

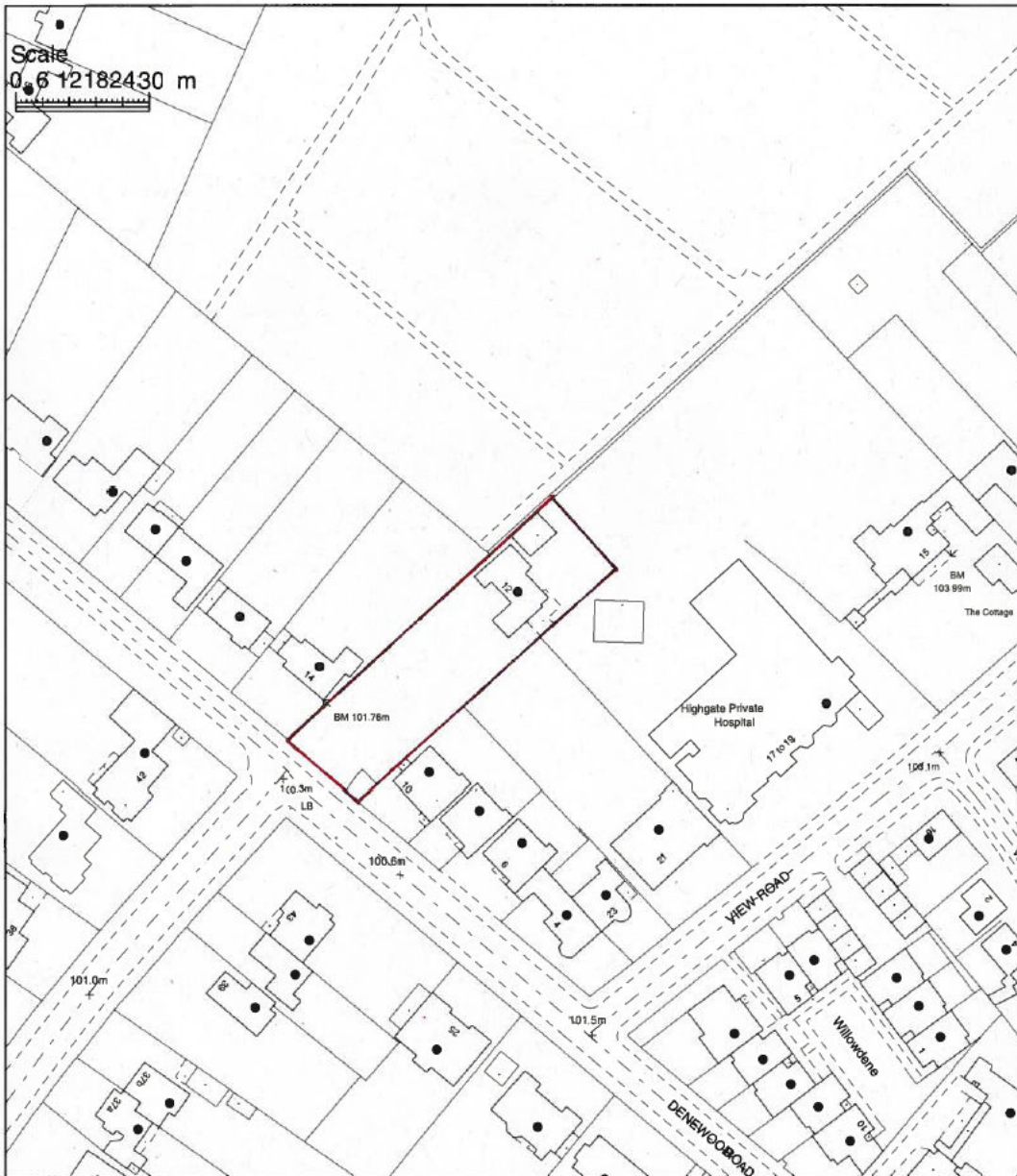
REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2011/2284		Ward: Highgate
Address: 12 Denewood Road N6 4AJ		
Proposal: Demolition and rebuilding of existing dwelling with basement floor and erection of a new two-storey house with basement floor to the front of the site (AMENDED DESCRIPTION)		
Existing Use: Residential		Proposed Use: Residential
Applicant: Evaltis Ltd		
Ownership: Private		
DOCUMENTS		
Title		
Design Statement		
Arboricultural Assessment		
Arboricultural impact Assessment		
Desk Study& Basement Impact Assessment		
PLANS		
Plan Number	Revision	Plan Title
390-000		Proposed Rear House Elevations
390-010		Existing Site Plan
390-011		Existing Floor Plans
390-310		Existing Elevations
390-001	A	Proposed Site / Roof Plan
390-003		Proposed Ground Floor Plan – rear house
390-005		Proposed Floor Plan – front house
390-006		Proposed Ground Floor Plan – front house
390-300		Proposed Front House Elevations
390-301		Proposed Rear House Elevations
390-302		Proposed Rear House Elevations
390-303		Proposed Font House Artists Impression
390-304		Proposed Rear House Artists Impression
		Tree constraints plan
Case Officer Contact: Matthew Gunning P: 0208 489 5280 E: matthew.gunning@haringey.gov.uk		

