

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

Reference No: HGY/2011/2065	Ward: Highgate
<p>Address: 54 Sheldon Avenue N6 4ND</p> <p>Proposal: Demolition of existing property and erection of new 2 storey dwelling with rooms in roof and at basement level</p> <p>Existing Use: Residential - Dwelling Proposed Use: Residential - Dwelling</p> <p>Applicant: Mr Ebbi Farsian</p> <p>Ownership: Private</p>	
<p>Date received: 07/11/2011 Last amended date: 26/12/2012</p> <p>Drawing number of plans: 54SHE-001 P2, 54SHE-002 P2, 54SHE-003 P3, 54SHE-020 P1, 54SHE-030 P2, 54SHE-031 P2, 54SHE-Location Plan, 54SHE-100P4, 54SHE-101P3, 54SHE-102P3, 54SHE-103P2, 54SHE-110P2, 54SHE-200P4, 54SHE-300:Rev,P4 & 54SHE-301:Rev,P4.</p>	
<p>Case Officer Contact: Elizabeth Ennin-Gyasi</p>	
<p>PLANNING DESIGNATIONS:</p> <p>Retrieved from GIS on 07/11/2011 Road Network: B Road Conservation Area</p>	
<p>RECOMMENDATION- GRANT PERMISSON subject to conditions</p>	

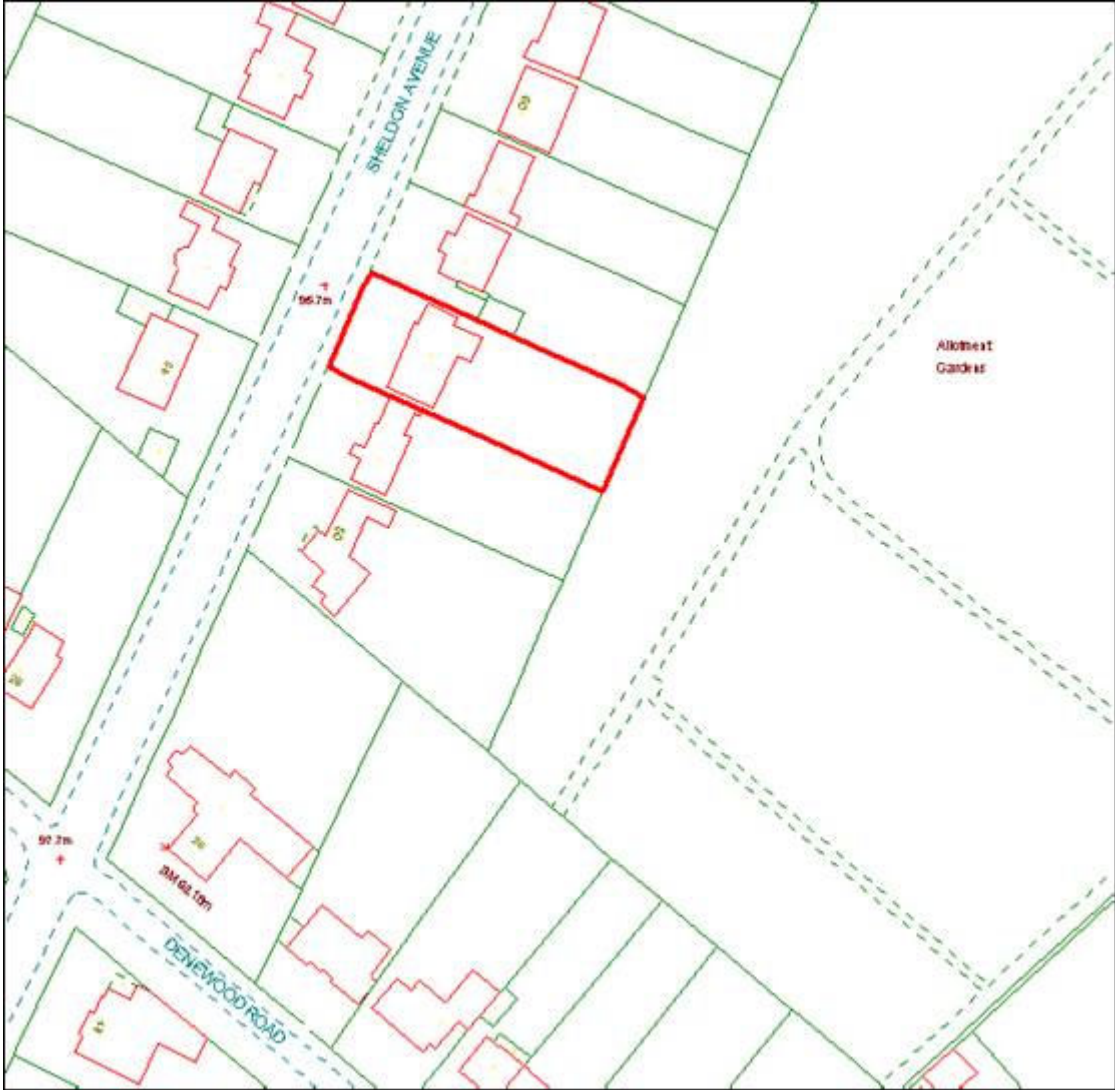
SUMMARY OF REPORT: This application property is a two storey detached dwelling located on the eastern side of Sheldon Avenue, backing onto allotment gardens. Sheldon Avenue lies within the Bishops Sub-Area of the Highgate Conservation Area. The application is for the demolition of the existing property and the erection of a replacement two-storey dwelling with rooms in the roof space and at basement level.

The existing house is of brick and tile construction with painted timber windows and is of the Arts and Crafts style, common to the area. The existing building is viewed as making a modest contribution to the character and appearance of the conservation area. The appearance of the building has however been compromised by a large two-storey side extension.

The proposed replacement building is considered to be of a high quality design that will respect the character of the conservation area in terms of its form, appearance, materials and front boundary treatment. The replacement building will preserve the character and appearance of this part of Highgate Conservation Area. The incorporation of a basement floor will exploit differences in ground levels across the site and the existing void associated with the existing swimming pool. Sufficient technical information has been submitted to demonstrate that the basement can be built without adverse affects on the ground water level/ flow and ground stability and conditions are proposed in relation to the basement construction proposed.

