

1. SITE AND SURROUNDINGS

- 1.1 The application site is located on Parham Road, which is a private road that runs between Rosebery Road and Grove Avenue. The property is situated within the Muswell Hill Conservation Area. The application site is situated behind residential properties fronting Grove Avenue and Rosebery Road.
- 1.2 The site is currently occupied by a large bungalow with an attached garage. There are a number of trees growing on and adjacent to the site. The two large willow trees previously situated in the lawn area in front of the existing house have now been removed. A row of garages is situated along the Southern boundary of the site and it is understood that these are used by the landowner and are not rented out. A modern terrace of four dwellings is positioned to the south of the site on the opposite side of Parham Way.
- 1.3 The surrounding area consists principally of terraced and semi-detached two and three storey Victorian and Edwardian houses. Rosebery Road is a long wide street that has a consistent frontage of two storey terraced family houses that are built in red brick and have pitched slate roofs and upstands and chimneys at the party walls. The houses along this road have consistently designed window, porch and door details, which add to the particular interest of this part of the conservation area. Grove Avenue is a residential road consisting of semi-detached or terraced houses with hipped roofs and decorative ridges, repeated forms of gables, projections, bays and porches.

2. PLANNING HISTORY

- 2.1 The planning history for the site is as follows:

HGY/2001/1568 -Erection of a garage with electric gate adjoining –Approved 18/12/01

HGY/2005/1331 – Demolition of existing buildings and erection of 4 x 3 storey, 4 bedroom houses with integral garages (amended description) – Refused 26/10/2005– Dismissed on appeal 20th June 2006 Ref: APP/Y5420/A/06/2009748/NWF

HGY/2009/1993 - Demolition of existing buildings and erection of a part 2 / part 3 storey development to provide 3 x four bed houses and 1 x three bed house with associated works. – Refused 18/06/2010 - Dismissed on appeal 28th January 2011 Ref: APP/Y5420/A/06/2009748/NWF

HGY/2009/1994 - Conservation Area Consent for demolition of existing buildings and erection of a part 2 / part 3 storey development to provide 3 x four bed houses and 1 x three bed house with associated works – Refused 18/06/2010

3. RELEVANT PLANNING POLICY

3.1 National Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 3: Housing
Planning Policy Statement 5: Planning for the Historic Environment

3.2 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

3.3 Unitary Development Plan

G1 Environment
G2 Development and Urban Design
G3 Housing Supply
UD3 General Principles
UD4 Quality Design
HSG1 New Housing Development
HSG9 Density Standards
M10 Parking for Development
OS17 Tree Protection, Tree Masses and Spines
CSV1 Development in Conservation Areas

3.4 Supplementary Planning Guidance / Documents

SPG1a Design Guidance
SPG2 Conservation and Archaeology
'Housing' SPD October 2008
SPG8b Materials
SPG 7a Vehicle and Pedestrian Movement
SPG9a Sustainability Statement

4. CONSULTATION

| Internal | External |
|---|--|
| Ward Councillors Transportation Group Cleaving Building Control Borough Arboriculturalist Conservation Team Trees | London Fire Brigade <u>Amenity Groups</u> Muswell Hill CAAC Muswell Hill/ Fortis Green Residence Association |

| | |
|--|--|
| | <u>Local Resident</u> 11 – 39 (o), 33a, 2 – 30 (c) Grove Avenue, N10 101 – 135 (o), 76 – 84 (e) Rosebery Road, N10 121 a, b, c Rosebery Road, N10 53 – 81 Dukes Avenue, N10 2,4,6,8 Parham Way, N10 |
|--|--|

5. RESPONSES

Transportation

- 5.1 The proposal is similar to a scheme submitted under previous planning application HGY/2009/1993. Highway and transportation comments made in relation to the previous application identified that the site has a low level of accessibility to public transport services. However, the site does not fall within an area that has been identified within the Haringey Council adopted UDP (2006) as that suffering from high on-street parking pressure. Furthermore, the applicant has made provision for 1 parking space per unit in line with Haringey Council parking standards. The Council's Transportation Team have subsequently considered that the proposed development is not likely to have any significant impact on parking demand within the vicinity of the site.
- 5.2 It has been noted that the applicant's proposes gaining vehicular access to Parham Way via Rosebery Road instead of Grove Avenue. This section of Parham Way does have some localised narrowing, but generally measures in excess of the 4.1 m required to allow two vehicles to pass each other. It has also been noted that the proposed use would generate less traffic than that associated with the use of the 11 garages currently on the site. Given that there is adequate provision for vehicles to pass and the volume of traffic is likely to remain low, Parham Way is considered suitable for the purposes of catering for the vehicular and pedestrian traffic generated from this development. Therefore, the highway and transportation authority do not wish to raise any objections to the above proposal.

