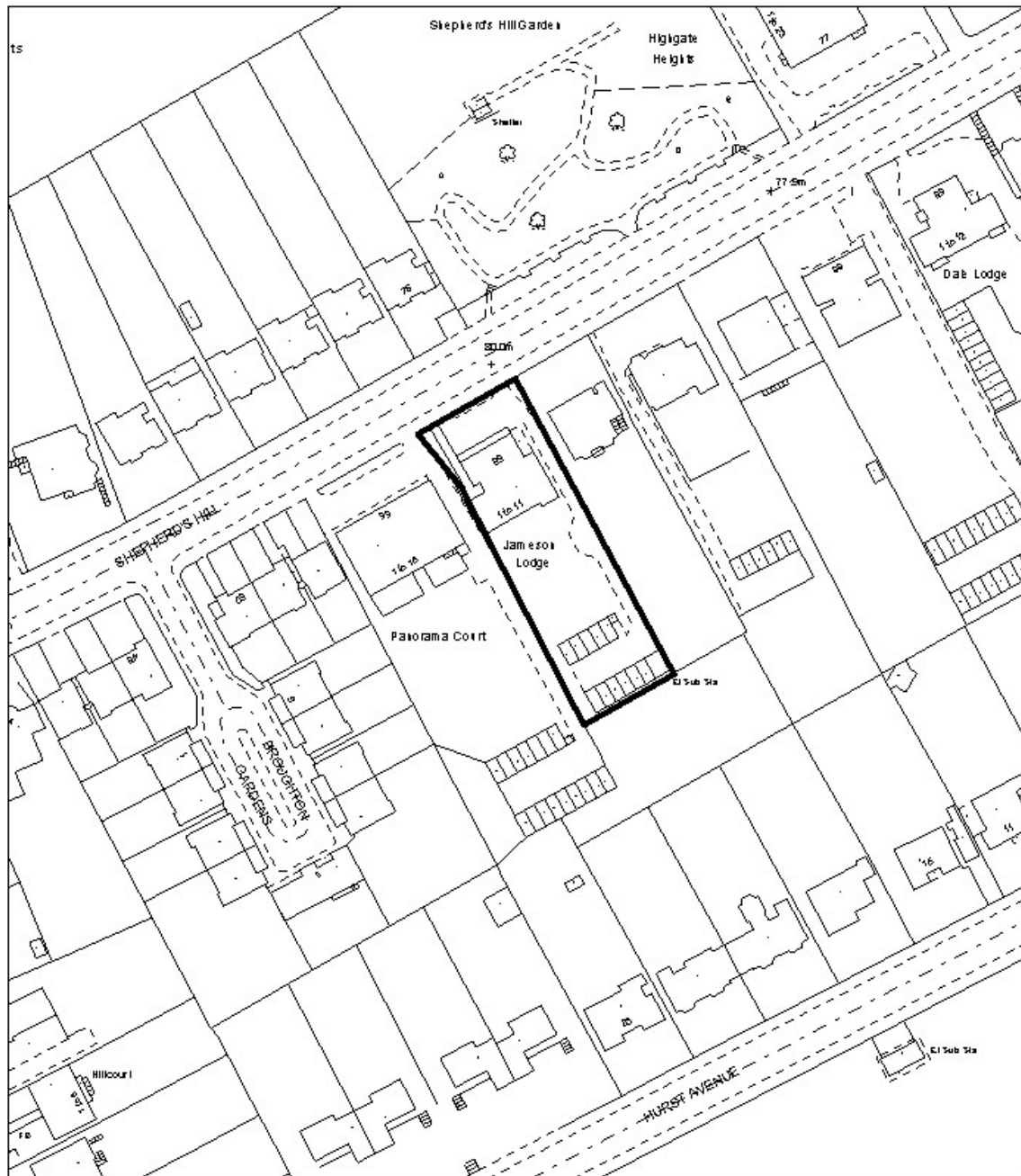


REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

Reference No: HGY/2011/2016	Ward: Crouch End
Address: 58 Jameson Lodge Shepherds Hill N6	
Proposal: Additional 3rd storey comprising 3 x one bedroom units and formation of additional 2 x one bedroom units at lower ground floor.	
Existing Use: Residential	Proposed Use: Residential
Applicant: Union Realty Ltd	
Ownership: Private	
Date received: 01/11/2011	Last amended date: 13/12/2011
Drawing number of plans: 248.(1)0.001A - 0.006A; 248.(1)0.007B - 0.012B; 248.(1)1.001AB - 1.005AB; 248.(1)2.001ABC - 2.004ABC; 248.(1)2.005AB - 2.006AB; 248.(1)3.001AB - 3.002AB	
Case Officer Contact: Valerie Okeyi	
PLANNING DESIGNATIONS:	
Road Network: Classified Road Conservation Area	
RECOMMENDATION	
GRANT PERMISSION subject to conditions	
SUMMARY OF REPORT:	
<p>This application is for additional 3rd storey comprising 3 x one bedroom units and formation of additional 2 x one bedroom units at lower ground floor.</p> <p>.</p> <p>The proposed addition is of an appropriate size and bulk in relation to the original block and is set back from the edges of the block to retain its original shape and appearance. Also, it will not result in excessive height relative to other similar blocks in the surrounding area. The proposed lightwell and extension at lower ground floor level will not detract from the front of the building. The proposal will not be harmful to the character and appearance of the conservation area. The overall layout and unit/room sizes are acceptable. The site can accommodate any additional parking demand. Further to this, the site is not located within an area that has been identified within the Haringey UDP as that suffering from high on-street parking pressure. The development will not affect the residential amenity of the neighbouring properties and residents living in Jameson Lodge.</p>	

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1.0 SITE PLAN



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Site plan

58 Jameson Lodge, Shepherds Hill N6

Directorate of Place and Sustainability

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 Planning, Regeneration & Economy
 225 High Road
 London N22 8HQ
 Tel 020 8489 0000
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	Drawn by	AA
	Scale	1:1250
	Date	09/01/2012

2.0 IMAGES







3.0 SITE AND SURROUNDINGS

- 3.1 The application site comprises the block of flats known as Jameson Lodge, 58 Shepherds Hill on the south side of Shepherds Hill N6. It is located within the Crouch End Conservation Area.