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1.0 PROPOSED SITE PLAN



2.0 IMAGES



Aerial view of Sheldon Avenue



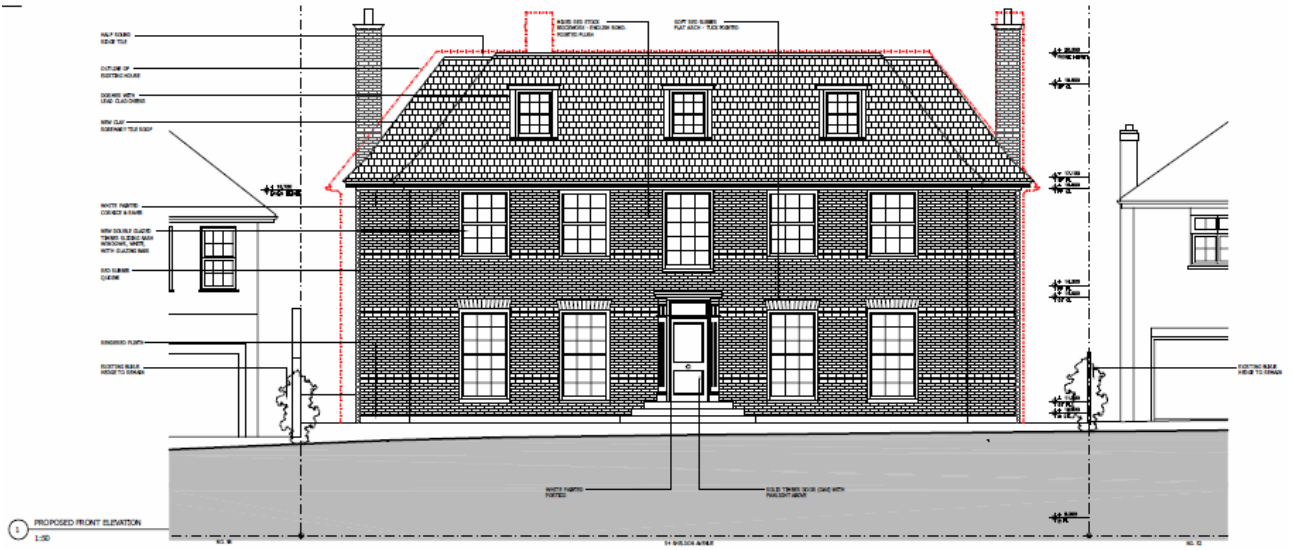
Existing Front Elevation



Existing Rear Elevation



Front elevation (Scheme initially submitted)



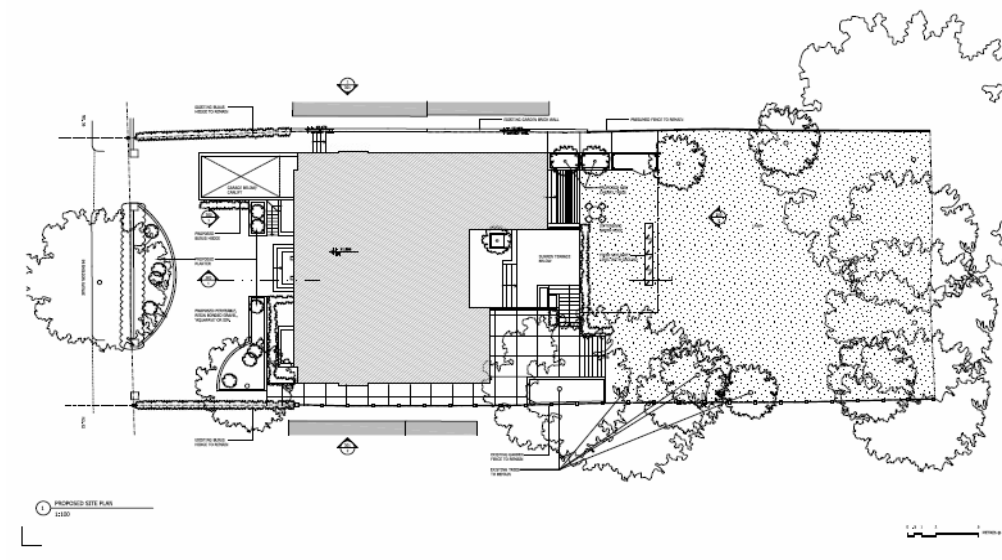
Proposed front elevation (Revised Scheme)



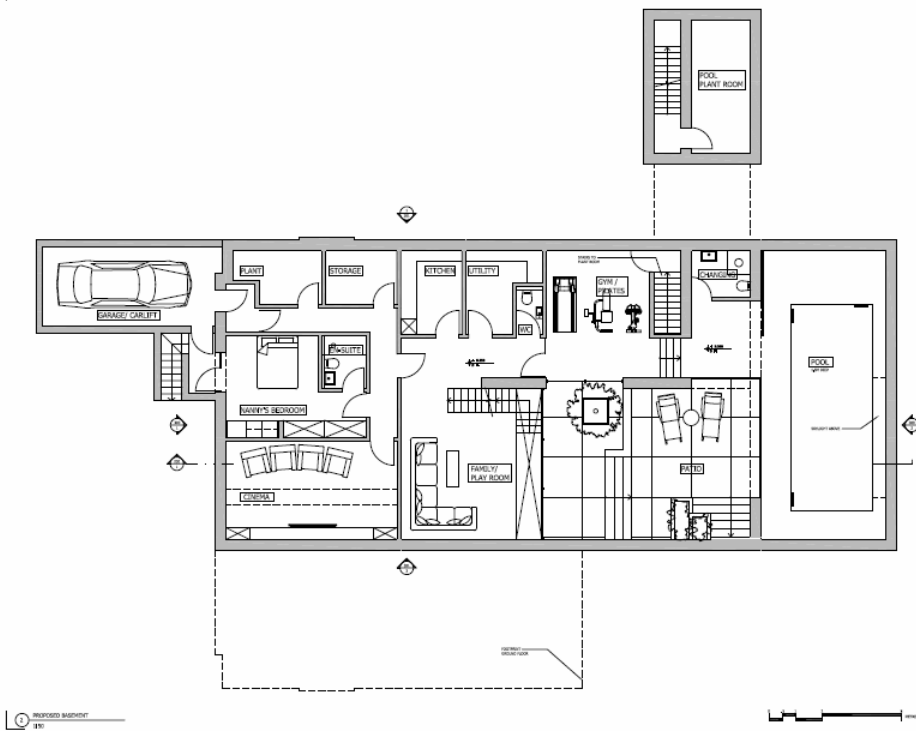
Proposed rear elevation (Revised Scheme)