Building Control

- 5.3 Access for Fire Brigade vehicles to the proposed development requires the access roadway to be minimum 3.7 metres wide between kerbs and there should be suitable turning facilities for the appliances at the site unless access through to Grove Road will be available and that roadway is not less than 3.7 metres wide.

Environmental Health

- 5.4 Contaminated land: - Before development commences other than for investigative work: a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.
- 5.5 b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-
- a risk assessment to be undertaken,
 - refinement of the Conceptual Model, and
 - the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

- 5.6 c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site. Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied

Reason To ensure the development can be implemented and occupied with adequate regard for environmental and public safety. Control of Construction Dust

- 5.7 No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved by the LPA. (Reference to the London Code of Construction Practice) and that the site or Contractor Company be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.

- 5.8 As an informative: Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

Local Residents

- 5.9 Letters of objection have been received from the residents of the following properties - No's 4, 5, 6, 7, 9, 12, 14, 17, 19, 20, 21, 23, 31, 35, 37, 42, 70 Grove Avenue; No's 76, 78, 89, 103, 109, 115, 117, 119, 121c, 123, 129 Rosebery Road; No's 4, 6 Parham Way; No's 59c, 65, 67, 130 Dukes Avenue; No 23 Cranbourne Road, No 71 The Avenue, No 21 Elgin Road & No 10 Warberry Road, as well as a letter from Collins & Coward Planning & Development Consultants. The objections received are summarised as follows:

Character, Design & Form

- Development is way too big/ too dense for this plot of land,
- The proposed development by reason of its height, siting and coverage of this small backland site would represent a cramped form of development;
- The design bears no relation to existing properties in the area and indeed, has some features, including covered carports rather than garages, which will be unsympathetic to the area;
- The proposal is not in keeping with the conservation area,
- The four houses that have already been built are quite enough within the small area between the existing Edwardian residences;
- The proposal will destroy one of the few green spaces left in an all ready over crowded area;
- The proposal is backland development and therefore should be limited to one or two stories;

Impact on Amenity

- Loss of privacy – smaller windows on the 3rd floor do not constitute a meaningful change;
- Overbearing nature on adjoining gardens;
- Private garden will now be overlooked by the inhabitants of this development;
- Properties and roads nearby will be disturbed by increased volume of heavy goods vehicles/ deliveries to the site;
- Vibration & noise;
- Significant nuisance to neighbouring properties;
- Loss of sunlight (to No 17 Grove Avenue);
- Unacceptable effects on the living conditions of residents of 2-8 Parham;
- Outlook from numbers 2-8 Parham Drive would still be to a three storey development at a distance of about 20m;
- The development is still too close to opposing houses in Parham Way;

- The proposal would be contrary to part (A) of UDP Policy UD3 which requires amongst other matters that there should be no significant adverse impact on privacy or outlook;
- The proposal will change the nature of the neighbourhood by increasing population density, noise and traffic congestion to unpleasant levels;

Access, Safety & Parking

- The width of Parham Way is not suitable for higher traffic levels;
- Increase in traffic to Parham Way (via Rosebery Road as implied by the barrier representation in the drawings);
- Parham Way is currently used by many pedestrians and it is feared that the increased volume of traffic will be a threat to safety;
- Greater traffic could trigger structural damage to properties;
- Added pressure on car parking;
- 100% increase in traffic travelling down the narrow access lane from Rosebery Road into Parham Way;
- The infrastructure of the Parham Way roadway is not sufficient for construction traffic and any traffic resulting from 4 new houses.
- Would it not be a good idea to remove the barrier on Parham Way, so traffic could enter/exit from either end? Otherwise Rosebery Road suffers all the extra traffic load from the new development, which seems rather unreasonable;
- If Parham Way were to become a through road there would be increased potential for structural damage to neighbouring house and considerable noise pollution;
- Difficulty for emergency vehicle access would be extremely difficult;
- Access and egress to and from Rosebery Road is via a narrow entrance with poor sight-lines due to adjacent gardens;
- Parham Way as a road is badly maintained and is completely unsuited to the scale of development being proposed;
- No provision for visitor parking;
- Lack of proper access and turning provision for service vehicles including dustcarts and the emergency services;