- 3.2 Jameson Lodge is located between Panorama Court, a modern block of flats, and No. 60 Shepherds Hill, a Victorian gothic style building subdivided into four flats. The block was built in the 1960s and consists of 11 self contained flats. Due to the steep slope of the site the building is three storeys high at the front and four storeys at the rear. To the rear of the site is a large garden ancillary to the block with garages at the rear and to the front of the site is a large parking area.

4.0 PLANNING HISTORY

4.1 Planning Application History

4.1.1 Planning permission was granted on the 23 May 1963 for the erection of blocks of flats (29 habitable rooms and 11 garages subsequently approved), HGY1963/0821.

4.1.2 Planning permission was refused on 5 July 2005 for the erection of an additional floor at roof level to comprise 3 additional self contained flats, HGY2005/0890. This application was subsequently dismissed on appeal in April 2006 on the grounds of visual intrusion to the top floor flats in Panorama Court and overlooking of the top floor balconies of Jameson Court and Panorama Court.

4.1.3 Planning permission was refused on the 25 October 2005 for the creation of additional floor at roof level to comprise 3 additional self contained flats, HGY2005/1638.

4.1.4 A planning application was withdrawn on the 11 January 2007 for the construction of extension at roof level creating additional floor comprising 1 x one bed and 1 x three bed self contained flats, HGY/2006/2306

4.1.5 A planning application was withdrawn on the 24 March 2011 for the construction of extension at roof level creating additional floor comprising 1 x one bed and 1 x three bed self contained flats, HGY/2007/1651

4.2.1 Planning Enforcement History

4.2.2 Unauthorised change of use of residential into a communal estate agent business at flat 11, 58 Jameson Lodge, Shepherds Hill. Case closed 3 July 2009, UCU/2009/00298

5.0 RELEVANT PLANNING POLICY

- 5.1 National Planning Policy
 Planning Policy Statement 3: Housing
 Planning Policy Statement 1: Delivering Sustainable Development
- 5.2 London Plan (2011)
- 5.3 Unitary Development Plan
 G1 Environment
 G2 Development and Urban Design
 UD3 General Principles
 UD4 Quality Design
 UD2 Sustainable Design & Construction
 UD7 Waste Storage
 M10 Parking for Development
 HSG1 New Housing Development
 CSV1 Development in Conservation Areas
 CSV5 Alterations and Extensions in Conservation Areas
- 5.4 Supplementary Planning Guidance / Documents
 SPG1a Design Guidance
 Housing SPD (October 2008)
 SPG3b Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight
 SPG8b Materials
 SPG2 Conservation and Archaeology

