the construction phase of the development hereby approved.

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

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

INFORMATIVE: As per Condition 10 above TfL requests that a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) be submitted and approved by both the local authority and TfL prior to work commence on site. It is requested that movements of construction vehicles shall be carefully planned and co-ordinated to avoid the AM and PM hours. It is requested that a construction vehicles should load/ unload/ park/ stop away from A1 Archway Road.

INFORMATIVE: As per Condition 7 above it is requested that the developer to provide details on the proposed wall adjacent to the A1 Archway Road footway and how the wall would be constructed; and also details on site protection measure to prevent damage caused to the TLRN public highway of A1 Archway Road for during the construction work inside the site. It must be noted that TfL may require Structural Approval for the wall if deemed necessary; this is ensure that the structural integrity of A1 Archway Road would not be compromised.

INFORMATIVE: The footway and carriageway on A1 Archway Road and must not be blocked during the construction and maintenance of the proposal. Temporary obstruction during the construction must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians, or obstruct the flow of traffic on the A1 Archway Road.

No skip or construction materials shall be kept on the footway or carriageway of A1 Archway Road at all times. It must also be aware that TfL would rectify damage caused to the TLRN public highway from the construction of the development, and the developer would be expected to be responsible for the full cost of repair work.

It is also advised that the developer/ contractor would be required to submit a London Street Work Permit application to TfL for any occupation of the public highway associated with the construction work; this includes any form of temporary traffic management as well as the parking of construction vehicles outside its permitted hours.

It is requested that no gate/ door adjacent to A1 Archway Road shall be opened outward which would encroach on any part of public highway, this is to comply with Section 153 of Highways Act 1980.

INFORMATIVE: The Olympic Route Network (ORN) and Paralympic Route Network (PRN) will operate during the Olympic and Paralympic Games period between June and September 2012. During this period, there will be an impact on construction works, utility works and highway licensed activities (for example, skips and building materials) if they affect the roads designated as a part of the ORN/PRN and some of the surrounding streets. Other routes might also be affected and will also be required to be clear of any kinds of obstruction. These are not yet finalised, but will be advised as further information becomes available.

REASONS FOR APPROVAL

The proposed alteration, minor extensions and a refurbishment of the existing Grade II Listed Building are considered acceptable and in addition the siting and design of the new buildings and associated landscaping are considered to be designed sensitively in terms of its relationship with the listed building, the open and tree line character of this site and the building patterns of the adjoining properties. The proposed development will preserve and enhance the character and appearance of this part of the conservation area. The proposal will achieve an acceptable relationship with adjoining properties and will not adversely affect the residential and visual amenities of adjoining occupiers or adversely affect parking conditions in the immediate surrounding.

The proposed development accords with strategic planning guidance and policies as set out in the Adopted Haringey Unitary Development Plan (July 2006); in particular the following Policies UD3 'General Principles', UD4 'Quality Design', G3 'Housing Supply', G10 'Conservation', HSG1 'New Housing Development', HSG9 'Density Standards', HSG10 'Dwelling Mix', CSV1 'Development in Conservation Areas', CSV2 'Listed Buildings', CSV4 'Alteration and Extensions to Listed Buildings', CSV5 'Alteration and Extensions in Conservation Areas' and OS17 Tree Protection, Tree Masses and Spines and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation & Archaeology' and SPD Housing 2008.



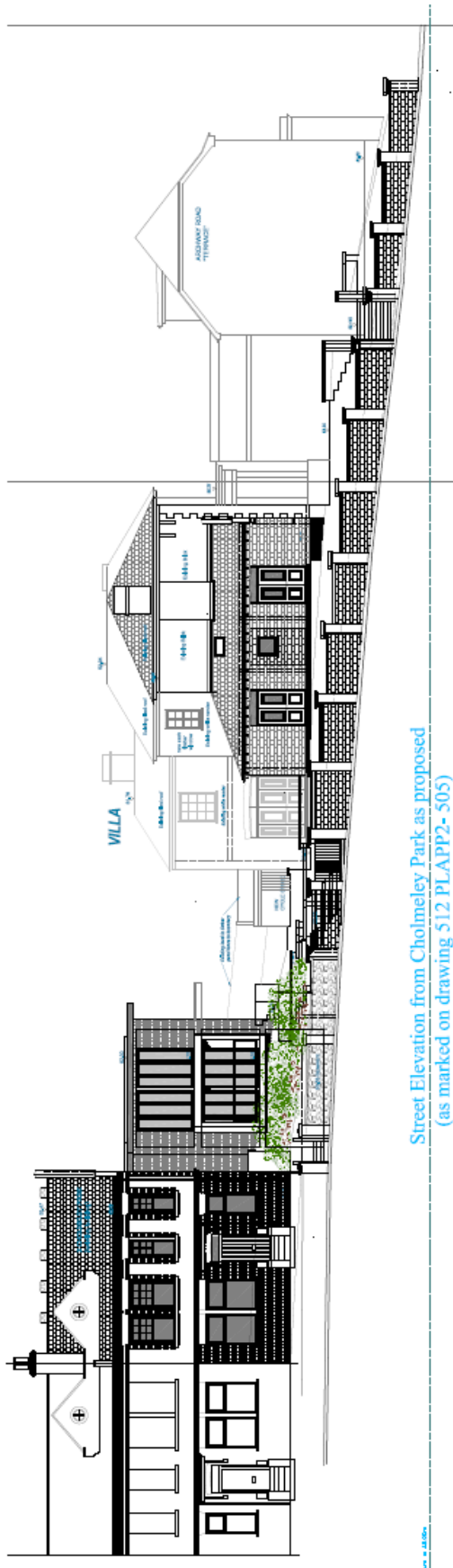
Proposed Site Layout



Terrace Extension / Front Elevation to Archway Road



Street Elevation from Archway Road as proposed



Street Elevation from Cholmeley Park as proposed
(as marked on drawing 512 PLAPP2- 505)

Street Elevations - Archway Road/ Cholmeley Park



Street Photos - Cholmeley Park



Street Photos – Archway Road