Environmental Issues

- Problems of surface water flooding;
- Waterlogging is a major problem in Parham Way – there are too many hard surfaces;
- Adverse impact on water table;
- Loss of green space;

Other

- Loss of garages/ loss of storage and amenity in an area sorely lacking in garage provision;
- Increased pressure on school places;

- Size of bedrooms – at least 3m of the bedroom space within the attic floor does not have adequate headroom and consequently the rooms do not seem workable;
 - There was a history of chemical contamination of the neighbouring site, discovered during the construction of 2-8 Parham Way;
- 5.10 Muswell Hill Conservation Area Advisory Committee - The provision of four houses would be an over development of this site which can be considered as a back garden site and therefore eligible for extra protection from excessive or inappropriate development.
- 5.11 Lynne Featherstone MP- Parham Way Neighbourhood Group has passed the below comments to the MP; the development:
- is still too big and too close to the existing properties in Parham Way
 - is not in keeping with the conservation area
 - will overlook other properties
 - will destroy the last of what was once open green space
 - also fails to address the Planning Inspector's concerns about proximity of facing three storey buildings

6. ANALYSIS / ASSESSMENT OF THE APPLICATION

- 6.1 The main issues in terms of the current application are outlined below but importantly the two appeal decisions and the comments within them are important considerations in assessing this current scheme.
- Principle of development;
 - Design, form & layout;
 - Impact on the character and appearance of the Conservation Area
 - Impact on residential amenity;
 - Impact on trees;
 - Access & Parking
 - Sustainability.

Background

- 6.2 The current application leads on from two previous applications for the site both of which were refused by the LPA and dismissed on appeal. In the 2005 application for 4 x 3 storey, 4 bedroom houses with integral garages the Planning Inspector accepted that a scheme for a terrace of houses “would not....be out of keeping with the residential character of the locality”. The Inspector however did raise concerns about the visible bulk of the proposal as viewed from neighbouring properties.

“There is no doubt that the buildings would be more visible from the surrounding dwellings than the existing bungalow. I viewed the site from the garden and rooms of two properties in Grove Avenue and noted that, from this direction, aspects

across the site to the rears of dwellings in Rosebery Road are generally uninterrupted other than by the canopies of trees and a small part of the roof of the bungalow.”

- 6.3 In respect of the adjoining properties / gardens on Grove Avenue the Inspector stated that the “the bulk of their three-storey side profile would be a dominant feature that would be obtrusive and unhappily overbearing for the occupiers of the adjacent houses”. The Inspector acknowledged that the trees along the eastern boundary have limited canopies and provide little significant visual protection for the outlook from the Grove Avenue dwellings and recognised that it would take many years for new planting to screen the blank elevation satisfactorily.
- 6.4 The Inspector raised concerns about the unneighbourly overlooking that would arise in relation to the property immediately to the north of the application site. The Inspector stated that this “would cause a serious invasion of privacy” and judged the loss of residential amenity to be contrary to planning policy.
- 6.5 The design, form and mass of the 2009 scheme was materially different from the earlier 2005 scheme in a number of ways, namely in that:
- it involved the removal of the existing strip of garages to the front of site next to Parham Way, therefore bringing the terrace closer to Parham Way and increasing the distance between the proposed dwellings and the bungalow (No. 33A Grove) to the back of the site;
 - It reduced the overall gross internal area;
 - the form and proportions of the terrace was changed from a building where the floor plates were all the same size to terrace now with a deeper ground floor but decreased upper floors,
 - the roof profile of the scheme was changed from a mansard roof, initially reflecting the terrace opposite, to a scheme with a pitched roof with front and rear dormer windows;
 - the house at the east end of the terrace, nearest to the Grove Avenue properties, was reduced in height to two stories, therefore reducing the bulk, height and visual mass of the building as view from the nearest properties on Grove Avenue.
- 6.6 The 2009 appeal decision was dismissed on grounds that the “outlook from numbers 2-8 Parham Drive would be to a three storey development at a distance of about 20m ... andthat the front of the proposal would not meet the expectations for privacy and outlook which apply in Haringey. The proposal would therefore be contrary to part (a) of UDP policy UD3 which requires, amongst other matters, that there be no significant adverse impact on privacy or outlook.”
- 6.7 In this later scheme the Inspector was “not convinced that the adverse effect on houses in Grove Avenue would be such that the appeal should be dismissed” but felt the scheme did “not overcome the deficiencies of the proposal in relation to the houses in Parham Way”. Equally in terms of the