6.0 CONSULTATION

Statutory	Internal	External
None	Ward Councillors Transportation team Cleansing Building Control	<u>Amenity Groups</u> Hornsey Conservation Area Advisory Committee Conservation team <u>Residents</u> Flats 1 - 11 Jameson Lodge Flats 1 - 16 Panorama Court Flats 1 - 4, 60 Shepherds Hill <u>Total No of Residents Consulted: 32</u>

7.0 RESPONSES

Statutory	Internal	External
None	Transportation team	15 Letters of objection received from neighbours 12 letters of support received from neighbours <u>Local Residents</u> 27 letters received from residents <u>Total No of Residents Consulted:32</u>

7.1.0 Transportation Team

7.1.1 Although this development proposal falls within an area with a low public transport accessibility level, it is served by the W5 bus route operating with 10 buses per hour (two-way) between Archway underground station and Harringay Green Lanes overground station. The site is also within walking distance of the W7 bus route on Park Road, which offers some 26 buses (two-way) hourly for frequent connections to Finsbury Park underground station. It is therefore, likely that the prospective residents would use public transport for some of their journeys to and from the site.

7.1.2 However, it is also likely that residents would use private vehicles for journeys to and from the site. According to standards set out within the Haringey Council adopted UDP (2006), the proposal would require an additional 3 parking spaces. It has been noted that even with the additional requirement the development has provision far in excess of that required by Council parking standards, therefore it is considered that the site can accommodate any additional parking demand. Further to this, the site is not located within an area that has been identified within the Haringey UDP as that suffering from high on-street parking pressure.

7.1.3 The relocation of the refuse area will ensure that disruption on the highway will be minimised as refuse vehicle waiting times will be reduced due to its close proximity. The new location of the refuse area will exaggerate the existing pinch point within the vehicle access, measuring just 2.5 metres at its narrowest point. However, it is anticipated that this will not have any significant impact on the existing vehicle access arrangements and will have an added safety benefit as vehicles are forced to slow down within the immediate vicinity of the

pedestrian access.

- 7.1.4 It has also been noted that the application makes provision for 10 cycle storage places, which will encourage the use of sustainable modes of transport. The proposal is unlikely to have any significant negative impact on the surrounding highway network or parking demand within the immediate locality. Therefore, the highway and transportation authority do not wish to object to the application.

7.2 **Response to resident's objections to the scheme;**

7.2.1 Design

- 7.2.2 The proposal would have a negative impact on the character and appearance of the Crouch End Conservation Area

Response – It is considered that the extra storey would not be out of keeping given the height and design of the surrounding blocks and it is not considered to be harmful to the character or appearance of the conservation area.

- 7.2.3 The proposed lightwell, extension and loss of planted area will detract from the front of the building – The Council consider that the proposal will not detract from the street frontage.

Response – It is considered that the proposal will not detract from the street frontage as the garden area is relatively large and the area of garden affected relatively small.

- 7.2.4 The proposed additional floor will create a very strange lop-sided effect to the building – The Council consider that the proposed setback will help to minimise the additional bulk of the structure from the street and will retain the original proportions of the block.

Response – It is considered that the proposed setback will help to minimise the additional bulk of the structure from the street and will retain the original proportions of the block.

- 7.2.5 The new grey screen cladding used for the extension and the entrance and the new steel railings would significantly alter the appearance of the building and not blend in with the existing building – The Council consider that the materials are intended to reduce the visual impact on the street scene to a minimum. Also, the contrast in styles and materials of the proposal to the original building which is clearly subservient to the original building whilst being in contrast with it.

Response – It is considered that the materials are intended to reduce the visual impact on the street scene to a minimum. Also, the contrast in styles and materials of the proposal to the original building which is

clearly subservient to the original building whilst being in contrast with it.

7.2.6 The proposed height is inappropriate for the conservation area

Response – It is considered that the extra height to the building improves the balance of the property in particular when viewed in the context of the street and the taller Panorama Court. Given that most of the blocks in Shepherds Hill are four storeys or more, the additional floor to Jameson Court is considered to be appropriate for the location.