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<p>SUMMARY OF REPORT: The proposal is to effectively rebuild the existing property located to the back of the site in a contemporary style and to erect a new house at the front of the site. The new house would pick up the established building lines along this stretch of the road and be of a contemporary architectural style i.e. two storey with a flat roof. Both houses would have basements. The houses would share an existing crossover and access way located along the south-eastern boundary of the site. The position, scale, mass, detail and alignment of the proposed replacement dwelling to the rear of the site and new dwelling to the front of the site have been carefully considered. Given the presence of a previous building to the front of this site the proposal will in effect reinstate a street frontage to this plot. The design of this proposed front dwelling while of modern design and materials will add to the diversity of architectural styles found along Denewood Road. This building will complement the other two-storey flat roofed buildings found along the street. The positioning of this building provides sufficient gaps between buildings as well as protecting trees and greenery along the side and front boundaries of the site. As such the proposal achieves an acceptable relationship with Denewood Road and will preserve the character and appearance of this part of the Conservation Area. Sufficient information</p>	

has been submitted with the application to demonstrate that it would be unlikely to cause harm to the built and natural environment and local amenity and also be unlikely to result in flooding or ground instability. The proposal will not give rise to a significant degree of overlooking or loss of privacy to neighbouring occupiers or adversely affect local residential amenities. The proposal is considered to be in accordance with National, London and adopted Haringey Unitary Development Plan policies and adopted Supplementary Planning Guidance

1.0 SITE PLAN



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Site plan 12 Denewood Road, Highgate, N6 4AJ

HARINGEY COUNCIL

**Directorate of
Place &
Sustainability**

Lyn Garner
Director
Place & Sustainability
River Park House
London N22 8HQ
Tel 020 8489 1000
Fax 020 8489 5220

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	Date	20/08/2012

2.0 IMAGES



Proposed Site Layout



Existing Elevations – Rear House



Rear House

Proposed Elevation – Rear House



Front House

Proposed Elevation – Front House



Existing & Proposed View from Stormont Road

3.0 SITE AND SURROUNDINGS

- 3.1 The application site is located on the north eastern side of Denewood Road and consists of an existing two-storey building well set back from the road. The application site is 80m long and 23m wide and has a site area of 0.17 hectares (0.41 acres).
- 3.2 Denewood Road comprises of individual houses of varied architectural styles and scales set within their own grounds. The road stretches in a south-west – north east direction. The road itself is narrow and there are many trees in gardens and overhanging wide grassy verges with no defined kerb, which gives the road the appearance of a country lane. On the eastern side beyond Stormont Road the houses were built after 1920, with the other side being earlier. On the northern side of the road a few large houses were developed by Quennell Number 18 shows both Georgian and Arts and Crafts influences with Classical overtones in the gables over the bay windows.
- 3.3 Several modern houses also fit nicely into the street scene. Numbers 6, 8, and 10 are 1970s houses. They are of a moderate scale and are softened with good planting. Some higher density more recent developments are located on the northern side of Denewood Road, namely Willowdene – a small estate of 10 town houses
- 3.4 The existing house is a two-storey brick building originally built in the 1960s and subsequently extended in the 1980s. The building has an L shape which in part encloses a courtyard area, which is accessed via an opening in the building facade. Vehicles can access the courtyard area via a hard surfaced driveway running along the south-east edge of the site. The boundaries of the site are well screened by the presence of dense evergreen foliage and a number of mature trees. The rear of the site adjoins Highgate Private Hospital to the right and allotment gardens to the west.
- 3.5 The application site falls within Highgate Conservation Area.

4.0 PROPOSAL

- 4.1 The proposal is to effectively rebuild the existing property located to the back of the site in a contemporary style and to erect a new house at the front of the site. The new house would pick up the established building lines along this stretch of the road and be of a contemporary architectural style i.e. two storey with a flat roof. Both houses would have basements. The houses would share an existing crossover and access way located along the south-eastern boundary of the site. The existing tarmac surface is to be replaced with a more permeable gravel finish. It is proposed to maintain all trees intact and to retain the existing boundary treatment including brick / hedge boundary at the front of the site.

5.0 PLANNING HISTORY

- 5.1 Planning Application History

OLD/1965/0165 - Erection of house & garage & demolition of existing house. – Approved 24/12/1965

OLD/1966/0175 - Erection of house & garage & demolition of existing house – Approved 19/05/1966

OLD/1981/0327 - Erection of a single storey front and two storey rear extension. – Approved 31/03/1981

OLD/1981/0328 - Erection of single storey front extension construction of flat roof to form car port and installation velux roof light. – Approved 27/10/1981

OLD/1984/0304 - Erection of extension at first floor level and installation of patio doors at ground floor – Approved 04/09/1984

5.2 Planning Enforcement History

None

6.0 **RELEVANT PLANNING POLICY**

6.1 National Planning Policy

The NPPF was formally published on 27th March 2012. This document sets out the Government's planning policies for England and supersedes the previous Planning Policy Statements (PPSs) and Planning Policy Guidance notes (PPGs). The proposed development is considered to be consistent with the Framework which seeks to approve proposals that accord with the local development plan. The NPPF has at its core a strong presumption in favour of sustainable development.