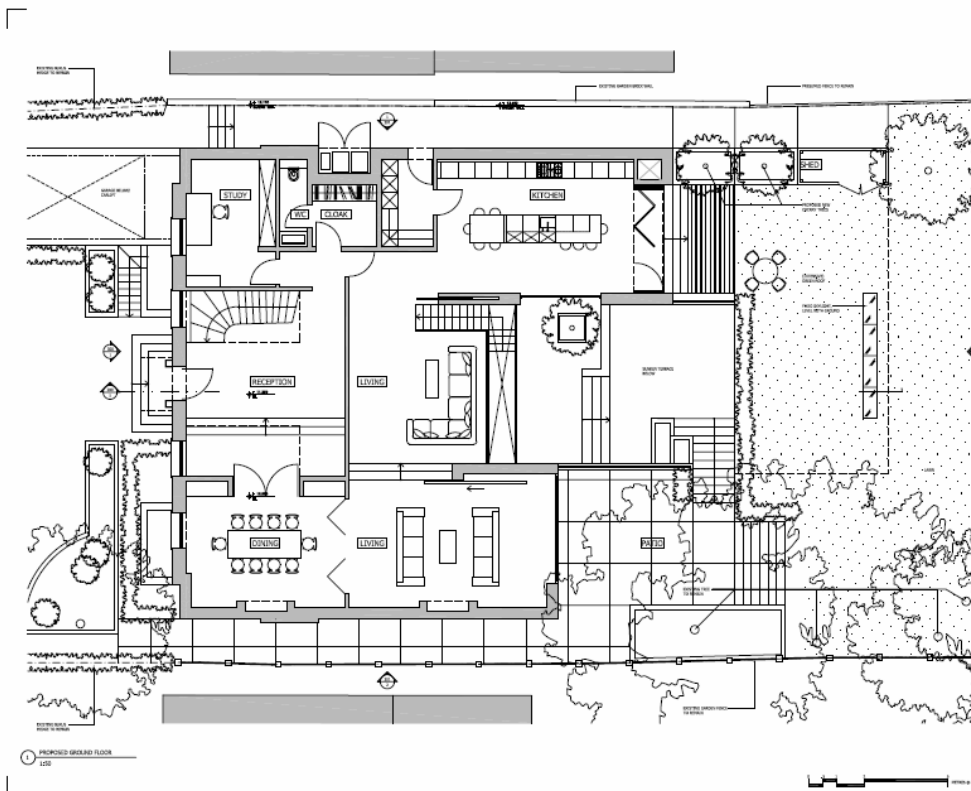
No 19 Sheldon Avenue (The proposed scheme would match the character and appearance of this adjoining neighbouring property)



Proposed site plan



Proposed basement plan



Proposed ground floor plan

3.0 SITE AND SURROUNDINGS

- 3.1 This application relates to a two storey detached dwelling situated on the eastern side of Sheldon Avenue backing on to allotment gardens to the rear of the site. Sheldon Avenue lies within the Bishops Sub-Area of the Highgate Conservation Area, which lies to the west of the historic settlement of Highgate Village.
- 3.2 The development of this area mostly occurred between 1914 and 1930. There are a variety of individual treatments and materials, however red facing brickwork is the predominant facing material with some render & pebbledash, with white painted casement windows. The form of development features large two-storey detached houses on wide fronted plots, each with substantial gardens, with planting and trees contributing to the character of the street scene. Typically these houses have large hipped roofs over their main rectangular floor plans. Occasionally the roofs may feature a gable bay, which are finished in plain clay tile roofing, and frequently have tall brickwork chimneys.
- 3.3 Many of the houses along Sheldon Avenue have been extended since the 1960's, and some have been replaced with modern, contemporary, or 'new' reproduction 'traditional' style houses.

4.0 PROPOSAL

- 4.1 This application is for the demolition of the existing property and replacement with a new two-storey dwelling with accommodation within the roof space. The proposal is also for the creation of a basement floor beneath the ground floor of the new house extending into the garden.
- 4.2 The scheme has been amended from the initially submitted application addressing the issue of massing and treatment of the front façade and the extent of the basement. In particular the fenestration has been amended to achieve a more balanced five bay arrangement with a central feature to the front elevation.
- 4.3 The corners to the buildings façade will still be treated with slightly contrasting soft red rubbers to articulate the building form, as do many Arts and Crafts buildings. The dominant stone portico has been replaced with a more Arts & Crafts white painted porch, and the stone plinth omitted altogether. Overall the proposal, as amended, results in a more domestically scaled building that clearly has more historic reference to the Arts & Crafts heritage of the area.
- 4.4 The ramp to the basement garage has been omitted as requested to maintain a balanced view of the property and forecourt from the street and pavement. The width and length of the proposed basement's footprint has been amended with an overall reduction that measures 80sqm. This results in a basement, which is approx 320sm in size including the open lowered terrace.

4.5 The pool structure which is the part that most extends to the rear and under the garden is placed in such a way as to allow a full intensive green roof with an overall build-up of 700mm. This is considered a sufficient soil layer to support a lawn.

5.0 PLANNING HISTORY

5.1 Planning Application History

HGY/2011/2066 – PENDING - 54 Sheldon Avenue London - Conservation area consent for demolition of existing property and erection of new 2 storey dwelling with rooms in roof and at basement level.

OLD/1978/1277 – GTD - 18-07-78 - 54 Sheldon Avenue - 10/5/78 Erection of side extension at first floor level.

REQ/2011/0251 - 52, 54 & 56 Sheldon Avenue London - Conservation Area & TPO enquiry.

5.2 Planning Enforcement History

No enforcement history.

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).

6.2 London Plan 2011 – (Spatial Development Strategy for Greater London)

Policy 3.5 Quality and design of housing developments

Policy 5.1 Climate change mitigation

Policy 5.2 Minimising carbon dioxide emissions

Policy 5.7 Renewable energy

Policy 7.8 Heritage assets and archaeology

6.3 Haringey's Local Plan; Strategic Policies (formerly the Core Strategy - Draft 2012)

SP11 Design

SP12 Conservation

6.4 Unitary Development Plan

G1 Environment
 G2 Development and Urban Design
 UD2 Sustainable Design and Construction
 UD3 General Principles
 UD4 Quality Design
 OS17 Tree Protection, Tree Masses and Spines
 CSV1 Development in Conservation Areas
 CSV5 Alterations and Extensions in Conservation Areas
 CSV7 Demolition in Conservation Areas
 UD7 Waste Storage

6.5 Supplementary Planning Guidance / Documents

SPG1a Design Guidance and Design Statements
 SPG2 Conservation & Archaeology
 SPG8a Waste and Recycling
 SPG8b Materials
 SPG9 Sustainability Statement
 SPG 3b Privacy/Overlooking, Aspect, Outlook and Daylight/Sunlight
 SPG8c Environmental Performance
 SPD Housing