7.2.7 Amenity Issues

7.2.8 The re-siting of the bin would cause amenity concerns for residents in the block

Response – It is considered that the transportation team comment that the relocation of the refuse area will ensure that disruption on the highway will be minimised as refuse vehicle waiting times will be reduced due to its close proximity. Furthermore a condition has been imposed so that the applicants provide a detailed scheme for the provision of refuse and waste storage within the site for the Local Planning Authority approval prior to the commencement of the works to protect the amenity of the locality.

7.2.9 The proposal will cause overlooking from the new top floor flat in the balcony of no 9 Jameson Lodge – The Council consider that the architects have carefully designed the scheme so that the proposed living room serving flat 2 is set well back from the building line so that the top floor balcony will not be directly overlooked from above the roof area outside the new flats

Response – It is considered that the architects have carefully designed the scheme so that the proposed living room serving flat 2 is set well back from the building line so that the top floor balcony will not be directly overlooked from above the roof area outside the new flats

7.2.10 The extent of the proposed work will cause significant disruption to all the inhabitants of the block for a prolonged period

Response - A condition is imposed to ensure that construction works of the development are carried out within a particular period to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

7.2.11 The neighbour at 15 Panorama Court is concerned the extension will be too close to their kitchen window, therefore it would overshadow their property. There are also concerns with overlooking this adjacent block. – The Council consider that in order to address this issue, the proposed structure has been sufficiently set back by around 4.5m from the side of Jameson Lodge closest to Panorama Court. This means there is a gap of around 9.5 metres between the proposed structure and the side windows in Panorama Court which is considered sufficient to overcome any issues of visual intrusion or loss of light or aspect to these windows in Panorama Court and issues of overlooking this adjacent block.

Response – It is considered that in order to address this issue, the proposed structure has been sufficiently set back by around 4.5m from the side of Jameson Lodge closest to Panorama Court. This means there is a gap of around 9.5 metres between the proposed structure and the side windows in Panorama Court which is considered sufficient to overcome any issues of visual intrusion or loss of light or aspect to these windows in Panorama Court and issues of overlooking this adjacent block

7.2.12 The addition of the new flats will result in increased noise and disturbance for existing residents

Response – It is considered that the Council consider that the increased numbers of people living in Jameson Lodge would lead to a significant increase in noise and disturbance for existing residents with the use of appropriate sound insulation measures to prevent noise being transmitted to the existing flats

7.2.13 The proposal did not take into account the need for additional parking space. It would therefore result in significant pressure to the parking situation in the area – The Council's transportation team has considered that even with the additional requirement the development has provision far in excess of that required by Council parking standards, therefore it is considered that the site can accommodate any additional parking demand.

Response - The Council's transportation team has considered that even with the additional requirement the development has provision far in excess of that required by Council parking standards, therefore it is considered that the site can accommodate any additional parking demand.

7.2.14 The proposed units are too small, they will have very little natural light and will be overlooked by existing flats.

Response – It is considered that the level of one bed flats is acceptable on the basis that, when considered as a whole with the

existing block, the mix of units within the site would be satisfactory. Furthermore, all the unit sizes and room sizes are consistent with the floorspace minima identified in the Housing SPD 2008.

8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

8.1 The main issues in respect of this application are considered to be:

- Size/Bulk/Appearance;
- Effect on the conservation area
- The layout/ standard/ mix of accommodation of the proposed residential units,
- Residential Amenity;
- Parking and access;
- Waste management;

8.2 Size/Bulk/Appearance

8.2.1 Policies UD3 and UD4 seek to ensure that new development complements the character of the surrounding area in terms of scale, bulk and appearance and is generally appropriate to the location. In terms of streetscape, Jameson Lodge is one of a number of modern blocks of flats in this part of Shepherds Hill. It comprises a 3-storey building to the front, of 11 flats. Panorama Court to the west is a four storey block of 16 flats. Due to the level change in Shepherds Hill, Panorama Court is higher than Jameson Lodge. The roof line of the proposed additional floor is therefore lower than the existing roof line of Panorama Court. Furthermore, the extra height to the building improves the balance of the property in particular when viewed in the context of the street and the taller Panorama Court. Given that most of the blocks in Shepherds Hill are four storeys or more, the additional floor to Jameson Court is considered to be appropriate for the location.