6.2 London Plan 2011

Policy 3.3 Increasing housing supply
Policy 3.4 Optimising housing potential
Policy 3.5 Quality and design of housing developments

6.3 Unitary Development Plan

G1 Environment
G2 Development and Urban Design
G3 Housing Supply
UD3 General Principles
UD4 Quality Design
HSG1 New Housing Development
HSG2 Change of Use to Residential
HSG9 Density Standards
M10 Parking for Development
OS17 Tree Protection, Tree Masses and Spines

CSV1 Development in Conservation Areas

6.4 Supplementary Planning Guidance / Documents

SPG1a Design Guidance
SPG2 Conservation and Archaeology
'Housing' SPD October 2008
SPG8b Materials
SPG9a Sustainability Statement

6.5 Other

Haringey Local Development Framework – Draft Core Strategy (Submitted for Examination March 2011)
Haringey Draft Development Management Policies (Published for Consultation May 2010)
Haringey 'Draft Supplementary Planning Document on Sustainable Design and Construction'
Mayor of London 'London Housing Design Guide' 2010

7.0 CONSULTATION

Internal	External
Ward Councillors Transportation Group Conservation Building Control Trees	<u>Amenity Groups</u> Highgate Society Highgate CAAC <u>Local Resident</u> 4 to 10, 14-26, 15-25 Denewood Road 26-42, 31-43 Stormont Road

8.0 RESPONSES

Arboricultural Officer

- 8.1 It is proposed to remove two trees (T7 & T23), one of moderate quality but one of many evergreen trees in the vicinity, the other is a dwarf shrub on no significance. There are some other partial impacts which can be mitigated by pruning. The planting of 6 replacement trees is proposed for this site
- 8.2 Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

Highgate Society

- 8.3 The Society object to the application on the following grounds:

1. The proposals seek to create two separate residences on a single residential plot which would create an unacceptable precedent for the area. Whilst the site is large and deep, it is not uncharacteristically so, and the same development pattern might be sought on neighbouring and nearby plots. The proposals essentially seek permission for backland development, which, if granted, would bring about a sharp deterioration of the environmental quality of the area by doubling residential density and simultaneously reducing open, green space.

2. In the context of demolishing what appears to be a perfectly wholesome existing residence, and its replacement with two houses, there can be no sensible justification for the proposals as an enhancement of the Highgate Conservation Area. The proposals show that historically (from ca. 1915 - 1974) the residence at 12 Denewood Road was located at the front of the property towards the street. The historical surveys also show that there was always only one residence on the plot

3. Adding an additional house to reinforce the 'historical street frontage' does little to complement the setting and character of the adjacent houses and the wider streetscape. In fact, the current green gap between no. 10 and 14 adds a sense of openness to the street at the junction of Stormont and Denewood

Roads. The proposed development is contrary to Haringey's policies for this part of the Conservation Area, which protect the open character of the area and the green landscaping of the gardens. The proposal would have a significant negative impact on the character of Denewood Road by replacing the existing open garden towards the street with built form.

4. New and very large basements are proposed beneath both the front and rear houses. No sectional drawings have been submitted to show the depth of these basements. The basement under the rear house presumably requires additional excavation to form a pool, which in effect makes this a double basement. This site is in an area with known underground watercourses and surface water flooding. It is imperative that this site needs to be looked at in the context of other basements proposed for the area. The Highgate Society is presently aware of approximately thirteen applications for large basements being considered by Haringey within the Denewood Road / View Road / Grange Road / Broadlands Road / Stormont Road area. If permitted, these proposed basements and double basements will have a highly damaging impact on many properties in the area from the consequential diversion of the many springs and streams which exist. Several developments currently being implemented have already hit ground water problems. The Highgate Society maintains that no permissions should be given without a detailed hydrological report which not only assesses the impact of the development on neighbouring properties, but which takes into account cumulative impact(s) should other nearby developments being proposed be permitted. Additional deep basements should not be permitted in the area unless it can be demonstrated they will not exacerbate any groundwater problems, to the detriment of neighbours, who must be given the opportunity to comment.

5. The proposals will cover an extensive area of front garden with new construction, which reduces open green space. Given the size of the plot it should be possible to redevelop a single residence on the site which retains all existing mature trees and retains the openness of the street frontage.

6. The Highgate Society recognises that this area of Denewood Road is an eclectic mix of architectural styles, and provided that the scale and context of the existing streetscape is respected, a modern style would be preferable to a historical pastiche. While we support this design approach, the scale of openings and choice of materials might benefit from more study.

The Highgate Society has objected to the above applications but since then we have become increasingly concerned at the cumulative affect of a number of large house and basement developments on the Conservation Area and the hydrology of the area. The scheme does nothing to enhance the Conservation Area..

Highgate CAAC

- 8.4 Although the application does not make this clear this is in fact an unacceptable piece of backland development cramming 2 houses on the site in a way which goes against adopted policies for the Conservation Area. In no way does it

enhance the Conservation Area. Furthermore although a hydrological survey has been provided this raises some important issues which must be satisfactorily dealt with before any planning permission is granted. Again no Construction management plans are included for this considerable building operation in a residential area

Waste Management

- 8.5 This proposed development will require a standard kerbside collection full set consisting of 2x 240L refuse wheelie bins and 2x 240L recycling wheelie bins. The waste storage area for this development will need to be of suitable size to store 4x 240L wheelie bins. The plans do not show the location of the waste storage area. The waste storage area will need to be at the front of the property within 25 metres from point of collection.