properties on Rosebery Road the Inspector did not raise a concern in respect of the form and siting of this new terrace and their relationship. The Inspector stated:

“the houses in Rosebery Road are on elevated ground. This, and their slightly greater distance from the development, would mean that they would not be dominated by it. The relationship was not one which contributed to the dismissal of the earlier appeal. Furthermore, although the current appeal proposal would also present a three storey flank to the rear of the houses in Rosebery Road, its gabled profile would present a reduced scale of facade so resulting in an acceptable outlook complying with UDP policy.”

- 6.8 In this same appeal decision the Inspector concluded “that although the proposal would have effects within acceptable limits on the living conditions of the occupants of dwellings in Rosebery Road and Grove Avenue, it would cause an unacceptable effect on the living conditions of the occupants of No’s 2-8 Parham Way in terms of outlook and privacy”.

Principle of development

- 6.9 The application site contains an existing bungalow (approximately 18m wide by 10m deep) and line of 11 lock up garages. The loss of the garages was not considered to be an issue in the two previous decisions. The site is considered to constitute a previously developed land. The proposal would meet the criteria set out in policy HSG1 ‘New Housing Development’ and as such there is no in principle objection to the introduction of additional dwelling units on this site. The density of the proposed development would fall within the density range of 200-700 habitable rooms per hectare as advocated in the London Plan.
- 6.10 The revised PPS3 ‘Housing’ of June 2010 reclassifies garden 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.
- 6.11 On this issue of development on garden land, in the last appeal decision, the Inspector outlined that there would be a net loss of approximately 100 sq m of garden land, about 5% of the site area arising from the development. The same would apply in terms of the current application. In terms of the revisions to PPS3 the Inspector stated that:

“There is nothing in the revisions to PPS3 which precludes the development of this site in principle; 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

- 6.12 The proposed development will consist of four new dwellings that are part two-storey, part three-storey with single storey rear wings. The scheme will provide three x four bedroom houses and one x three bedroom house. The current scheme is in effect the same in design, footprint and depth to previously refused/ dismissed scheme, expect for the following changes:
- the design of south facing dormers is changed to address the issue of overlooking of No's. 2-8 Parham Way,
 - the evergreen tree along the boundary with No. 19 Grove Avenue is to be retained.
- 6.13 Each dwelling will have a depth of approximately 13 metres with an additional single storey wing with a green roof. The houses will have pitched roofs with dormers windows to the front and rear elevations. The roof profile of the proposed scheme generally follows the pattern of housing on Rosebery Road and Grove Avenue, in hat the third floor is accommodated within the pitched roof. Such a roof profile is visually more in keeping with the area and more appropriate than the mansard roof form that exists on the terrace opposite. The dormer windows on the north facing elevation will be generally reflective of the rear roof profile to the properties along Rosebery Road. The dormers on the south facing elevation are now mush reduced in size.
- 6.14 The exterior of these dwellings will be faced in brick. The proposed houses will have slate roofs and the dormers windows to the front and rear will be clad with zinc. The windows are to be polyester coated aluminium windows (dark grey) with oak framed window to rear single storey elements. Oak cladding will be incorporated for smaller details/areas of the proposed development including the projected bays at first floor level to the north elevation, the panels to the dormer windows to the south elevation as well as the entrance and garage doors. As noted above the single storey elements will have a sedum green roof, therefore softening it appearing when viewed from the first & second floor windows of properties on Rosebery Road and Grove Avenue.
- 6.15 Overall the building form, detailing and associated materials are considered to be acceptable and will respect the nature of this small private road and character of the area.
- 6.16 The residential units will meet the floorspace minima for three and four bedroom dwellings as set out in the Council's Housing SPD. The private amenity space will also meet the private garden space needed for a family dwelling – minimum of 50 sq.m. While concern has been raised about the front bedroom units in the roof space of the 3 larger, these rooms (8sq.m) would

meet the minimum internal floor area for a single bedroom (6.5) and the necessary floor to ceiling height.