8.2.2 The proposed additional floor is set back from all elevations behind the existing parapet wall; particularly from the front elevation, the side elevation facing 60 Shepherds Hill and also significantly set back on the side facing Panorama Court. The setback will help to minimise the additional bulk of the structure from the street and will retain the original proportions of the block. Residents in the block are concerned about the relocation of the water tank which is currently on the roof. The architects have pointed out that the water tank will be replaced with a cold water booster set fed from the mains water supply and as such the requirement of a cold water facility is no longer required. The booster set will be located beneath the stairs in the lower ground floor hallway. The water supply to the existing flats will therefore not be impacted.

- 8.2.3 The proposal also involves an extension and formation of two additional units in lower ground floor level, including the creation of a lightwell to allow light into the new units. The lightwell and extension will extend out further into the front forecourt. The extension will be screened by a low wall (almost identical to the existing wall) and a new dwarf wall and railings will replace the existing retaining wall which currently accommodates the planted area to the front of the building.. Residents of the block are concerned that the existing planted area at the front of the building will be loss due to the proposed lightwell. The architects however have pointed out that the loss of planting to the front is compensated by the addition of a green roof to the extension. The Council consider that even though the replacement green roof will not fully compensate for the loss of the planted area at the front, they are satisfied that some attempt has been made to compensate for its loss.
- 8.2.4 In terms of material proposed the additional floor is proposed as a lightweight structure, it will be clad in grey rain screen cladding. Neighbours have raised concerns about the suitability of the proposed materials for the proposed additional floor, in particular the windows that would be in powder coated aluminium. The architects have pointed out that the use of this material for the new entrance lobby and lower ground floor will provide a consistent appearance to the new additions. It can also be highlighted that the windows that currently exist at the block vary in materials i.e. timber frames and UPVC.
- 8.2.5 The new lower ground floor will be formed by extending the front brick façade down in a brick to match to match the existing as closely as possible with the insertion of new powder coated aluminium windows to match the new top floor and entrance lobby. The new retaining walls will be white render. New painted steel railings are proposed around the new lightwell and the existing handrails up to the entrance lobby will also be replaced with the steel railings.
- 8.2.6 Overall the design and materials are intended to reduce the visual impact on the street scene to a minimum. Also, the contrast in styles and materials of the proposal to the original building which is clearly subservient to the original building whilst being in contrast with it.

8.3 Effect on the Conservation Area

- 8.3.1 Policy CSV5 seeks to ensure that extensions and alterations to existing buildings in conservation area do not cause harm to the character and appearance of the conservation area. In this case, it is considered the proposed addition is of an appropriate size and bulk in relation to the original block and is set back from the edges of the block to retain its original shape and appearance. Also, it will not result in excessive height relative to other similar blocks in the

surrounding area. In terms of design and appearance, the proposed addition is considered to be appropriate to the existing building in that the structure is in a lightweight, contrasting material which is appropriate to the location.

8.3.2 Furthermore to support this, in paragraph 9 of the inspectors appeal decision letter dated 28th April 2006 relating to planning reference HGY/2005/0890, the inspector pointed out that the proposed lead mansard roof which was previously proposed, although a prominent feature when viewed from the road level, would not be out of keeping given the height and design of the surrounding blocks and it is not considered to be harmful to the character or appearance of the conservation area.

8.3.3 The proposed lightwell to the front and loss of the planted area will also not detract from the front elevation of the building, neither will it harm the character and appearance of the conservation area.

8.4 The layout/ standard/ mix of accommodation of the proposed residential units

8.4.1 The proposed third floor to the building will consist of 3 x one bedroom units. Flat 1 is located to the front of the proposed third floor and flat 2 and 3 are proposed at the rear. The proposed lower ground floor units will be located to the front of the building, in addition to the existing 2 x two bed units located to the rear. Therefore in total an additional 5 x one bedroom units are proposed to the existing building which currently accommodates 7 x two bed flats and 4 x one bed flats. Neighbours are concerned with the level of one bed flats proposed. It is considered however that the level of one bed flats is acceptable on the basis that, when considered as a whole with the existing block, the mix of units within the site would be satisfactory.

8.4.2 A lightwell is to be formed along the front façade to allow for the introduction of natural light to the proposed units on lower ground level.

8.4.3 The flats proposed will have sufficient amenity space at the rear in the form of a communal garden accessed off the existing hallway.