6.6.1 Haringey's Draft Local Plan: Strategic Policies (formerly Core Strategy) – May 2010

SP1 Managing Growth
 SP2 Housing
 SP11 Design
 SP12 Conservation

6.7 Other

Haringey Draft Development Management Policies (Published for Consultation May 2010)
 Haringey 'Draft Supplementary Planning Document on Sustainable Design and Construction'
 Haringey Draft Basement Development Guidance Note (Published June 2012)

7.0 CONSULTATION

Internal	External
Ward Councillors	<u>Amenity Groups</u>
LBH Transportation Team	Highgate CAAC
LBH Waste Management	Highgate Society
LBH Building Control	
LBH Conservation &	<u>Local Residents</u>
Design Team	16, 18, 20, 22, 24, 26, 28,

LBH Arboriculturist	30 & 32, Denewood Road Fairway Highgate. 43, 47, 48, 49, 50, 51, 53, 54, 55, 56, 57, 58, 60, 62, 64 & 66, Sheldon Avenue. Highgate Golf Club, Flat 1 & Flat 2 Denewood Road,
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8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

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

- Design, form & layout;
- Effect on the conservation area;
- Basement development;
- Residential Amenity;
- Sustainability;
- Parking and access;
- Waste management;
- Trees and Landscaping.

8.2 Design, form & layout

8.2.1 Policy UD4 seeks to ensure that the height and scale of the development is addressed in a positive way and policy UD3 seeks to ensure that the proposal complements the character of the local area and is of a nature and scale that is sensitive to the surrounding area. Paragraph 3.4 of SPG 8b seeks to ensure that any materials proposed for a building or its environs needs to be sensitive to the building in question, the adjoining buildings and any distinctness in the local character of the surrounding area.

8.2.2 The alignment of the new building in addition to its eaves line and ridge level will be in keeping with the existing building. The front elevation of the new dwelling will have a symmetrical design with a steep pitched roof and three small flat roofed dormers on the front roof slope.

8.2.3 The proposed building including sunken sun lounge terrace and basement level, which will incorporate the pool at basement level, will have a depth of 25.6m and width of 13.6m.

8.2.4 The proposed basement which extends into the garden will take advantage of the topography of the site and will be constructed in a 'cut & fill' method so that the current topography, whilst being re-landscaped, is essentially maintained. The single-storey rear extension near the boundary with no. 52 will occupy the same footprint and bulk as the existing, whilst that along the boundary to no. 56 will extend as far as the neighbouring extension. These elements are treated as

extensions to the main building form and as such are treated in a modern idiom, distinct and subordinate to the main building.

8.2.5 The proposed outbuilding at the rear would be 6.75m in depth and 2.25m in height. The proposed scheme will also incorporate a carport at basement level consisting of 6.3m deep and 3.5m wide.

8.2.6 The material proposed are:

- Mixed red stock (dark red English bond)
- Articulated corners (soft red rubbers)
- White painted portico/porch details
- Frameless glass balustrade on first floor rear elevation
- The rear extension will be Composite Oak/Bronze effect Aluminium
- Skylight on the ground floor to provide light in to the basement pool
- Garden shed with timber cladding
- Turf landscaping (intensive green roof on top of RC slab above the garden shed)

8.2.7 The proposed building will be treated, particularly to the front, in the 'Arts and Crafts style' drawing on the predominant theme along this part of Sheldon Avenue. The façade has a strong central symmetry and uses red mixed stock brick in an English bond as the main facing material. This is to be coupled with soft red rubber flat arches, to be tuck-pointed, above white painted timber sliding sash windows. Rosemary clay tile roof, lead-clad dormers and Portland stone portico will complete the palette. The materials proposed are appropriate in this context and sensitive to the character of the area.

8.2.8 The modern extensions to the rear will be centred around a sunken terrace and will be treated in white insulated render with the large pane glazing framed in a composite oak and bronze system.