Local Residents

- 8.6 Letters of objection have been received from the residents of the following properties – No's 10, 14, 16, 18, 20, 22 Denewood Road, 43 Stormont Road, and are summarised as follows:

Character and appearance

- Overdevelopment of the site / contrary to SPG3c Section 7.3 “The Council will normally refuse planning permission on undeveloped open green backland space in conservation areas because of the positive contribution such spaces make to the character and appearance of conservation areas”;
- Proposed front house is too big for the plot;
- Loss of openness, greenery, garden;
- Harm to the character and appearance of the Conservation Area;
- Impact on street scene;
- An additional modern front house as submitted would be highly visible in its impact on the street scene and out of keeping with the Conservation area;
- Garden at no 12 makes a positive contribution to the semi-rural and open aspect of the area where Denewood and Stormont meet and the proposed front house would detract from this outlook both because of the increased development and because of the design of the proposed house;
- The proposed house will not complement the No 14 and will damage the smooth transition from the traditional to the modern;

Environmental Issues

- Basement – a site investigation has not been carried out;
- Adverse effect on the flow of ground water / flooding to neighbouring gardens and possible subsidence of buildings;
- Underground watercourse running roughly along the course of Denewood Road and the proposed basements (particularly that of the front house) are likely to have a serious impact in this regard;
- Decreased recharge to underlying aquifer;

- Excavation may lead to structural damage to neighbouring properties;
- Damage to mature trees (including a Eucalyptus, Oak tree);

Amenity Issues

- Balcony will affect the privacy in neighbouring bedrooms and gardens;
- Building will project far behind No's 14 & 16
- Impact on views

Other

- Precedent for development;
- Plan/ elevations have no dimensions/ levels of clear indication of building location;
- No clear demarcation between properties;

9.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

9.1 The main issues in terms of this application are considered to be;

- the principle of an additional residential dwelling on this site;
- design and form of the replacement dwelling and new dwelling;
- layout, size and quality of the residential accommodation;
- impact on the conservation area/ streetscene;
- impact on residential amenity;
- impact on trees;
- basement development;
- transport and parking;
- sustainability;
- planning obligations.

Principle of a residential dwelling

9.2 The recently published NPPF provides guidance on decisiontaking and in particular, introduces a presumption in favour of sustainable development, but at its heart contains a number of core planning principles that should be adhered to. In particular this includes encouraging the effective use of land by reusing land that has been previously-developed, and to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling.

9.3 The NPPF provides a definition of 'previously developed land' namely "land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure...." which excludes private residential gardens 'in built-up areas' from the definition. Although private gardens remain excluded from this definition, the NPPF does not rule out any development of residential garden land. The change in the definition of 'previously developed' land is intended to remove the in-built

presumption in favour of development of garden sites, which was previously applied to all 'brownfield' land within the earlier PPS 'Housing' policy statement.

- 9.4 In the case of the application site in question is it located within an established residential road with a variety of housing types and forms, ranging from early 20th century to some modern houses. In this particular case the frontage of this site previously accommodated a house (as of the OS Map of 1915) which was demolished in the 1970s. This house represented one of the first houses to be built along this road (in between 1896 & 1915). The presence of a house to the front of the site would therefore reinstate a street frontage.
- 9.5 Given the specific circumstances and history associated with this site it is not felt that the approval of consent for the subdivision of this plot will set a dangerous precedent. Officers would point out that each application has to be assessed on its own merits, having regard to the individual site in question. It is noted that the pattern of development along this side of Denewood Road has arisen from the subdivision of larger plots.
- 9.6 As discussed further on in this report the design and form of the building, in addition to its siting behind mature landscaping, responds successfully to the character of the site.

Design, Form & Layout

- 9.7 The NPPF states that "the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people".
- 9.8 NPPF paragraph 58 goes on to say that planning decisions should ensure that developments: will function well and add to the overall quality of the area, establish a strong sense of place, using streetscape and buildings to create attractive and comfortable places to live, work and visit, respond to local character and history, and reflect the identity of local surroundings.
- 9.9 UDP Policy G2 states that "Development should be of high quality design and contribute to the character of the local environment in order to enhance the overall quality, sustainability, attractiveness, and amenity of the built environment". Similarly policy UD4 "Quality Design" states that any proposal for development will be expected to be of high quality design. The spatial and visual character of the development site and surrounding area/street scene should be taken into account and positively address urban grain and enclosure; building lines; form, rhythm and massing; layout, height and scale; landforms, soft and hard landscape, trees and biodiversity; fenestration; architectural style, detailing, materials; historic heritage; living frontages and public realm; identified local views; designing out crime and walkability. SPG1a "Design Guidance" supports the intent of policy UD4.
- 9.10 The new house to the front of the site will be of a contemporary form and will comprise of two principal storeys. The height of the proposed dwelling

sensitively matches that of neighbouring buildings and aligns with the established front and rear building lines. The new house will largely sit parallel to Denewood Road but at a slight angle with the side boundaries with No 10 and 14, given the slightly irregular shape to the site.