8.4.4 All of the unit sizes and room sizes are consistent with the floorspace minima identified in the Housing SPD 2008.

8.5 Residential Amenity

8.5.1 In paragraph 4 of the inspector's decision letter of April 2006 relating to the previous application, the Inspector considered that that proposal was too close to the side kitchen windows of the top floor flat in Panorama Court and would appear visually intrusive. In order to

address this issue, the proposed structure has been sufficiently set back by around 4.5m from the side of Jameson Lodge closest to Panorama Court. This means there is a gap of around 9.5 metres between the proposed structure and the side windows in Panorama Court which is considered sufficient to overcome any issues of visual intrusion or loss of light of aspect to these windows in Panorama Court.

8.5.2 The Inspector also considered that the top floor balconies of Jameson Lodge and Panorama Court would be overlooked from the roof area outside the proposed flats. None of the flats proposed in this application have access to the roof area and no terraces or balconies are included in the scheme. The proposed balustrade serving flat 2 is to prevent access onto the remaining existing roof space. A condition will also be attached to prevent the flat roof areas from being used as terraces. In addition, the units proposed on the third floor are single aspect to ensure that no windows in the side elevations to the proposed additional floor to avoid overlooking.

8.5.3 The resident from 9 Jameson Lodge is concerned that the proposal will cause overlooking from the new top floor flat onto their balcony. The architects have carefully designed the scheme so that the proposed living room serving flat 2 is set well back from the building line so that the top floor balcony will not be directly overlooked from above the roof area outside the new flats. There are also overlooking concerns from the residents on the top floor flat facing the communal area, because the windows of the proposed bedroom and living/dining area of flat 3 and kitchen area of flat 2, is only slightly set back. The Council consider that there will be no overlooking between windows caused by the new development.

8.5.4 There are concerned that the addition of the new flats will result in increased noise and disturbance for existing residents. In paragraph 9 of the inspectors decisions dated April 2006; the inspector points out that he does not consider that the increased numbers of people living in Jameson Lodge would lead to a significant increase in noise and disturbance for existing residents with the use of appropriate sound insulation measures would prevent noise being transmitted to the existing flats

8.5.5 In the light of the above, it is considered that the proposal will not cause loss of amenity to the adjoining occupiers by reason of visual intrusion, or loss of light, noise disturbance or aspect, and as such complies with policy UD3 of the Unitary Development Plan 2006.

8.6 Transportation and access

8.6.1 Pedestrian access to the site, building and existing residential units will remain as existing. Access to the new residential units on the third

floor will be via extending the existing staircase up an additional storey in the same configuration as the existing stairwell. Access to the two new lower ground floor flats will be via the existing communal stairs and also through the new lightwells.

- 8.6.2 The vehicle access will be maintained as existing, however some residents of the block are concerned that the increase in the number of flats would lead to increase pressure on parking as the hard standing at the front only currently allows parking for 5 cars. The transportation team have no objection to the proposal as; according to the standards set out within the Haringey Council adopted UDP (2006), the proposal would require an additional 3 parking spaces. It has been noted that even with the additional requirement the development has provision far in excess of that required by Council parking standards, therefore it is considered that the site can accommodate any additional parking demand. Further to this, the site is not located within an area that has been identified within the Haringey UDP as that suffering from high on-street parking pressure.

8.7 Waste Management

- 8.7.1 The proposed new bin store has been relocated to the front closest to 60 Shepherds Hill, it will house 4 no. 1100ltr bins and 1 no 1100ltr recycling bin. Residents of the block are concerned that its new location will encroach dramatically onto the driveway, making it impossible to enter the driveway from the street. The Councils transportation team however comment that the relocation of the refuse area will ensure that disruption on the highway will be minimised as refuse vehicle waiting times will be reduced due to its close proximity. The new location of the refuse area will exaggerate the existing pinch point within the vehicle access, measuring just 2.5 metres at its narrowest point. However, it is anticipated that this will not have any significant impact on the existing vehicle access arrangements and will have an added safety benefit as vehicles are forced to slow down within the immediate vicinity of the pedestrian access.

9.0 DESIGN ASSESSMENT

- 9.1 The design implications in relation to the proposed development have been dealt with in sections 8.2 and 8.3 of this report.