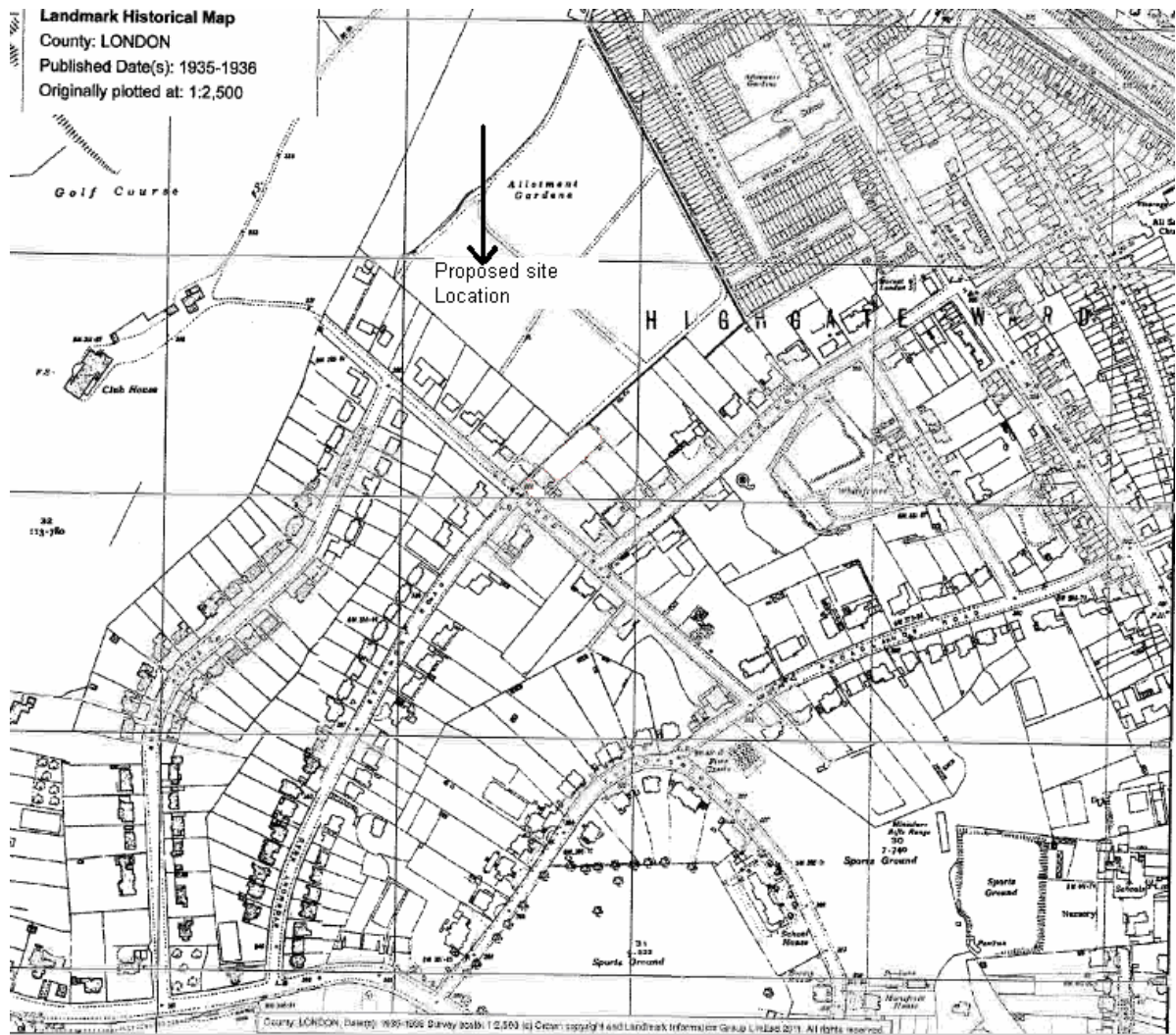
8.3 Impact on the Conservation Area

8.3.1 As the application site is located within a Conservation Area, Haringey's Unitary Development Plan requires under policy CSV1: Development in Conservation Areas, proposals affecting Conservation Areas to "preserve or enhance the historic character and qualities of the buildings" and "recognise and respect the character and appearance of Conservation Areas". Furthermore, under Policy CSV7: Demolition in Conservation Areas, "the Council will seek to protect buildings within Conservation Areas, by refusing applications for their demolition it would have an adverse impact on the character and appearance of the Conservation Area". Haringey's draft SPG2: Conservation & Archaeology, published 2006, sets a series of recommended criteria which are valid guidance for assessing whether demolition of buildings in Conservation Areas will be permitted.

8.3.2 The National Planning Policy Framework also recognises the importance of achieving good design and in specific paragraph 58 states that 'decisions should aim to ensure that developments respond to local character and

history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation and are visually attractive as a result of good architecture and appropriate landscaping.

- 8.3.3 Planning guidance requires that any replacement building should make at least an equal or greater contribution to the conservation area when compared to the contribution of existing buildings. The existing property was enlarged by a double-storey side extension. This alteration has unbalanced the appearance of the original building. The classical entrance portico appears out of character with the rest of the otherwise rather blandly detailed house. The sliding sash windows are considered to be ill-proportioned and poorly detailed. The property has suffered a degree of neglect and due to its current design and appearance is considered to be of 'neutral' quality in terms of its contribution to the conservation area.
- 8.3.4 There is considerable diversity in architectural styles around Sheldon Avenue including Neo-Georgian and Arts and crafts styles. The design of No 54 differs from that of its neighbours to either side. The most notably feature of No 54 is the large garage wing extension to the side which is not particularly sympathetic to the form and appearance of the building.



8.3.5 The Ordnance Survey Map of 1935 (as above) reveals that the developed part of Sheldon Avenue ended at the junction with Danewood Road. Development began at the southern end in 1921 and ended at Denewood Road in 1927-1928. Beyond Denewood Road there was no development until the 1950s/60s. This stretch of the road also includes two 1970s houses and two recently completed replacement houses. Along this part of Sheldon Avenue No 70 is considered to make the most positive contributor to the street scene. It is a two-storey house with accommodation within the roof space and is reminiscent of the earlier Quennell houses. The other houses along this part of the road although not architecturally striking, contribute to the character and feel of the road.

8.3.6 Haringey Conservation Officers have been consulted and initially considered the building makes a modest but significant contribution to the appearance and character of the conservation area. Planning Officers take a slightly different view and rather view the building as making a modest contribution to the character and appearance of the conservation area. Upon further evidence confirming that the northern part of Sheldon Avenue was not developed until the post 1950 period, the Conservation Officer now acknowledges the debate

on the historic significance of the building and contribution to the conservation area is diminished. As such the principle of a replacement house on this site is therefore valid, subject to the replacement further preserving or enhancing the character of the conservation area.

- 8.3.7 As previously outlined in this report the form of the replacement building has changed from the initial proposed scheme. The design and form of the replacement building is now clearly more reflective of the earlier properties along Sheldon Avenue (of the Arts & Crafts style) which are considered to preserve the character of this part of the conservation area. The new house will be characterised by a typical five-bay two-storey form which will sit comfortably within the site. Further amendments to the scheme have been made to the front elevation, namely a change to the front porch and window above.
- 8.3.8 The design and form of the replacement building is now clearly more reflective of other properties within the immediately vicinity. The neo-Georgian elements have been toned down and the mass, form and fenestration changed. As per the existing house on site the gaps between the replacement building and neighbouring properties will remain. The proposed replacement building is considered to be of a high quality design that will respect the character of the conservation area in terms of size, materials, form and front boundary treatment. Overall the replacement building will preserve the character and appearance of this part of Highgate Conservation Area.

8.4 Basement Development

- 8.4.1 As previously discussed the scheme will have accommodation underneath part of the footprint of the house (which will not extend across the full width of the replacement house) in basement floor accommodation extending into the rear garden, which will extend beyond the rear elevation of the replacement house by 12.7m.
- 8.4.2 A hydrological study has been prepared by 'Fluid structures' and submitted with the planning application, the document provides an investigation into the local ground and groundwater conditions. This report highlights the outline structural study for the basement and superstructure design and construction for the proposed new residential building. The anticipated ground conditions are predominantly Claygate Member overlying London Clay. No significant below ground features are anticipated to be encountered. Immediately to the north and south of the site are residential plots with existing detached houses in close proximity. It is proposed that the basement is formed with a perimeter of non-displacement type piling, which would be installed prior to excavations commencing. The superstructure is not anticipated to present any unusual challenges or risks.
- 8.4.3 The basement excavation will be enabled by perimeter piling. This would be an on-displacement form of piling, either bored cast in place concrete piles, or steel sheet piling installed with a silent piling rig. The basement walls will be in place before excavations commence therefore minimises the risk to adjacent

properties. The proposed construction methodology following completion of site investigations and design would therefore be the following:

- Establish hoardings and protection to boundaries as necessary,
- Demolitions and site levelling,
- Formation of engineered piling mat to ensure stability of piling plant,
- Construct piling to full perimeter of basement, with piling plant positioned with the basement footprint,
- Construct capping beam to top of piles,
- Carry out excavation to basement level, installing any horizontal propping as may be required by the pile design.

