

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2011/2236		Ward: Highgate
Address: 6a Grange Road N6 4AP		
Proposal: Demolition of existing house and erection of a 2 storey, 5 bedroom house with rooms at basement level and in the roofspace.		
Existing Use: Residential		Proposed Use: Residential
Applicant: MrS. Hassan Cape Construction		
Ownership: Private		
DOCUMENTS		
Title		
Design & Access Statement		
PLANS		
Plan Number	Revision	Plan Title
101		Existing Ground Floor Plan
102		Existing First Floor Plan
104		Existing Rear Elevation
105		Existing Side Elevations
201	1	Proposed Basement Plan
202	1	Proposed Ground Floor Plan
203	1	Proposed First Floor Plan
204	1	Proposed Second Floor Plan
206	1	Proposed Front Elevation
209	1	Proposed Rear Elevation
205		Proposed Section A-A
208		Proposed North Elevation
207		Proposed South Elevation
Case Officer Contact: Tara-Jane Fisher P: 0208 489 5540 E: tara-jane.fisher@haringey.gov.uk		

SUMMARY OF REPORT: The proposal is for the demolition of the existing dwelling and the erection of a new two-storey pitched roof dwelling with rooms in the basement level and in the roofspace. There has been an extensive history on this site to redevelop the existing house. In principle there is no objection to the demolition of the existing dwelling as it is not considered that it contributes positively to the character and appearance of the Conservation Area. Due to previous refusals and an appeal dismissal the applicant has proposed a two-storey development keeping in line with the Planning Inspectorates previous decision and addressed various design issues that arose. The previous application was primarily refused on Conservation grounds, subsequently these have been addressed resulting in this proposal.

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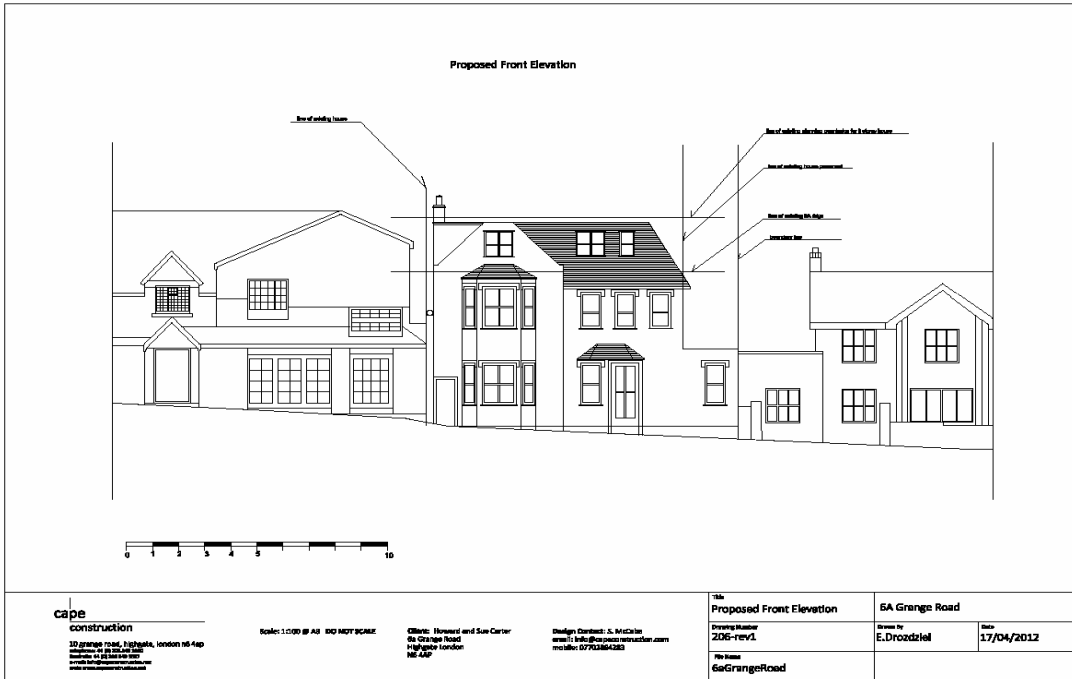
1.0 PROPOSED SITE PLAN