- 9.11 The building will complement the other two-storey flat roofed buildings found along the street (Nos 6, 8 & 10). It is accepted that the success of such a built form relies on high quality materials used, and as such if approved a condition will be applied requiring a comprehensive materials sample to be submitted to the LPA. The exterior of the building will be faced in slate cladding, render (white and colour) with dark metal framed windows and timber doors.
- 9.12 The replacement house to the rear of the site largely follows the footprint and bulk of the existing house, however of a contemporary flat roofed design. This building will have a strong horizontal emphasis with the same facing materials to that of the front dwelling. As per the existing house the new house will partly frame an internal courtyard space.
- 9.13 The modern design and choice of materials in this case is considered appropriate given character of this road and the character and appearance of this part of the conservation area. As such the proposal is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design'. CSV1 'Development in Conservation Areas' and SPG1a 'Design Guidance' and SPG2 'Conservation & Archaeology'.

Layout/ standard of accommodation

- 9.14 The replacement dwelling will have a footprint of 335 sq.m with a gross internal floorspace of 545sq.m plus basement of 300 sq.m. This dwelling will have 6 bedrooms. The basement floor to the rear house will sit below part of the footprint of the existing house and courtyard area. The basement will accommodate a swimming pool, home cinema, gym area in addition to plant room and storage space.
- 9.15 The dwelling to the front of the site will have a footprint of 165sq.m and a gross internal floorspace of 275sq.m and 100 sq.m. The house will have living room accommodation at ground level with 4 bedrooms at first floor and a basement floor which sits below part of the footprint of the house (accommodating a cinema and play room and storage space).
- 9.16 The residential units are well in excess of the floorspace minima for four-bedroom plus dwelling as set out in the Council's Housing SPD and the London Plan. Both properties would comply with life time home standards.
- 9.17 A plan has been submitted showing the intended dividing line between the replacement and additional house. The new house would have a garden depth of 10m while the replacement house will have a terrace and garden area to the front. The front houses will have an amenity space 300 sq.m while that of the rear houses will be 310 sq.m (excluding the rear courtyard which measures 185m²).

- 9.18 The cumulative amount of floorspace created as a result of the development represent a sizeable increase when compared to the existing one dwelling on site. However, when measured in the context of the number of habitable rooms per hectare (measured at 112), the scheme falls below the housing density requirement of the London Plan (150-200 hr/ha for suburban locations). Given this part of the Denewood Road, which sit next to the junction of View Road, has a higher density in comparison to the streets to west of the application site, it would be difficult to justify refusal on such grounds. Along the part of Denewood Road and View Road there are notable example of plots being sub divided.
- 9.19 Overall this new dwelling will provide a high standard and quality of accommodation for future occupiers.

Impact on the character and appearance of the area

- 9.20 The site is not within an area of uniformity in terms of buildings heights and styles, rather its attraction seems to lie in the varied styles, scales and typologies of the buildings. The site in question represents a dividing point between the more traditional style houses found further along this north-west side of Denewood Road and the modern houses immediately to the south-east of the application site. There is a clear separation between these building typologies (traditional two-storey brick built with accommodation within their roofspace and modern two-storey flat roofed buildings) at the point in which this site lies. In this case a building of traditional or contemporary appearance could work.
- 9.21 As discussed above the presence of a house to the front of the site will in effect reinstate a street frontage to this plot. As also discussed above the new and replacement buildings proposed are considered acceptable in terms of scale, bulk, massing, design and materials. Views from the Denewood Road and Stormont Road will not be detrimentally affected and the photomontages submitted successfully indicate the new dwelling will not be highly visible.
- 9.22 In fact given the screening to the front of the site the front house will have a more secluded context compared to other neighbouring houses more visible within the street. The proposed building will not appear incongruous or otherwise compromise the character or appearance of the area.
- 9.23 The character and appearance of this part of the Highgate Conservation Area is varied. As on this road and elsewhere within the Highgate Conservation Area individual dwellings of contemporary design have been built. In themselves the replacement house and new house to the front of the site represent high quality design which will preserve the character and appearance of this part of the conservation area.
- 9.24 Officers would point out that discussions did take place between the architect and Highgate Society (prior to the submission of the application). Within the application submitted to the LPA it is indicated that Highgate Society indicated a

preference for a contemporary design house, reflecting the adjacent modern houses, as opposed to a more traditional house as initially proposed.

- 9.25 On this basis of the above it is considered that the proposal will preserve the character and appearance of this part of the Conservation Area and as such the proposal is considered to be in accordance with policies CSV1 'Development in Conservation Areas' and SPG2 'Conservation and Archaeology'.

Impact on residential amenity

- 9.26 The scale, massing, height and alignment of the replacement house and new house have been designed sensitively so as to ensure there is no adverse impact on the residential and visual amenities to neighbouring occupiers. As the rear house will essentially be re-built in the same position and have a similar form, there will be no change in terms of privacy, overlooking and daylight aspects to neighbouring occupiers.
- 9.28 The building to the front of the site will be sufficiently pulled in from the side boundaries, particularly on the side with No 10 where the current access route will remain. The first floor side facing windows on the side facing No 14 will be obscure glazed. One of the first floor windows along the side of new house facing the side of No 10 will be obscure glazed. It is noted that there is a window on this side elevation. Given the gap between the side of this building and the new house, the proposal will not adversely affect the privacy and amenities to these residents. The first floor rear terrace to the rear house will have a 1.8m high obscure glazing screen, therefore mitigating against overlooking/ loss of privacy. The
- 9.29 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