8.4.4 The conclusion of the study identifies that the scheme can be built in light of hydrological and geological issues, and that it is not anticipated that the superstructure will present any unusual challenges or risks. The applicants have stated within the supporting structural survey that all unknown site conditions and construction risks will be addressed during the ongoing stages of design with the goal of reducing or eliminating them. Following the completion of this Structure and Basement Construction report, the following further work has been identified relating to the detailed design phase of the development:

- A desk top environmental assessment and an intrusive ground investigation are required to confirm the geo-environmental conditions in order to provide full design information for the proposed basement,
- Searches of statutory authorities and London Underground Limited,
- Testing of soil samples for a range of contaminants for the purpose of waste disposal certification.

8.5 Impact on Residential Amenity

8.5.1 Policy UD3, the Councils Housing SPD (2008) and SPG 3b seek to protect existing residential amenity and avoid loss of light and overlooking issues.

8.5.2 The siting and form of the proposed development has been considered carefully to ensure there will be no adverse impact on the amenities of adjacent properties (in terms of overlooking or overshadowing to, neighbouring properties) compared with the existing conditions. The retention and reinstatement of trees along the boundaries furthermore ensure current levels of privacy are maintained. As such, the proposed development is not considered to demonstrate any significant loss of amenity to neighbouring properties.

8.6 Sustainability

8.6.1 The applicants have stated that the new building will have a super insulated thermal envelope meeting the minimum, current building regulation requirements. In addition to this it is intended to install energy-efficient heating systems coupled with ground source pumps and heat recovery ventilation. The

siting and massing, along with the retention of mature trees along the boundary of the garden will ensure that solar gains are minimised during summer whilst maximised during winter months.

8.6.2 All these measures will greatly reduce the operational carbon footprint of the property and it is expected that over the lifetime of the building's occupation this would more than compensate for the carbon embodied in the new construction. Surface water run-off will be reduced by the use of permeable forecourt paving and green roof for the flat roofed elements.

8.7 Parking and access

8.7.1 In terms of parking the application site is not located within an area that has not been identified within the Haringey adopted UDP (2006). Current public transport accessibility levels for Sheldon Avenue are low, all its residents rely mainly on car transport with every property providing for off-street, forecourt parking. Under the proposals the required parking provision of a minimum of 1.5 parking spaces per dwelling will be achieved with off-street parking. The current 'in-and-out' for vehicular access will be retained.

8.7.2 The property will remain a single family home, thus there will be no additional vehicles parked on the property compared with the existing conditions, and no additional pressures are created on local traffic conditions. Furthermore, the highway and transportation authority do not wish to raise any objections to the above proposal.

8.8 Waste management

8.8.1 The plans for this application do not show where the waste storage area for this site will be located or is currently located. This 5/6 bedroom development will require a bin storage area at the front of the property suitable to store a standard kerbside collection full set consisting of 1x 360 waste bin and 1x 240 recycling bin. As such a condition of consent will require full details of proposed waste storage and collection arrangements.

8.9 Trees & Landscaping

8.9.1 Policy OS17: Tree Protection, Tree Masses and Spines seek to protect and improve the contribution of trees, tree masses and spines to the local character. A full detailed tree survey has been received with this planning application compliant to the requirements of BS5837: (2005) Trees in Relation to Construction - Recommendations undertaken by a qualified Arboriculturist.

8.9.2 The proposals ensure the continuing enjoyment of those trees which are deemed of good quality and suitable replacement of those which are not deemed worth retaining. There are no protected trees on site (covered by TPOs). The rear projecting elements will feature green roofs to maintain green space from a visual point of view, along with other benefits such as biodiversity, run-off water retention and the like. In the front forecourt large conifer will be felled which are deemed visually detrimental to the streetscape. The existing

mature hedges to front will be protected during the works and retained as a landscape feature.

9.0 CIL APPLICABLE

9.1 The proposal will be liable for the Mayor of London's CIL as the additional floor space would exceed 100sqm. As such a charge of £35 per additional sqm would be liable. This would be collected by Haringey after implementation (if permission were granted) and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, or and indexation in line with the construction costs index.

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 scheme has been amended from the initial scheme submitted. The design and form of the replacement building is now clearly more reflective of other properties within the immediately vicinity (of the Arts & Crafts style) which are considered to preserve the character of this part of the conservation area. The new house will be characterised by a typical five-bay two-storey form which will sit comfortably within the site. The replacement house will preserve the character and appearance of the conservation area.

12.2 The size and siting of the basement floor is considered to be acceptable. The proposed basement will be formed with a perimeter of non-displacement type piling, which would be installed prior to excavations commencing. The applicants have demonstrated that the superstructure is not anticipated to present any unusual challenges or risks. Furthermore, the Hydrological Study submitted with the application confirms that the proposed basement extension 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.

12.3 As such the proposed development is considered to be consistent with Policies UD3 'General Principles', UD4'Quality Design', HSG1 'New Housing Developments', CSV1 "Development in Conservation Areas' and 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

Applicant's drawing No. (s) 54SHE-001 P2, 54SHE-002 P2, 54SHE-003 P3, 54SHE-020 P1, 54SHE-030 P2, 54SHE-031 P2, 54SHE-Location Plan, 54SHE-100P4, 54SHE-101P3, 54SHE-102P3, 54SHE-103P2, 54SHE-110P2, 54SHE-200P4, 54SHE-300P3, 54SHE-301P3.

Subject to the following conditions:

IMPLEMENTATION

1. **The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.**

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. **The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.**

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

MATERIALS & SITE LAYOUT

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 extensions 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. **The details of all levels on the site in relation to the surrounding area shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted, is commenced.**

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

5. **Notwithstanding the details of landscaping referred to in the application, a scheme of hard and soft landscaping including details of existing trees to be retained and replacement trees shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted, is commenced.**

Reason: In order for the Local Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

6. **Details of the proposed boundary treatment shall be submitted to and approved by the Local Planning Authority prior to the completion of the development. The approved boundary treatment shall thereafter be installed prior to occupation of the new residential unit.**

Reason: In the interest of the visual amenity of the area and residential amenities of neighbouring occupiers.

CONSTRUCTION

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

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

8. **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

9. **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.

10. **Monitoring by Engineer**

The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area.

11. **Cumulative Development**

A detailed report by an appropriately qualified person, concerning the effects of the proposed basement in combination with any existing basement structures in the vicinity as outlined in the Council's Draft Guidance on Basements excavation be submitted to and approved by the LPA prior to the commencing of works. The agreed details and mitigations to be implemented and carried out to the satisfaction of the LPA during the construction process.