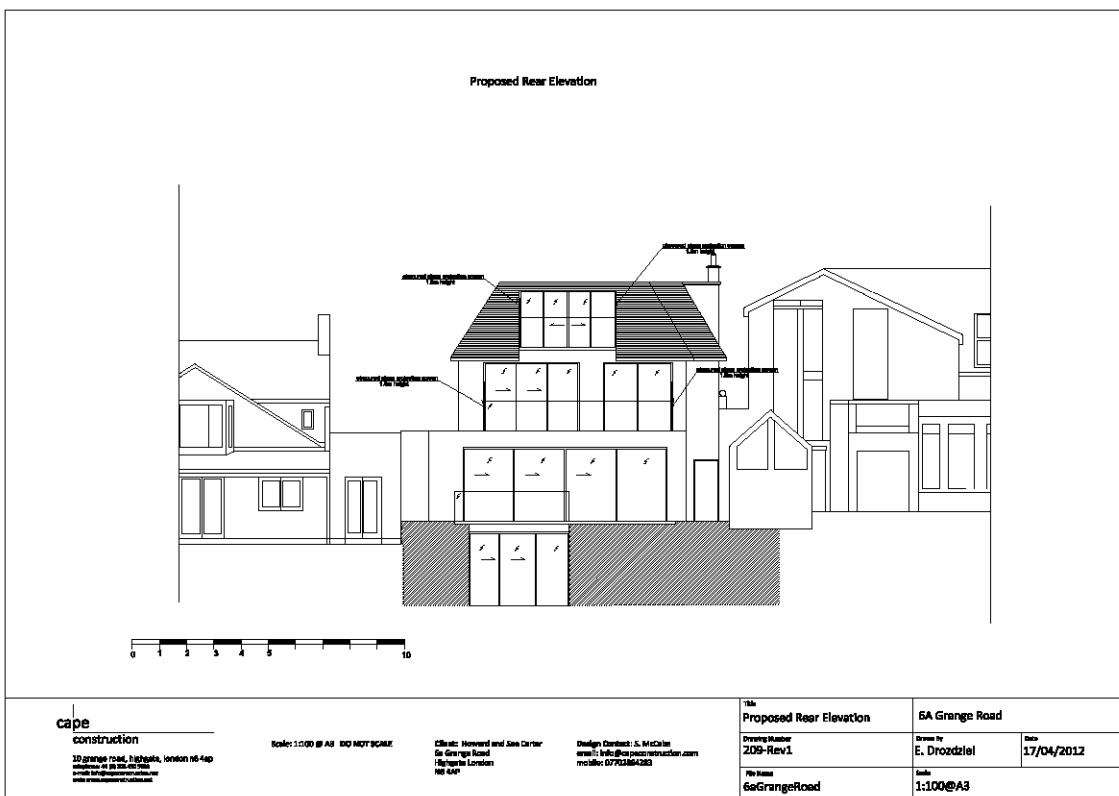
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Site plan
6A Grange Road, Highgate, N6 4JP

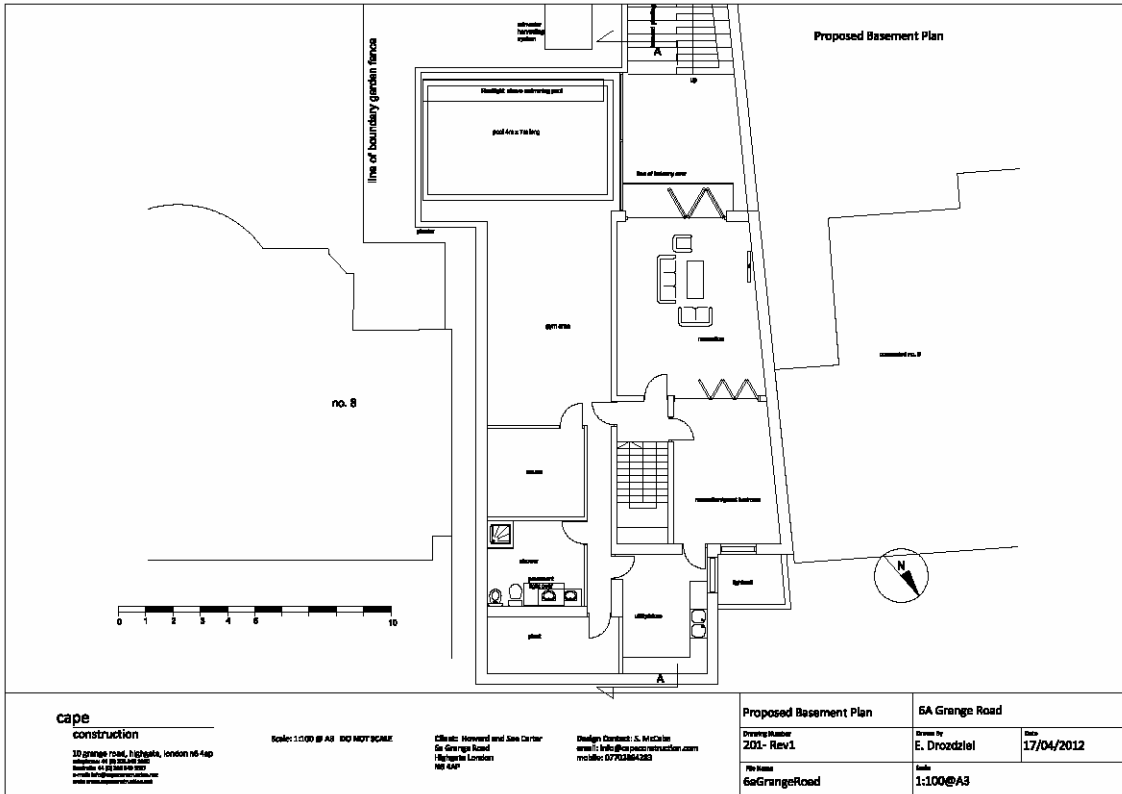
2.0 IMAGES



Proposed front elevation



Proposed rear elevation



Proposed basement plan

3.0 SITE AND SURROUNDINGS

3.1 The application site is located on the Western side of Grange Road, which is situated off North Hill. The application site lies within the Highgate Conservation Area. The site is a two-storey semi-detached dwelling with a mono pitched roof. The property has a mixture of large glazing, brickwork render and hanging tiles. The property has a front garden area that is bounded by a low hedge and includes an area of hardstanding and a car port.