Impact on the character and appearance of the Conservation Area

- 6.17 In the previous appeal decision the Inspector considered that the proposed scheme “would have an acceptable effect on, and so would preserve the character and appearance of, the Muswell Hill Conservation Area”. Given the scheme is largely the same as this previously dismissed scheme the proposed scheme would still be considered to be acceptable and would preserve the character and appearance of this part of the Muswell Hill Conservation Area.
- 6.18 The proposed terrace will be subordinate to the nearby properties on Rosebery Road and Grove Avenue and to the terrace of houses directly opposite. This new development and the existing terrace opposite will give a mews like in character to this road.
- 6.19 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’.

Impact on residential amenity

- 6.20 Bearing in mind the comments contained within the last appeal decision, as outlined earlier in this report, the proposed terrace is considered to be carefully designed to minimise its impact on the residential and visual amenities to adjoining/ neighbouring occupiers. In comparison to the first refused and dismissed scheme the bulk and form of the terrace was reduced and moved forward to address many of the concerns in regards to impact on visual amenity/ outlook.
- 6.21 Looking more specifically at the current scheme and the concerns raised by the Planning Inspector in the last appeal decision, the following changes have been made to address/ minimise the impact on the outlook and privacy to properties directly opposite, namely:
- The dormer windows to the front of the terrace have been reduced in size and setback by approximately 2m, and the balconies removed. Internally, the dormer windows will be at a height of 2m above floor level to avoid overlooking from these windows;
 - The existing Monterey Cypress tree located along the eastern boundary of the site and at the bottom of the garden of No 19 Grove Avenue is to be retained. This will provide additional screening between the eastern two storey flank wall of the proposal and the rear of houses in Grove Avenue;
 - The east facing window to the first floor bedroom of the two storey house has been removed.

- 6.22 The positioning of a building of this nature with two storeys of accommodation with windows on a vertical elevation and the other storey contained with the roof space with modest sized dormers would not contravene the normal 20 metre distance 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 positioning of a building in terms of their facing elevation would equally be considered acceptable if there is a distance of 20 metres between the first floor windows on the vertical plane even if there are modest sized dormers. The distance proposed in this case (20m) is not an unusual relationship between properties in a suburban environment of this nature.
- 6.23 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 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.

Impact on trees

- 6.24 As part of the application a detailed arboricultural report has been submitted. Around the boundaries of the site are various trees of different species and condition, none of which are proposed for removal. Two large willow trees that were previously situated in the lawn area in front of the existing building have been removed. The construction proposed, subject to precautionary measures as outlined and in the recommendations of the arboricultural report will not be injurious to the trees to be retained, nor will it require any trees of significant public amenity value to be removed. The report outlines methods that satisfactorily allow the retention of mature trees close to construction activity.

Access & Car parking

- 6.25 Parham Way is a private road which is relatively narrow in parts reflecting the way in which it sits between the flank-walls of houses on Rosebery Road and Grove Avenue. The road is used by pedestrians as a lane between these two roads. The existing bungalow (No1 Parham Way) has vehicular access via Grove Avenue, while the newer terrace of No's. 2-8 Parham Way has vehicular access from Rosebery Road. The new proposal will relocate the existing traffic barrier further towards Grove Avenue so that the new development will also have vehicular access from Rosebery Road. It is noted that a number of objections have been received in respect of access issues, vehicular movement, pedestrian safety, visibility splays etc.
- 6.26 Due to the narrow width of the road it would not be possible for vehicles to pass each other at the very start of the road from Rosebery Road. There is however adequate space for vehicles to back, wait and give way to entering cars. The traffic generated by the additional residential units along this lane would not be considered to be significant and overall will continue to be low.

The existing road and its associated access and egress arrangements are also considered suitable for the purposes of catering for the vehicular movement of these 8 residential units. The cumulative number of houses would also not generate any significant traffic that would generate a need to provide a dedicated footpath along this road.

- 6.27 The proposal will provide 1 parking space per dwelling unit which is considered to be acceptable. The site in question is not identified within the Council's Adopted 2006 UDP as being renowned for car parking pressure. It is considered that this proposed development will not generate significant traffic or demand for car parking outside of the site.