Reason: In order to protect the amenities of the adjoining residents in relation to safety of construction and noise, nuisance and disturbance.

WASTE MANAGEMENT

12. **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

OTHER

- 13. Notwithstanding the detail shown on the approved drawings the first floor side windows will be obscure glass only and shall be permanently retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.**

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

14.0 APPENDICES

15.1 Appendix 1: Consultation Responses

No.	Stakeholder	Question/Comment.	Response
	INTERNAL		
1	Building Control	No initial comments. New house would be subject to full check under the Building Regulations. Fire Authority access as before.	No objections.
2	Waste Management	<p>The plans for this application do not show where the waste storage area for this site will be located or is currently located. This 5/6 bedroom development will require a bin storage area at the front of the property suitable to store a standard kerbside collection full set consisting of 1x 360 waste bin and 1x 240 recycling bin.</p> <p>The application has been given RAG traffic light status of AMBER for waste storage and collection arrangements</p>	The plans for this application do not show where the waste storage area for this site will be located or is currently located. Therefore, a condition would be attached in order to satisfy this requirement.
3	Conservation & Design Officer	<p>The house still makes a modest but significant contribution to the Conservation Area.</p> <p>The Conservation & Design Officer has</p>	<p>The existing property was enlarged by a double-storey side extension. The classical entrance portico appears out of character with the rest of the otherwise rather blandly detailed house. The sliding sash windows are ill-proportioned and poorly detailed.</p> <p>Overall the property has suffered from years of neglect and due</p>

		<p>stated that traditional buildings are repairable, adaptable, convertible, and can be thermally upgraded to make them more sustainable. They represent a significant resource of embodied energy and when kept in a state of good repair & maintenance, they can serve future generations.</p> <p>The Conservation & Design Officer is not convinced that there is a valid case to justify the proposed demolition of No 54. It appears to be in sound condition and, with proper repair and maintenance, there is no reason it cannot continue as a residence into the future. It is regrettable that its architectural interest has been diminished by the previous alterations, however this is potentially reversible and an extension at the rear may be possible as long as it is in scale with the original house.</p> <p>The harm in this instance would be the loss of a building which has historic relevance to the development of this sub-area of Highgate Conservation Area and despite some alterations it has an attractive appearance which clearly dates to that period. The replacement building would result in the loss of historic connection which is a fundamental aspect</p>	<p>to its design and appearance is considered make a neutral contribution to the conservation area.</p> <p>There is no element of arts and crafts detailing to this property and it is therefore considered that the redevelopment of this site would not detract from the character and appearance of the Highgate Conservation Area. Furthermore, the proposed redevelopment will be undertaken in such a way that it would be more reflective of the existing adjacent houses within Sheldon Avenue and within the immediate vicinity (of the Arts & Crafts style) which are considered preserve the character and appearance of this part of the Highgate Conservation Area.</p> <p>This property does not contain any historical or architectural merit. Furthermore, the existing property was enlarged by a double-storey side extension. The classical entrance portico appears out of character with the rest of the otherwise rather blandly detailed house. The sliding sash windows are ill-proportioned and poorly detailed. Overall the property has also suffered from years of neglect and due to its design and appearance is considered to make a neutral contribution to the Highgate Conservation Area. National Planning Policy Framework Adopted April 2012 states that 'decisions should aim to ensure that developments respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation and are visually attractive as a result of good architecture and appropriate landscaping.</p> <p>The proposed development would be considered to preserve the</p>
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		<p>of the character and appearance of a conservation area. As such there does not appear to be a clear justification for demolition in this instance.</p> <p>Conservation Area Consent for demolition should not be granted <u>unless</u> there are acceptable and detailed plans for any redevelopment. Planning guidance requires that any replacement building should make at least an equal or greater contribution to the conservation area when compared to the contribution of existing building. If it fails to do so it should not be favourably recommended.</p>	<p>character and appearance of the Highgate Conservation Area. Furthermore, Paragraph 136 of the National Planning Policy Framework Adopted April 2012 states that Local Planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of Heritage Assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.</p>
1	<p>AMENITY GROUP</p> <p>Highgate Society</p>	<p>Question/Comment.</p> <p>The Highgate Society objects to the proposals on the following grounds:</p> <p>1. The design statement maintains that the development is necessitated by the existing dwelling being 'wholly inadequate with regards to energy efficiency'. In the context of demolishing what appears to be a perfectly wholesome structure, and its replacement with a much larger one, there can be no sensible justification for the proposals on the basis of</p>	<p>Response</p> <p>The applicants have stated their intension to employ a sustainable method of development and which involves the re-use of materials from the demolition to be recycled on site as hard core; New build will be substantially more energy efficient and have lower (operational) carbon footprint; Surface water runoff reduction by permeable forecourt paving & green roofs; Existing landscaping will be retained / reinstated, proposed Green roofs add to biodiversity.</p>