3.2 Grange Road has a mixture of architectural styles, consisting of a mix of modern and traditional house types. The traditional house types are predominantly large brick built with pitched roof with rooms in the roof space. Along this end of the road/corner with View Road is a relatively newly built part two-storey, part three storey modern dwelling. Also behind this property and behind the application site permission has also been granted for the erection of a three-storey contemporary building.

4.0 PLANNING HISTORY

4.1 Planning Application History

Planning-**HGY/1993/0359**-GTD-02-06-93-6A Grange Road London -Erection of roof extension to provide studio and bathroom at second floor level including alterations to front and rear elevations.

Planning-**HGY/1998/0356**-REF-02-06-98-6A Grange Road London -Extension of extant planning permission Ref HGY/46356 under Regulation 3.3 of Town & Country Planning Regulations 1988 to erect a roof extension at second floor level and alterations to front and rear elevations.

Planning-**HGY/2004/0174**-GTD-17-02-04-6A Grange Road London -Renewal of planning permission HGY/054691 for a roof extension at second floor level and alterations to the front and rear elevations allowed on appeal dated 24 March 1999.

Planning-**HGY/2008/0440**-WDN-21-10-09 Demolition of existing house and erection of a three storey, four bedroom single family dwellinghouse with rooms at basement level. Appeal against non-determination-Dismissed.

Planning-**HGY/2008/0441**-WDN-21-10-09 Conservation Area Consent for the demolition of existing house and erection of a three storey, four bedroom single family dwellinghouse with rooms at basement level.

Planning-**HGY/2009/0049**-GTD-17-02-09-6A Grange Road London -Renewal of planning permission HGY/054691 for a roof extension at second floor level and alterations to the front and rear elevations allowed on appeal dated 24th March 1999.

Planning-**HGY/2011/0028**-WDN-25-02-11-6a Grange Road London -Conservation Area Consent for demolition of existing house and erection of a 3 storey, five bedroom dwellinghouse with rooms at basement level

4.2 Planning Enforcement History

No enforcement history

5.0 RELEVANT PLANNING POLICY

5.1 National Planning Policy

National Planning Policy Framework

5.2 London Plan

5.3 Unitary Development Plan

G2 Development and Urban Design

G10 Conservation

UD3 General Principles

UD4 Quality Design

CSV1 Development in Conservation Areas

CSV5 Alterations and Extensions in Conservation Areas

HSG1 New Housing Development

5.4 Supplementary Planning Guidance / Documents

SPG1a Design Guidance

SPG2 Conservation & Archaeology

SPD Housing

6.0 CONSULTATION

Statutory	Internal	External
London Fire Brigade	Transportation Cleaving Building Control Ward Councillors	<u>Amenity Groups</u> The Highgate Society Highgate CAAC <u>Local Residents</u> 1-30 (c) Grange Road 1, 1a, 2, 3, 4 Jacqueline Creft Terrace 8, 10 View Road 1, 2, 3 Maurice Bishop Terrace <u>Total No of Residents Consulted: 40</u>

7.0 RESPONSES

Statutory	Internal	External
	Transportation Waste Management	<u>Amenity Groups</u> <u>Local Residents</u> 11 local residents <u>Total No of Residents</u> <u>Consulted: 40</u>

7.1 Transportation

The proposed development is within a walking distance of Bus Route Nos. 143 and 263 on North Hill and Archway Road respectively, which together offer some 22 buses per hour (two-way) for frequent bus connections to East Finchley and Archway tube stations. We have subsequently considered that the prospective residents of this development have easy access to alternative sustainable travel modes for their journeys to and from this site, hence minimising the traffic impact of this development on the adjoining roads. Also, notwithstanding that this area has not been identified within the Council's Adopted 2006 UDP as that renowned with car parking pressure, the applicant has proposed 2 parking spaces as part of the development in line with the parking standard stated in Appendix 1 of the Council's adopted 2006 UDP. It is therefore deemed that this proposed development would not have any significant adverse impact on the existing generated traffic or indeed car parking demand at this location.

Consequently the highway and transportation authority would not object to this application.

7.2 Waste Management

This proposed 5 bedroom development requires a waste storage area suitable for a standard kerbside collection full set consisting of 1x 360 refuse wheelie bin and 1x 240 recycling wheelie bin.

This application has been given RAG traffic light status of GREEN for waste storage and collection arrangements.