- 9.30 There are no protected trees on site however there are many mature trees on this and the adjoining sites (some of which are protected by TPOs) which are of high amenity and screening value. An Arboricultural Report & Method Statement has been prepared by Landmark Trees and has been submitted with this application. The report outlines that 39 trees were surveyed on site and the proposed development will involve the loss of two trees, one B category (bay laurel) tree (T7) and a dwarf shrub sycamore (T23). The loss of these trees is not considered to be significant. The proposal will also involve marginal canopy clearance.
- 9.31 The positioning of the new building and the size of its basement floor has taken due consideration of the existing trees in the front garden and within adjoining sites (including an oak to the front of No 10). Subject to the use of appropriate tree protective fencing the proposed development can take place with no damage or implications relating to the remaining trees on site. A condition will be attached to the permission to ensure that appropriate measures are taken to

ensure their protection. Overall the proposal accords with the requirements of policy OS17 'Tree Protection, Tree Masses and Spines'.

Basement Development

- 9.32 The development will involve excavation to create a basement floor beneath the footprint of both houses on a site which is essentially flat. A Basement Impact Assessment (BIA) Report (carried out by Geotechnical and Environmental Associates) has been carried out and submitted with this application. This report is in the form of a desktop study and ground investigations (based on information from a nearby site).
- 9.33 The Geological Survey map of the area (sheet 256) indicates that the site should be underlain by the Bagshot Formation, overlying the Claygate Member which is in turn underlain by the London Clay Formation. The Bagshot Formation and Claygate Member are classified as a Secondary 'A' Aquifers, meaning they have permeable layers capable of supporting water supplies at a local rather than strategic scale. The site lies within the surface water catchments of an unnamed tributary of the Dollis Brook, a tributary of the River Brent, outside the catchments of the Hampstead Heath Ponds. Ground water monitoring in the area has indicated that ground water may be encountered at a depth of 1.6m below ground level.
- 9.34 The BIA report indicates that historical maps show a stream flowing northwards approximately 50m in the south east of the site with a pool shown on the stream 20m to the south of the site. Historical maps for the area also show an unmanned stream following what is Sheldon Avenue.
- 9.35 The report indicates that ground water monitoring in the area has indicated that ground water may be encountered at a depth of 1.6m below ground level and as such de watering may be required during the excavation.
- 9.36 The report concludes that proposed development is unlikely to result in any land or slope stability issues. The report accepts that the construction of the basement may have an impact on the ground water regime although it says these impacts can be mitigated by suitable methods of construction.
- 9.37 Officers would point out, as per studies carried out by other London LAs, 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.
- 9.38 Further investigation will need to be carried out in order to confirm the ground conditions, for the purpose of foundations and retaining wall design; which are typically done prior to construction. A construction management plan will need to be submitted to the LPA prior to the commencement of works on site.

Transport and parking

- 9.39 The site is in an area of low public transport accessibility level and it is not along a bus route. The nearest bus stop is located nearby on North Hill which is served by 12 buses per hour (2-way) with connections to East Finchley and Archway tube stations. Highgate Station is about a kilometre from the proposed development. It acknowledges that the application site is not located within an area identified with the Council's adopted 2006 UDP as experiencing car parking pressure. Both houses will benefit from adequate off-street parking.

Sustainability

- 9.40 The NPPF, London Plan and local policy requires development to meet the highest standards of sustainable design, including the conservation of energy and water; ensuring designs make the most of natural systems and the conserving and enhancing the natural environment. Policy G1 "Environment" of the Council's UDP states that development should contribute towards protecting and enhancing the local and global environment and make efficient use of available resources
- 9.42 The scheme will be required to meet Code Level 4 for Sustainable Homes. The level 4 target can be met with a gas boiler heating combined with Photovoltaic (PV) panels mounted on the roof (as indicated).

Planning Obligations

- 9.43 The proposal will be liable for the Mayor of London's CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge is likely to be £24,235.00 (1220 sqm – 525 sqm x £35). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

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 The position, scale, mass, detail and alignment of the proposed replacement dwelling to the rear of the site and new dwelling to the front of the site have been carefully considered. Given the presence of a previous building to the front of this site the proposal will in effect reinstate a street frontage to this plot. The design of this proposed front dwelling while of modern design and materials will add to the diversity of architectural styles found along Denewood Road. This building will complement the other two-storey flat roofed buildings found along the street.
- 12.2 The positioning of this building provides sufficient gaps between buildings as well as protecting trees and greenery along the side and front boundaries of the site. As such the proposal achieves an acceptable relationship with Denewood Road and will preserve the character and appearance of this part of the Conservation Area. Sufficient information has been submitted with the application to demonstrate that it is unlikely to cause harm to the built and natural environment and local amenity and also be unlikely to result in flooding or ground instability. The proposal will not give rise to a significant degree of overlooking or loss of privacy to neighbouring occupiers or adversely affect local residential amenities.
- 12.3 As such the proposal is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design', G10 'Conservation', CSV1 'Development in Conservation Areas', OS17 'Tree Protection, Tree Masses and Spines' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's 'Housing' SPD. Given the above this application is recommended for APPROVAL.