		<p>sustainability or energy conservation.</p> <p>2. The Highgate Society considers that the proposed design does not represent any enhancement of Highgate Conservation Area, which justifies the demolition of the existing residence. In fact the proposed design essentially replaces the existing at a larger scale and with greater symmetry on the street elevation.</p> <p>3. This proposed scheme, and other consented schemes like it in Sheldon Avenue, are slowly destroying the character that makes Sheldon Avenue unique and desirable in the first place. The existing dwelling, although unexceptional, nonetheless contributes to the continuity and character of the Conservation Area and has a patina of use and mature landscaping which is easily eradicated by the construction of new, over-scaled, pastiche villas.</p> <p>4. The greatly enlarged basement requires a hydrological/geotechnical survey and detailed construction method statement before any proposals can be commented upon. Additional deep basements should not be permitted in the area unless it can be shown that they will</p>	<p>It is considered that there would be a sensible justification for the demolition of the house, as the existing character of the property does not enhance to the character and appearance of the Highgate Conservation Area Furthermore the replacement house has been amended so that its scale and massing would be less than the existing house and would be a sympathetic and preserve the Character and Appearance of the Highgate Conservation Area.</p> <p>There are no Arts and Crafts detailing to this property; the current condition of the property does not lend its self to any architectural or historical merit. The proposed replacement building is considered to be of a high quality deign that will respect the character of the conservation area in terms of size, materials, form and front boundary treatment. Overall the replacement building will preserve the character and appearance of the Highgate Conservation Area.</p> <p>The trees and landscaping would be retained and enhanced.</p> <p>A Hydrological survey has been submitted with the planning application. The research found that there are no significant surface watercourses in the locality. Molton Brook is approximately 1500m distant to the north west. Review of the Lost Rivers of London map confirms that the site is north of the primary recorded underground watercourses, which are</p>
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2	Highgate CAAC	<p>not exacerbate any groundwater problems, to the detriment of neighbours, who must be given the opportunity to comment.</p> <p>5. The proposals will remove a number of trees at the side and front of the property. The impact on the streetscape is considerable and the proposals should be amended to retain all mature trees or replace them with mature specimens.</p> <p>6. Neighbour's views should be considered.</p> <p>In view of the above, the Highgate Society objects to this application.</p> <p>The CAAC wishes to register a strong objection to this proposal for the following reasons. No hydrology report has been submitted despite the fact that the proposal includes a very large basement which may well have a considerable adverse effect on ground water flows in the area even causing damage to adjoining properties. A proper independent assessment must be carried out. Similarly no adequate assessment to the possible risks to mature trees on the site or in adjoining</p>	<p>associated with the Highgate Ponds. Pockets of ground water may be found in the sandy strata however, which will inform the basement construction methodology. A desktop review of London Underground infrastructure indicates it is unlikely that LUL facilities would be affected by the proposed development. Formal searches would however be implemented, with Thames Water and other utilities as well as LUL, as part of the design development.</p> <p>The conclusion of the Hydrological survey study is that the scheme is viable in light of hydrological and geological issues, and that is not anticipated that the superstructure will present any unusual challenges or risks.</p> <p>A full detailed tree survey has been received with this planning application compliant to the requirements of BS5837: (2005) Trees in Relation to Construction - Recommendations undertaken by a qualified Arboriculturist.</p> <p>This proposal will result in the loss of several trees that are all low category because of their poor condition or small size. One high category tree will also be lost. All the significant boundary tree cover will remain intact and no further high category trees will need to be removed. There is plenty of space for tree planting and a comprehensive new landscape scheme using significant stock is feasible. The size of these new trees and their future growth will significantly enhance the contribution of this site to local amenity and more than compensate for the loss of existing trees. The proposed changes may affect further trees if appropriate protective measures are not taken. However, if adequate precautions to protect the retained trees are specified</p>
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		<p>gardens has been provided. This presents a possible danger to a very important feature of the Conservation Area. The excavation proposed extends much too far beyond the footprint of the remainder of the building causing loss of green space to the detriment of the Conservation Area. No Construction Management plan has been submitted detailing how these works on a considerable scale can be managed</p>	<p>and implemented through the arboricultural method statement included in this report, the overall impact of the proposal on local amenity will be low and limited to the short term only. Indeed, the new sustainable planting proposals will increase the potential of the site to contribute to local amenity well beyond the short term.</p> <p>A Hydrological survey has been submitted with the planning application. The research found that there are no significant surface watercourses in the locality.</p> <p>A full tree survey compliant to the requirements of BS5837: (2005) Trees in relation to Construction - Recommendations undertaken by a qualified Arboriculturist was submitted with the planning application. However, the planning permission will be conditioned so that details of the existing trees to be retained and replacement trees are submitted to and agreed by the LPA before the development is commenced.</p> <p>The proposal will be conditioned so that details of the existing trees to be retained and replacement trees are submitted to and agreed by the LPA before the development is commenced Plan has been submitted and approved in writing by the LPA.</p> <p>The planning permission will be conditioned so that no development takes place, including any works of demolition, until a Construction Management Plan has been submitted and approved in writing by the LPA.</p>
	NEIGHBOUR CONSULTED	2 objection letters received	Response

	<p><u>Comments by: K Ramachandrn</u> <u>From:16 Denewood Road Highgate N6 4AJ</u></p> <p><u>Comments by: Dr Clive Handler</u> <u>From:56 Sheldon Avenue Highgate, London N6 4ND</u></p>	<p>The proposed hydrology report was not submitted with the application, which would be an important aspect, as the scheme would involve basement excavations.</p> <p>No adequate assessment to the possible risks to the mature trees on the site.</p> <p>The proposed excavation extends to far beyond the footprint on to the rear garden causing loss of green space to the detriment of the conservation area.</p> <p>The applicants have not submitted construction management plan.</p> <p>The redevelopment would be regarded as overly large that would further spoil the character of the conservation area. The damage caused on to the roads, pavements and trees from the construction process should also be</p>	<p>A Hydrological survey has been submitted with the planning application.</p> <p>A tree report was submitted with the scheme however the planning permission will be conditioned so that details of the existing trees to be retained and replacement trees are submitted to and agreed by the LPA before the development is commenced. There are no tree protection orders on any of the trees on the application site. The rear extensions will feature green roofs to maintain green space from a visual point of view, along with other benefits such as biodiversity, run-off water retention and the like. The forecourt will feature the felling of the large conifer which is deemed visually detrimental to the streetscape as it dwarfs the nearby tree on the pavement and is in itself considered to be unattractive.</p> <p>The planning permission will be conditioned so that no development takes place, including any works of demolition, until a Construction Management Plan has been submitted and approved in writing by the LPA.</p> <p>The redevelopment is appropriate in scale, massing and height and the existing has no design merit and neither does it represent a significant design era. It is considered that the proposal will not fail to enhance the conservation area, which is considered to preserve the character and appearance of this part of the Highgate Conservation Area.</p>
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		<p>taken seriously by the council.</p> <p>The proposed development would significantly affect the ground water distribution in the area causing floods in the garden and roads during heavy rain pour.</p> <p>There is not enough information on the basement, its construction, the damage to the water table, its consequent effect on the neighbouring foundations and the potential damage to our home (no 56), garden and drainage.</p>	<p>The conclusion of the Hydrological survey study is that the scheme is viable in light of hydrological and geological issues, and that it is not anticipated that the superstructure will present any unusual challenges or risks.</p> <p>Proposed Construction Methodology has been submitted with the planning application. Subject to confirmation of the anticipated ground and groundwater conditions by site investigation, it is therefore proposed that the basement excavation will be enabled by perimeter piling. This would be a non-displacement form of piling, either bored cast in place concrete piles, or steel sheet piling installed with a silent piling rig. As the basement wall is in place before excavations commence this minimises the risk to adjacent properties. The anticipated sequence of work, following completion of site investigations and design, would therefore be;</p> <ul style="list-style-type: none"> • Establish hoardings and protection to boundaries as necessary, • Demolitions and site levelling, • Formation of engineered piling mat to ensure stability of piling plant, Construct piling to full perimeter of basement, with piling plant positioned within the basement footprint, • Construct capping beam to top of piles • Carry out excavation to basement level, installing any horizontal propping as may be required by the pile design.
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