7.3 Commercial Environmental Health

With reference to above planning application for demolition of existing house and erection of a 2 storey, 5 bedroom house with rooms at basement, I recommend the following condition:

Control of Construction Dust:

No work 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.

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.

7.4 Local Residents

11 Local Residents –object on the following grounds:

- Inappropriate design and scale
- At odds with openness of the Conservation Area
- House 3 storeys and not 2
- Overdevelopment
- Extremely large basement
- Disproportionate to plot
- Poor quality design
- Plans inconsistent with Design & Access statement
- New building will project further than adjoining
- Conclusion of appeal not taken into consideration
- Excessive height

8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

8.1 The proposal is for the demolition of existing two-storey dwelling house and the erection of a two-storey five bedroom house with rooms in the basement. This site has an extensive history and there have been three applications seeking redevelopment of the existing house. The main issues in respect of this application are considered to be:

- Planning history/appeal decision
- Character, appearance and Conservation
- Residential Amenity
- Basement and Neighbours objections

8.2 Planning history/Appeal decision

8.2.1 As stated the property has been the subject of three applications for the demolition of the existing house and the rebuilding of a more modern and larger scaled property than the existing dwelling. The first of these applications was taken to appeal following non-determination by the Council and dismissed by the Planning Inspector. The second application was withdrawn before a decision was made and the third application is the subject of this proposal.

8.2.2 In 1998 an application was submitted to the LPA for a roof extension at second floor level and alterations to front and rear elevations. This was initially refused but was allowed on appeal. Since this date the permission has been renewed three more times, the most recent in early 2012. Therefore the principle of an additional floor has already been allowed by the Planning Inspector and approved further planning permissions and is still an extant planning permission.

8.2.3 The first application for a new dwelling was dismissed at appeal under reference APP/Y5420/E/09/2115302 and APP/Y5420/A/09/2109153 following non-

determination by the Council. The Planning Inspector considered that the main issues were whether the proposed development would preserve or enhance the character or appearance of the Highgate Conservation Area and the effect of the proposed development on the character and appearance of Grange Road. Following this assessment the Inspector dismissed it on the grounds that the character and design of the proposed house in relation to the plot size and within the context of the area was unacceptable. In the Planning Inspectors appeal decision there was no objection to the redevelopment of the site and it was deemed that the basement element was considered acceptable (paragraph 7 and 8 of the appeal decision) and that the balconies to the rear elevation were acceptable and not considered to cause significant amenity issues.

8.2.4 In order to deal with the design issues raised by the Planning Inspector in his decision letter, the resubmission has a more traditional design, in particular on the front elevation with a two storey design and rooms in the roof. The proposal will have a pitched roof and front bay windows. .

8.3 Character, appearance and Conservation

8.3.1 The Council recognises that the existing house is a modern building which has a limited contribution to the character and appearance of the Conservation Area. The principle of a new dwellinghouse is acceptable. The Council accepts that a replacement building sympathetic in form, scale and proportions, grain and materials would be acceptable and could be sympathetic to the road and the character and appearance of the Highgate Conservation Area. Paragraph 15 of the appeal decision states a contemporary replacement house on the appeal site would have the potential to make a significant contribution to the streetscene in this location.

8.3.2 The last application for redevelopment at this site was for a three-storey dwelling comprising of five bedrooms with rooms in the basement and was dismissed on the grounds that its overall height, bulk and footprint within the plot size would have lead to an unduly dominant feature that would have been very cubic in appearance. This application has been amended to be two-storey with rooms in the roof. In addition the overall height has been reduced and is lower than the roof extension that was allowed on appeal. It was considered by the Inspector in paragraph 11 of appeal decision that the proposal was very cubic in form which would have emphasised the additional height.

8.3.3 The proposed front elevation is of a more traditional design, two-storey with a bay window at ground and first floor level. The proposed roof will be pitched with an almost gable like feature with a small window which reflects the same fenestration as the bay windows on the lower level. There are also two other windows in the roof that also match the fenestrations of the house. Therefore the appearance of the front elevation will not adversely affect the character and appearance of the streetscene and the Highgate Conservation Area.

8.3.4 In the previous refusal it was highlighted by the Planning Inspector that the proposed property would not preserve the existing gap between the application site and the adjoining property. However this proposal will preserve the existing gap at the first and upper floor levels and therefore preserving the character and appearance of the Highgate Conservation Area. In addition the preservation of the gap will reduce the bulk and will allow the dwelling to sit more comfortably within the plot size. The proposed dwelling will have the same width as the existing property.

8.3.5 The proposed rear elevation is designed to be more modern in style and is predominantly full height glazing with three rear balconies. The proposed rear elevation is very similar to the previously refused application; however the rear elevation raised no concerns with the Planning Inspectorate in terms of design and appearance. The Planning Inspector did not object to the rear balconies and he considered that they would not lead to any unnecessary loss of privacy or overlooking as stated in paragraph 7 of appeal decision. The proposed balconies have been reduced from the last proposal as the width of the proposed dwelling has also been reduced including preserving the existing gap between the property and the adjoining properties. Based on this it is not considered that the rear elevation would cause demonstrable harm to the character of the area. It was also highlighted by the Planning Inspector in paragraph 17 that balcony areas at second floor level are present at 8 View Road and have been the subject of planning permission at No 6.