13.0 RECOMMENDATIONS

GRANT PERMISSION subject to the following condition

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 & BOUNDARY TREATMENT

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. Details of a scheme depicting those areas to be treated by means of hard and soft landscaping, including replacement trees, shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme shall include a schedule of species and a schedule of proposed materials/ samples to be submitted to, and approved in writing by the Local Planning Authority.

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

5. Before the occupation of the new dwellings hereby permitted details of the boundary treatment to separate the gardens of the two dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory privacy for future occupiers and to protect the character and setting of the Listed Building.

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.

PERMITTED DEVELOPMENT RIGHTS

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A, D & E of Part 1 to Schedule 2 of that Order shall be carried out on site.

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

9. No windows other than those shown on the approved drawings shall be inserted in the extensions unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties.

CONSTRUCTION

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 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.

11. 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

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

REASONS FOR APPROVAL

The position, scale, mass, detail and alignment of the proposed replacement dwelling to the rear of the site and new dwelling to the front of the site have been carefully considered and will complement the other two-storey flat roofed buildings found along the street and will preserve the character and appearance of the conservation area. The positioning of this building provides sufficient gaps between buildings as well as protecting trees and greenery along the side and front boundaries of the site. In addition the proposal will not give rise to a significant degree of overlooking or loss of privacy, daylight or sunlight to neighbouring properties. As such the proposal is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design', G10 'Conservation', CSV1 'Development in Conservation Areas', OS17 'Tree Protection, Tree Masses and Spines' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's 'Housing' SPD.

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

INFORMATIVE: Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any

discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

APPENDIX 1: Comments on objections

No.	Stakeholder	Comments	Response
1	Arboricultural Officer	It is proposed to remove two trees (T7 & T23), one of moderate quality but one of many evergreen trees in the vicinity, the other is a dwarf shrub on no significance. There are some other partial impacts which can be mitigated by pruning. The planting of 6 replacement trees is proposed for this site	Noted
2	Thames Water	<ul style="list-style-type: none"> - Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow - Also point out that a groundwater discharge permit will be required. 	Informatives added.
2	Waste Management	- This proposed development will require a standard kerbside collection full set consisting of 2x 240L refuse wheelie bins and 2x 240L recycling wheelie bins. The waste storage area for this development will need to be of suitable size to store 4x 240L wheelie bins.	- A revised site plan has been submitted showing positions of refuse / recycling enclosures

No.	Stakeholder	Comments	Response
1	Arboricultural Officer	It is proposed to remove two trees (T7 & T23), one of moderate quality but one of many evergreen trees in the vicinity, the other is a dwarf shrub on no significance. There are some other partial impacts which can be mitigated by pruning. The planting of 6 replacement trees is proposed for this site	Noted
		- The plans do not show the location of the waste storage area. The waste storage area will need to be at the front of the property within 25 metres from point of collection.	
3	Highgate Society	<p>- Proposal would create an unacceptable precedent for the area.</p> <p>- Demolition of what appears to be a perfectly wholesome existing residence,</p> <p>- Adding an additional house to reinforce the 'historical street frontage' does little to complement the setting and character of the adjacent houses and the wider streetscape.</p>	<p>- Each application has to be assessed on its own merits.</p> <p>- It is accepted that the existing house provides a good quality family home, however it would not be possible to refuse permission on the grounds of its loss, unless it make a positive/significant contribution to the conservation area.</p> <p>- The new house would pick up the established building lines along this stretch of the road and be of a contemporary architectural style. The design of this proposed front dwelling while of modern design and materials it will add to the diversity of architectural styles found along Denewood Road. This building</p>

No.	Stakeholder	Comments	Response
1	Arboricultural Officer	<p>It is proposed to remove two trees (T7 & T23), one of moderate quality but one of many evergreen trees in the vicinity, the other is a dwarf shrub on no significance. There are some other partial impacts which can be mitigated by pruning. The planting of 6 replacement trees is proposed for this site</p>	Noted
		<ul style="list-style-type: none"> - Proposed development is contrary to Haringey's policies for this part of the Conservation Area, which protect the open character of the area and the green landscaping of the gardens. - This site is in an area with known underground watercourses and surface water flooding. It is imperative that this site needs to be looked at in the context of other basements proposed for the area. - The proposals will cover an extensive area of front garden with new construction, which reduces open green space. 	<p>will complement the other two-storey flat roofed buildings found along the street.</p> <ul style="list-style-type: none"> - Frontage of the site previously contained a house. The site is not a formally protected open space. - Sufficient information has been submitted with the application to demonstrate that it would be unlikely to cause harm to the built and natural environment and local amenity - Frontage of the site previously contained a house. The site is not a formally protected open space. Greenery will be kept to the front and side of this building in addition to gaps to the side of the building which afford view of greenery beyond.