Sustainability

- 6.28 Within the adopted Unitary Development Plan and London Plan there are strong policy requirements for sustainability and green credentials to be incorporated into new residential development. The issue of sustainability has been covered in the Design & Access Statement and the proposed dwellings will:
- benefit from passive solar gain;
 - have a part green roof which will reduce heat gain and losses; refuse surface water run off and reduce building maintenance, in addition to providing an ecological habitat;
 - have good natural lighting and ventilation - natural lighting will be provided to the ground floor by skylights, and each house will have a natural ventilation stack,
 - use water conservation systems within the dwellings, for example low flush toilet systems;
 - provide integrated solar photovoltaic tiles on the south facing roof slope - a minimum of 7msq for each property (a total of 28sqm) which will allow each house to produce approximately 1kwp of electricity.

7. CONCLUSION

- 7.1 The principle of residential use on this site is considered to be acceptable as this site is surrounded by residential use and the site is not a protected open space. The position, scale, mass and design of the proposed terrace has been carefully considered to create a building form which will have an acceptable relationship with adjoining properties and will not adversely affect the residential and visual amenities of adjoining occupiers. The proposal will also have an acceptable relationship with the character and appearance of the small private road and will preserve the character and appearance of this part of the Conservation Area. The existing road and its associated access and egress arrangements are considered suitable for the purposes of catering for the vehicular movement for the 4 current and 4 proposed dwellings.
- 7.2 As such the proposed development is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing

Development', CSV1 'Development in Conservation Areas', OS17 'Tree Protection, Tree Masses and Spines' and M10 'Parking for Development' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology', SPG 7a 'Vehicle and Pedestrian Movement' and the Council's 'Housing' SPD. This application is therefore recommended for APPROVAL.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) 269/L01 Rev P2, 269/L02 Rev P3, 269/L03 Rev P2, 269/L04 Rev P2, 69/L200 Rev P3, 269/L201 Rev P2, 269/X01 Rev P2 & 269/X02 Rev P2

Subject to the following condition(s)

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.

MATERIALS & SITE LAYOUT

3. 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.

4. Details of a scheme depicting those areas to be treated by means of hard and soft landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details.

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

PERMITTED DEVELOPMENT RIGHTS

5. 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, C, D & E of Part 1 of that Order shall be carried out on site.

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

TREE PROTECTION

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

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

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

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

CONSTRUCTION

8. 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.

9. Before development commences other than for investigative work: a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk

of harm, development shall not commence until approved in writing by the Local Planning Authority.

b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-

- a risk assessment to be undertaken,
- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site. Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

10. No development shall take place until details of a construction management plan is submitted to and approved in writing by the Local Planning Authority. The construction management plan shall include details of access arrangements for construction/ delivery vehicles, location of storage areas for building materials and measures to mitigate the specific construction impacts of the development. Thereafter, the approved construction plan shall be fully implemented and adhered to during the construction phase of the development.

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 Local Land Charges at least six weeks before the development is occupied (Tel. 020 8489 5573) to arrange for the allocation of a suitable address

INFORMATIVE: Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any

asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

REASONS FOR APPROVAL

The principle of residential use on this site is considered to be acceptable as this site is surrounded by residential use and the site is not a protected open space. The position, scale, mass and design of the proposed terrace has been carefully considered to create a building form which will have an acceptable relationship with adjoining properties and will not adversely affect the residential and visual amenities of adjoining occupiers. The proposal will also have an acceptable relationship with the character and appearance of the small private road and will preserve the character and appearance of this part of the Conservation Area. The existing road and its associated access and egress arrangements are considered suitable for the purposes of catering for the vehicular movement for the 4 current and 4 proposed dwellings. As such the proposed development is considered to be in accordance with Policies UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development', CSV1 'Development in Conservation Areas', OS17 'Tree Protection, Tree Masses and Spines' and M10 'Parking for Development' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology', SPG 7a 'Vehicle and Pedestrian Movement' and the Council's 'Housing' SPD.



Figure 1: Application Site



Figure 2: Three Dimensional Image of Proposed Scheme



Figure 3: Three Dimensional Image of Proposed Scheme – Front Elevation



Figure 4: Three Dimensional Image of Proposed Scheme – Rear Elevation