8.3.6 On balance it is considered that the proposed design of the two-storey dwelling is acceptable. The proposed dwelling has been amended so that the height is no higher than the approved roof extension permission and is no greater than the width of the existing dwelling and therefore there would be no change within the context of the streetscene. Given this it is considered that the proposed dwelling will preserve the character and appearance of the Highgate Conservation Area

8.4 Residential Amenity;

8.4.1 The proposed dwelling has been designed to have minimal impact on the privacy and amenities of any adjoining. The proposed dwelling sits within its plot and has an appropriate footprint in relation to the surrounding properties. The front building line of the proposed dwelling is in line with the neighbouring property at Number 8 Grange Road, although the bay window extends a further 80cm, the building is primarily in line with its neighbour. The rear building line is set back from number 6 Grange Road and in line with number 8. Therefore it is considered that there will be minimal impact on these adjoining properties. The rear elevation as stated before does have a balcony at ground level, first floor level and roof level. Although ordinarily balconies are resisted it is considered that they would not give rise to unacceptable levels of overlooking, especially as the Planning Inspector saw no issue with these. In addition the balconies will have screening to eliminate any loss of amenity. Number 8 Grange Road also has balconies at the upper level.

8.4.2 The proposed bulk and height is in keeping with the dimensions of the adjoining houses in particular the building lines of the dwelling being aligned with the neighbouring properties, therefore it is not considered that the proposed dwelling will adversely affect the outlook or be overbearing when viewed from the adjoining properties.

8.5 Basement & Neighbours objections

8.5.1 There has been a great deal of concern with regards to the basement and the extent of the excavation and the potential impact on the adjoining properties. Initially when the Planning Inspector assessed the previous application he felt that there was no issue with the basement and the extent of it. The neighbouring property has raised a lot of concern regarding the extent of the basement and excavation and the distance from the boundaries. The proposed basement plan has remained the same as the basement plan assessed by the Inspector

previously. Part of the concern raised by the neighbouring property is that the proposed basement is larger than the previous application. There is no increase in the size of the basement but there is a small alteration to the front area bringing it out 80cm due to the bay window at ground floor level. The proposed width of the basement remains the same externally but there is a slight change to the width of the internal measurement by approximately a brick width.

- 8.5.2 There are concerns that the proposal lacks a hydrological/geotechnical survey and detailed construction method statement. Additional deep basements should not be permitted in the area unless they can be shown that they will exacerbate any groundwater problems, to the detriment of neighbours. In response to this, studies carried out by other London LAs have accepted that sub-surface conditions are unusually adversely affected by basement development as flowing groundwater will usually simply find an alternative route when it meets an underground obstruction, and static groundwater will re-distribute itself. It is considered that the effect of the basement on groundwater levels/ flow will be relatively small, and may be less significant than natural seasonal or other variations in the groundwater table. However, in order for the implications of the basements in this case to be fully understood (and which would need to be done for construction stage) a condition requiring an assessment of the hydrological and hydro-geological impact of the development be submitted and an adverse impacts ameliorated through approval of conditions prior to the commencement of the development. In addition a construction management plan will also need to be submitted.
- 8.5.3 One of the concerns raised as a result of the consultation process was that the latest proposal has not taken into consideration the previous appeal decision and conclusions. However it is considered that this proposal has been based on an assessment of and response to the previous decision on appeal. It is considered that the issues raised and the reasons for dismissal have been addressed. The proposed development has been designed to have a more traditional frontage and is not cubic in form and is less bulky, retains the existing gap and pays particular attention to the affect on the adjoining properties.
- 8.5.4 Throughout the consultation periods of all applications on this site it was stated that 6a Grange Road had a slightly smaller plot size from other properties along the same road; and was raised as a concern as it was considered that the plot size in relation to the extent of development would have lead to a cramped form of development, as well as having a very square like appearance. However with this in mind appropriate alterations were made to overcome these concerns. Grange Road is a road with a mixture of houses, some more modern and some more traditional. In light of this, it is considered that the proposed design would not be out of keeping within the immediate vicinity.

9.0 DESIGN ASSESSMENT

- 9.1 The National Planning Policy Framework pays particular attention to the design and design aspects of a development and ensures that the development preserves elements of the setting that make a positive contribution to or better reveal the significance of the asset and should be treated favourably. It is considered given the context of the street and the Conservation Area the proposal will not adversely affect the area. Also given the long history of this site particular attention has been

paid to what would be acceptable and would fit into the context of the area and the individual plot size.

- 9.2 The proposed dwelling has opted for a more traditional frontage with pitched roof and a slightly more modern approach to the rear, which is not considered to cause demonstrable harm to the character and appearance of the Highgate Conservation Area and Grange Road.