No.	Stakeholder	Comments	Response
1	Arboricultural Officer	It is proposed to remove two trees (T7 & T23), one of moderate quality but one of many evergreen trees in the vicinity, the other is a dwarf shrub on no significance. There are some other partial impacts which can be mitigated by pruning. The planting of 6 replacement trees is proposed for this site	Noted
		<ul style="list-style-type: none"> - The Highgate Society recognises that this area of Denewood Road is an eclectic mix of architectural styles, and provided that the scale and context of the existing streetscape is respected, a modern style would be preferable to a historical pastiche. While we support this design approach, the scale of openings and choice of materials might benefit from more study. 	<ul style="list-style-type: none"> - The material and window opening are reflective of modern design houses of the 21st century. The material and fenestration pattern adds to the diversity of styles.
4	Highgate CAAC	<ul style="list-style-type: none"> - Unacceptable piece of backland development cramming 2 houses on the site in a way which goes against adopted policies for the Conservation Area. - In no way does it enhance the Conservation Area 	<ul style="list-style-type: none"> - The introduction of a new house to the front of the house does not constitute backland development. - Proposal reflects the overall evolution of the area where development has been gradual and entails generally high quality architecture from and materials. It is considered the proposal will

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		<ul style="list-style-type: none"> - Although a hydrological survey has been provided this raises some important issues which must be satisfactorily dealt with before any planning permission is granted - No Construction management plans are included for this considerable building operation in a residential area 	<p>preserve the character and appearance of the CA.</p> <ul style="list-style-type: none"> - As per all build projects further site investigation will need to be carried out in order to confirm the ground conditions, for the purpose of foundations and retaining wall design; which are typically done prior to construction. Basements have been successfully built along Denewood Road in recent years. - A construction management plan will also need to be submitted. A condition is imposed requiring this to be submitted to the LPA.
5	Local Residents	- Overdevelopment of the site / contrary to SPG3c Section 7.3 "The Council will normally refuse planning permission on undeveloped open green backland space in conservation areas because of the positive contribution such spaces make to the character and appearance of	- The introduction of a new house to the front of the house does not constitute backland development as this part of the site has a street frontage. The house at the back exists and therefore it would not be possible to refuse permission on such grounds.

No.	Stakeholder	Comments	Response
1	Arboricultural Officer	It is proposed to remove two trees (T7 & T23), one of moderate quality but one of many evergreen trees in the vicinity, the other is a dwarf shrub on no significance. There are some other partial impacts which can be mitigated by pruning. The planting of 6 replacement trees is proposed for this site	Noted
		<p>conservation areas”;</p> <ul style="list-style-type: none"> - Proposed front house is too big for the plot; - Loss of openness, greenery, garden; - Harm to the character and appearance of the Conservation Area; - Impact on street scene; - An additional modern front house as submitted would be highly visible in its impact on the street scene and out of keeping with the Conservation area; - Garden at no 12 makes a positive contribution to the semi-rural and open aspect of the area where Denewood and 	<ul style="list-style-type: none"> - The overall general volume and bulk of the proposed front house is considered appropriate in its context. - Frontage of the site previously contained a house. The site is a formally protected open space. Greenery will be kept to the front and side of this building in addition to gaps to the side of the building which afford view of greenery beyond. - Views from the Denewood Road and Stormont Road will not be detrimentally affected and the photomontages submitted successfully indicate the new dwelling will not be highly visible - The importance of greenery and trees is important to the character of the road. However reinstating a house to this frontage with the associated landscaping as retained to the front

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		<p>Stormont meet and the proposed front house would detract from this outlook both because of the increased development and because of the design of the proposed house;</p> <ul style="list-style-type: none"> - The proposed house will not complement the No 14 and will damage the smooth transition from the traditional to the modern; - Basement – a site investigation has not been carried out; - Adverse effect on the flow of ground water / flooding to neighbouring gardens and possible subsidence of buildings; 	<p>of this site will not adversely affect the character and appearance of the road.</p> <ul style="list-style-type: none"> - There is a clear separation between these building typologies at the point in the street, however an adequate gap and screening will continue to separate these properties. Given the range of styles along this road 'old and new' can sit comfortably next to each other. - A Basement Impact Assessment was submitted. - Sufficient information has been submitted to demonstrate that the proposed development will be unlikely to cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability.

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		<ul style="list-style-type: none"> - Underground watercourse running roughly along the course of Denewood Road and the proposed basements (particularly that of the front house) are likely to have a serious impact in this regard; - Decreased recharge to underlying aquifer; - Excavation may lead to structural damage to neighbouring properties; - Damage to mature trees (including a Eucalyptus, Oak tree); - Balcony will affect the privacy in neighbouring bedrooms and gardens; 	<ul style="list-style-type: none"> - Other basement have been carried out in recent years in the vicinity. - Additional hard surfacing is being created however some mitigation is introduced (i.e. existing tarmac surface is to be replaced with a more permeable gravel finish). - Basement development can be carried out successfully without - The BIA report concludes that proposed development is unlikely to result in any land or slope stability issues, given the nature of the site. These impacts are largely outside the matters considered when assessing planning applications as they are dealt with via the Party Wall Act, Building Control. - The road is not characterised by a 'strict building line' but rather

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		<ul style="list-style-type: none"> - Building will project far behind No's 14 & 16 - Impact on views - Precedent for development; - Plan/ elevations have no dimensions/ levels of clear indication of building location; - No clear demarcation between properties; 	<p>an established building line which is characterised by slight steps forward/ back. The building is respectful of this.</p> <ul style="list-style-type: none"> - The view from Stormont Road will change however given the building will be screened by tree along the frontage, this will not be significant. - Plans elevations can be scaled. - A revised plan has been submitted showing the dividing line.