10.0 HUMAN RIGHTS

- 10.1 All applications are considered against a background of the Human Rights Act 1998 and in accordance with Article 22(1) of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003 where there is a requirement to give reasons for the grant of planning permission. Reasons for refusal are always given and are set out on the decision notice. Unless any report

specifically indicates otherwise all decisions of this Committee will accord with the requirements of the above Act and Order.

11.0 EQUALITIES

- 11.1 In determining this planning application the Council is required to have regard to its obligations under equalities legislation including the obligations under section 71 of the Race Relations Act 1976. In carrying out the Council's functions due regard must be had, firstly to the need to eliminate unlawful discrimination, and secondly to the need to promote equality of opportunity and good relations between persons of different equalities groups. Members must have regard to these obligations in taking a decision on this application.

12.0 CONCLUSION

- 12.1 Two previous schemes have been refused for this type of development, one of which has been dismissed on appeal. This current scheme takes into account the issues raised by the Inspector in his appeal decision, principally visual intrusion and overlooking. This proposal seeks an additional 3rd storey comprising 3 x one bedroom units and formation of additional 2 x one bedroom units at lower ground floor.
- 12.2 The proposed development is considered to complement the character of the surrounding area in terms of scale, bulk and appearance and is generally appropriate to the location. It is considered the proposed addition is of an appropriate size and bulk in relation to the original block and is set back from the edges of the block to retain its original shape and appearance. Also, it will not result in excessive height relative to other similar blocks in the surrounding area. The proposed lightwell and extension at lower ground floor level will not detract from the front of the building.
- 12.3 In terms of design and appearance, the proposed addition is considered to be appropriate to the existing building in that the structure is lightweight in contrasting materials appropriate to the location. Overall the proposal will not be harmful to the character and appearance of the conservation area. It is also considered that the proposal will not cause loss of amenity to the adjoining occupiers by reason of visual intrusion, overlooking or overshadowing,
- 12.4 As such the proposal is in accordance with policies UD3 General Principles, UD4 Quality Design, M10 Parking for Development and HSG1 New Housing Development of the Haringey Unitary Development Plan and the Councils SPG1a Design Guidance, Housing SPD (October 2008), SPG3b Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight, SPG8b Materials and SPG2

Conservation and Archaeology. It is therefore appropriate to recommend an APPROVAL.

13.0 RECOMMENDATIONS

13.1 GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) 248.(1)0.001A - 0.006A; 248.(1)0.007B - 0.012B; 248.(1)1.001AB - 1.005AB; 248.(1)2.001ABC - 2.004ABC; 248.(1)2.005AB - 2.006AB; 248.(1)3.001AB - 3.002AB

Subject to the following condition(s)

IMPLEMENTATION

13.1.2 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.

13.1.3 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.

13.1.4 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.

13.1.5 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

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

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

13.1.8 A scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs shall be submitted to, approved in writing by the Local Planning Authority, and implemented in accordance with the approved details.

13.1.9 Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity and protect the amenity of neighbouring properties.

CONSTRUCTION

13.1.10 The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

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

WASTE

13.1.12 That a detailed scheme for the provision of refuse and waste storage within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

13.1.13 Reason; In order to protect the amenity of the locality

13.2 REASONS FOR APPROVAL

13.2.1 The proposed development is considered to complement the character of the surrounding area in terms of scale, bulk and appearance and is generally appropriate to the location. It is considered the proposed addition is of an appropriate size and bulk in relation to the original block and is set back from the edges of the block to retain its original shape and appearance. Also, it will not result in excessive height relative to other similar blocks in the surrounding area. The proposed lightwell and extension at lower ground floor level will not detract from the front of the building.

13.2.3 In terms of design and appearance, the proposed addition is considered to be appropriate to the existing building in that the structure is lightweight in contrasting materials appropriate to the location and so complies with policy CSV5. It is also considered that the proposal will not cause loss of amenity to the adjoining occupiers by reason of visual intrusion, overlooking or overshadowing,

13.2.3 As such the proposal is in accordance with policies UD3 General Principles, UD4 Quality Design, M10 Parking for Development and HSG1 New Housing Development of the Haringey Unitary Development Plan and the Councils SPG1a Design Guidance, Housing SPD (October 2008), SPG3b Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight, SPG8b Materials and SPG2 Conservation and Archaeology. It is therefore appropriate to recommend an APPROVAL.