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 To conclude the proposal for the demolition of the existing house and erection of a two storey, 5 bedroom house with rooms in the basement is considered acceptable. The proposal should be approved on the grounds that the proposed dwelling has been designed to overcome the previous reasons for refusal and has taken the approach to have a more traditional two-storey pitched roof design on the front elevation and been designed to retain the existing gap and to have little or minimal impact on the adjoining properties and the area. The proposed dwelling given the context of the area and road would not adversely affect the character and appearance of the Highgate Conservation Area. The basement element has been accepted by the Planning Inspector and additionally will be condition to ensure that there is not adverse affect as a result of the basement. The proposed dwelling is less cubic in form and less bulky than the previous proposal and therefore takes on the concerns of the Planning Inspectorate. On balance it is considered that the proposal is acceptable and in accordance with Policies UD3 General Principles, UD4 Quality Design, CSV1 Development in Conservation Areas, HSG1 New Housing Development and SPG2 Conservation & Archaeology of the Haringey Unitary Development Plan.

13.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) 101, 102, 104, 105, 201REV 1, 202 REV 1, 203 REV 1, 204 REV1, 205, 206 REV 1, 207, 208 & 209 REV 1.

Subject to the following condition(s)

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. 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.
Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.
4. Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning General Permitted Development Order 2008, no enlargement, improvement or other alteration of any of the dwellings hereby approved in the form of development falling within Classes A to H shall be carried out without the submission of a particular planning application to the Local Planning Authority for its determination.
Reason: To avoid overdevelopment of the site.
5. 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.
Reason: In order to protect the amenities of the locality.
6. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall include identification of potential impacts of basement developments methods of mitigation of such impacts and details of ongoing monitoring of the actions being taken. The approved plans should be adhered to throughout the construction period and shall provide details on:
 - i) The phasing programming and timing of the works.
 - ii) The steps taken to consider the cumulative impact of existing and additional basement development in the neighbourhood on hydrology.

- iii) Site management and access, including the storage of plant and materials used in constructing the development;
- iv) Details of the excavation and construction of the basement;
- v) Measures to ensure the stability of adjoining properties,
- vi) Vehicle and machinery specifications

Reason: In order to protect the residential amenity and highways safety of the locality

7. Prior to the commencement of the development hereby permitted an assessment of the hydrological and hydro-geological impacts of the development and any necessary mitigation measures found to be necessary shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the details approved.

Reason: To ensure the development provides satisfactory means of drainage on site and to reduce the risk of localised flooding

8. The site or contractor company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out on the site.

Reason: In the interests of residential amenity

9. No work shall be carried out on the site until a detailed report, including Risk Assessment, detailing management by the LPA. (Reference to the London Code of Construction Practice) and that the site or Contractor 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.

Reason: In order to protect the amenities of adjoining properties.

REASONS FOR APPROVAL

The proposal is approved on the grounds that the proposed dwelling has been designed to overcome the previous reasons for refusal and has taken the approach to have a more traditional two-storey pitched roof design on the front elevation and been designed to retain the existing gap and to have little or minimal impact on the adjoining properties and the area. The proposed dwelling given the context of the area and road would not adversely affect the character and appearance of the Highgate Conservation Area. The proposed dwelling is less cubic in form and less bulky to the previous proposal and therefore takes on the concerns of the Planning Inspectorate. On balance it is considered that the proposal is acceptable and in accordance with Policies UD3 General Principles, UD4 Quality Design, CSV1 Development in Conservation Areas, HSG1 New Housing Development and SPG2 Conservation & Archaeology of the Haringey Unitary Development Plan.

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.

14.0 APPENDICES

APPENDIX 1: CONSULTATION RESPONSES

No	STAKEHOLDER/COMMENT	QUESTION/COMMENT	RESPONSES
	INTERNAL		
1	Transportation	Notwithstanding that this area has not been identified within the Council's Adopted 2006 UDP as that renowned with car parking pressure, the applicant has proposed 2 parking spaces as part of the development in line with the parking standards stated in Appendix 1 of the Council's adopted 2006 UDP. It is therefore deemed that this proposed development would not have any significant adverse impact on the existing generated traffic or indeed car parking demand at this location.	These comments are reported in para 7.1 of the report. There is no objection from the Transportation team on the proposal.
2	Waste Management	This proposed 5	The proposal has been given RAG traffic light

		bedroom development requires a waste storage area suitable for a standard kerbside collection full set consisting of 1 x360 refuse wheelie bin and 1 x 240 recycling wheelie bin.	status of Green and a condition 05 has been attached requiring details of refuse.
3	Commercial Environmental Health	A detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved by the LPA and that the site or Contractor Company be registered with the Considerate Constructors Scheme.	A condition 09 has been attached and an informative with regards to dust and asbestos.
4	Planning Potential	The new proposal will create a wider floor plate (0.7 wider than the appealed scheme). The length of the basement also extended by a further 1 metre.	The extent of the basement is exactly the same as the footprint in the scheme considered by the Inspector. The basement has moved forward by 80cm to align with bay above. The wall thickness has been adjusted from 1 metre thick perimeter eco-walls shown in previous scheme to normal structural wall

		<p>The ground floor has a larger length than the proposal taken to appeal and the withdrawn application by 0.9 metres, the front width is broadly similar and with increased length constitutes overdevelopment.</p> <p>The design & access statement states that the gaps are preserved, and the front elevation plan states as wide as existing house, however the first floor is wider, therefore the plans are incorrect and inaccurate and reduces the gap at first floor. The second floor is larger than any</p>	<p>thickness which results in minimal addition to the usable floor area of the basement. The basement has also been addressed on the main body of the report paragraph 8.5.1. The width of the dwelling is the same as the existing.</p> <p>The depth of the house has not changed and appears to have been measured from the front bay window to the rear rather than the main front.</p> <p>The original plans inadvertently reduced the visual gap between the properties by approximately 50cm when measured from the existing chimney breast; the amended plans demonstrate how it should be viewed. The second floor does not extend over the first floor and shows the pitch of the roof extending slightly over the supporting wall in the manner adopted for the construction of traditional pitched roofs.</p>
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		<p>previous proposals and inconsistent with the lower floors. The Inspector previously dismissed the appeal on the grounds that the rear portion of the additional floor would be full width of that below and would contribute to the overall scale and diminish the space around the dwelling.</p> <p>Privacy screens not shown on the rear elevation.</p> <p>Despite previous appeal decision the scale and massing of the dwelling has not been decreased, therefore the proposal continues to result in loss of openness to the Conservation Area and overdevelopment</p>	<p>The rear terraces show the privacy screens on the revised drawings.</p> <p>The gaps with this proposal have been preserved and as the design has changed from a very cubic development which previously added and emphasised the additional height. Now the proposal is less cubic in form and appears less bulky and is still below the height given permission of the roof extension.</p>
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Appendix 2 Appeal Decision



Appeal Decisions

Site visit made on 2 March 2010

by **Clive Sproule** BSc MSc MSc
MRTPI MIEEnvSc CEnv

an Inspector appointed by the Secretary of State
for Communities and Local Government

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

☎ 0117 372 6372
email:enquiries@pins.gsi.gov.uk

Decision date:
19 March 2010

Appeal Ref: **APP/Y5420/E/09/2115302** **6a Grange Road, Highgate, London N6 4AP**

- The appeal is made under sections 20 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a failure to give notice within the prescribed period of a decision on an application for conservation area consent.
- The appeal is made by Mr & Mrs Howard & Sue Carter against the Council of the London Borough of Haringey.
- The application Ref HGY/2008/0441 is dated 20 February 2008.
- The demolition proposed is the demolition of the existing two storey private family dwelling unit and the erection of a three storey plus basement private family dwelling unit.

Appeal Ref: **APP/Y5420/A/09/2109153** **6a Grange Road, London N6 4AP**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Mr & Mrs Howard & Sue Carter against the Council of the London Borough of Haringey.
- The application Ref HGY/2008/0440 is dated 20 February 2008.
- The development proposed is the demolition of the existing 1960s two storey family dwelling unit and the erection of a three storey plus basement family dwelling unit designed to be as close as possible to a code 6 carbon neutral home as defined by the Department for Communities and Local Government.

Decisions

Appeal Ref: **APP/Y5420/E/09/2115302**

1. I dismiss the appeal and refuse conservation area consent for the demolition of the existing two storey private family dwelling unit and the erection of a three storey plus basement private family dwelling unit.

Appeal Ref: **APP/Y5420/A/09/2109153**

2. I dismiss the appeal and refuse planning permission for the demolition of the existing 1960s two storey family dwelling unit and the erection of a three storey plus basement family dwelling unit designed to be as close as possible to a code 6 carbon neutral home as defined by the Department for Communities and Local Government.
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Procedural matters

3. The bundle of drawings within the appeal documentation did not include application drawing number 076A/PL01 – *Location Plan*. This drawing confirms the appeal site boundary and a copy was supplied by the Council after the site visit.
4. Revised drawings were submitted to the Council in March 2009. These were placed on the Council's website and interested parties were provided with the opportunity to comment on them. I have therefore taken the revised drawings into consideration.

Main issues

5. These are: (a) whether the development proposed would preserve or enhance the character or appearance of the Highgate Conservation Area; and (b) the effect of the proposed development on the character and appearance of Grange Road.

Reasons

Conservation area

6. The Highgate Conservation Area is predominantly residential in character and housing densities vary across it. Grange Road is in part of the designation that has many older buildings that are often large and set within mature gardens. There is considerable variety in building design across the conservation area and within the lower density layouts between North Road and Highgate Golf Course. These include recently constructed detached houses of contemporary design and elements of terraced housing, both of which contribute to the street scene in Grange Road. Despite the differing architecture, there remains a suburban openness around developments in this part of the conservation area that is strengthened by the presence of significant areas of open space.
7. The existing built form at No.6a fills much of the plot width and is juxtaposed with No.8. The proposed design for the contemporary replacement dwelling would include a large basement. Its existence would be apparent in aspects from the street due to the glass balustrade around the front lightwell. Such a feature is not readily evident elsewhere in the immediate locality. Even so, the glass balustrade would principally be seen within the context of the proposed contemporary dwelling that it would serve and in this respect would be an appropriate addition to the townscape.
8. A large lightwell to the rear of the proposal would also indicate the presence of the basement. However, No.6a stands in a substantial plot and the proposed structures that would be visible at ground level would be appropriate for the proportions of the site.
9. Reference has been made to a renewed planning permission that would enable the vertical extension of the existing building. Nevertheless, in addition to altering the relationship between the built forms at Nos.6a and 8, the proposed dwelling would significantly reduce the existing gap at first floor level between the side elevation of No.6a and the boundary with No.6. This would occur even though part of the proposed top floor at the front would step in from the property boundary. The rear portion of the additional top floor would be the

full width of that below it. It would contribute to the overall scale of the appeals scheme and noticeably diminish the space around the replacement house.

10. Application drawings for both No.6 and 8 View Road indicate replacement dwellings of contemporary design that include a stepping in of the upper floors from the side boundaries. This reduction in dwelling width at second floor level maintains the openness that is a feature of this location.
11. In contrast, the appeals scheme would result in a strongly cubic form that would emphasise the additional height of the proposed building, its massing and the closure of the gap to No.6. This would occur even though the use and balance of materials in the front elevation would change above the brick and other materials at ground and first floor levels. It has not been established that the proposed use of materials at ground and first floor levels would be inappropriate within the context of the proposed design and those around it. However, the massing of the appeals scheme, its closure of the gap to No.6 and the specific circumstances of No.6a separate the appeal proposal from the other contemporary designs that have been approved for the neighbouring site at No.6 and nearby at 8 View Road and indeed, from other examples provided.
12. The design of the existing dwelling at No.6a makes a limited contribution to the character and appearance of the conservation area. Nonetheless, the substantial demolition of the house in the absence of suitable scheme for its replacement would result in a significant and incongruous gap in the street frontage.
13. National guidance within Planning Policy Guidance 15 – *Planning and the Historic Environment* is clear that new buildings in conservation areas should not seek to directly imitate earlier styles, but that they should be designed with respect for their context as part of a larger whole. I find that by the gap that would be created and the subsequent massing of the replacement house across the width of the plot, the appeals scheme would fail to preserve the openness that is a characteristic of this part of the conservation area. I conclude on the first main issue that the schemes conflict with policy CSV1 of the Haringey Unitary Development Plan (UDP), which requires proposals in conservation areas to preserve or enhance the qualities of the conservation area.

Character and appearance

14. UDP policy UD3 requires development proposals to complement the character of the locality and this is reflected in UDP policy UD4, which highlights the importance of considering the spatial and visual character of the site and area. Grange Road is an unadopted suburban highway. It has dwellings of some age present along it that are sympathetic to the architecture of The Grange, which is the original building on the street and stands at the centre of it. However, other phases of development are also evident on Grange Road that depart from the themes and features within the design of The Grange.
15. The proposed replacement house would add to the contemporary architecture that has been granted planning permission or that is already present around No.6a. A contemporary replacement house on the appeal site would have the potential to make a significant contribution to the street scene in this location. To my mind there is sufficient variation within the street to prevent the

proposal unacceptably consolidating the presence of buildings of a similar style. The variety in materials and set back elements of the ground and first floors of the front elevation would also go some way to reduce the perceived bulk of the building.

16. However, the front and rear elevations of the proposed house would differ considerably in their articulation of the built form. The strongly linear balcony features on the rear elevation and the scale of the upper floor structures would highlight the actual and perceived massing of the house within the plot. I consider that in views from the rear the proposed building, it would appear of sufficient scale within the confines of the site to be a dominant element in the townscape. In addition, the resulting loss of openness that would fail to preserve the character of the conservation area, would also fail to complement the character of the street scene. In these respects I find the proposed replacement house would be unacceptably harmful to the character and appearance of the townscape and conflicts with UDP policies UD3 and UD4.

Other matters

17. This is a suburban area where a certain degree of overlooking of neighbouring properties can be expected and already occurs. Existing first floor rear terraces are present at Nos.6a and 8 that provide views of neighbouring amenity space, where these aspects are not restricted by vegetation. Balcony areas at second floor level are present at 8 View Road and have been the subject of planning permission for No.6. Screens would be installed on proposed balcony areas at No.6a that would restrict views of neighbouring properties to the side. I consider that if such screening were to be employed at the appeal site, the proposal would not unacceptably increase the level of overlooking of neighbouring and nearby properties. Additionally, given the height of the proposed balcony floor levels, it has not been demonstrated that the appeal scheme would be likely to result in direct overlooking of the neighbouring roof light window at No.8.
18. I note the proposal would provide the appellants with a new home that would be of a very sustainable design. However, these matters and the scope of suggested conditions do not outweigh the failure and harm that I have identified.
19. Consequently, for the reasons above and having considered all other matters raised, I conclude the appeals should be dismissed.

C Sproule

INSPECTOR