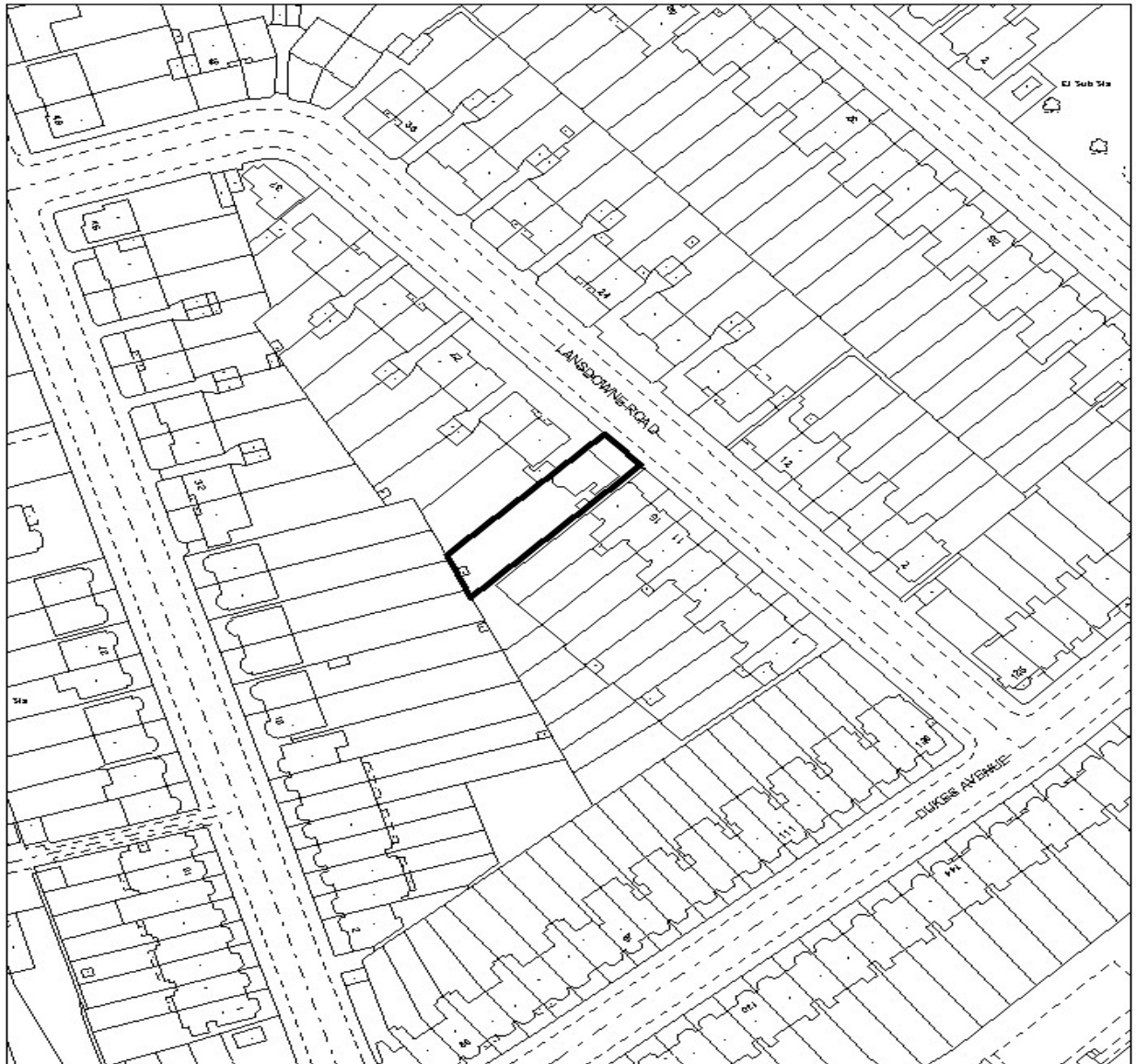


REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

Reference No: HGY/2012/2426	Ward: Alexandra
Address: 19 Lansdowne Road N10 2AX	
Proposal: Demolition of existing property and erection of new three storey dwelling with rooms at basement level	
Existing Use: Residential	Proposed Use: Residential
Applicant: Mr & Mrs N Young	
Ownership: Private	
Date received: 19/12/2012 Last amended date: NA	
Drawing number of plans: P052-200, 201, 202, 203, 204, 205, 206, 207, 222, 223, 224, 225 & 226.	
Case Officer Contact: Matthew Gunning/ Amanda Wilson	
PLANNING DESIGNATIONS: Conservation Area, Road Network: B Road	
RECOMMENDATION GRANT PERMISSION subject to conditions	
<p>SUMMARY OF REPORT:</p> <p>The proposal seeks planning permission for the demolition of the existing property and the erection of new three storey dwelling with rooms at basement level. The design, form and scale of the replacement dwelling have been sensitively considered to reflect the design and detailing of the other properties along Lansdowne Road. Compared to the other buildings within the local area, the existing building at 19 Lansdowne Road has been altered. It is considered that not only is this building intrinsically unremarkable but because of its altered and extended state, the existing building does not make a positive contribution to the character and appearance of the conservation area. The proposal is considered to be in accordance with National, London and adopted Haringey Unitary Development Plan policies and adopted Supplementary Guidance and Documents.</p>	

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1.0 SITE PLAN



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Site plan

19 Lansdowne Road N10

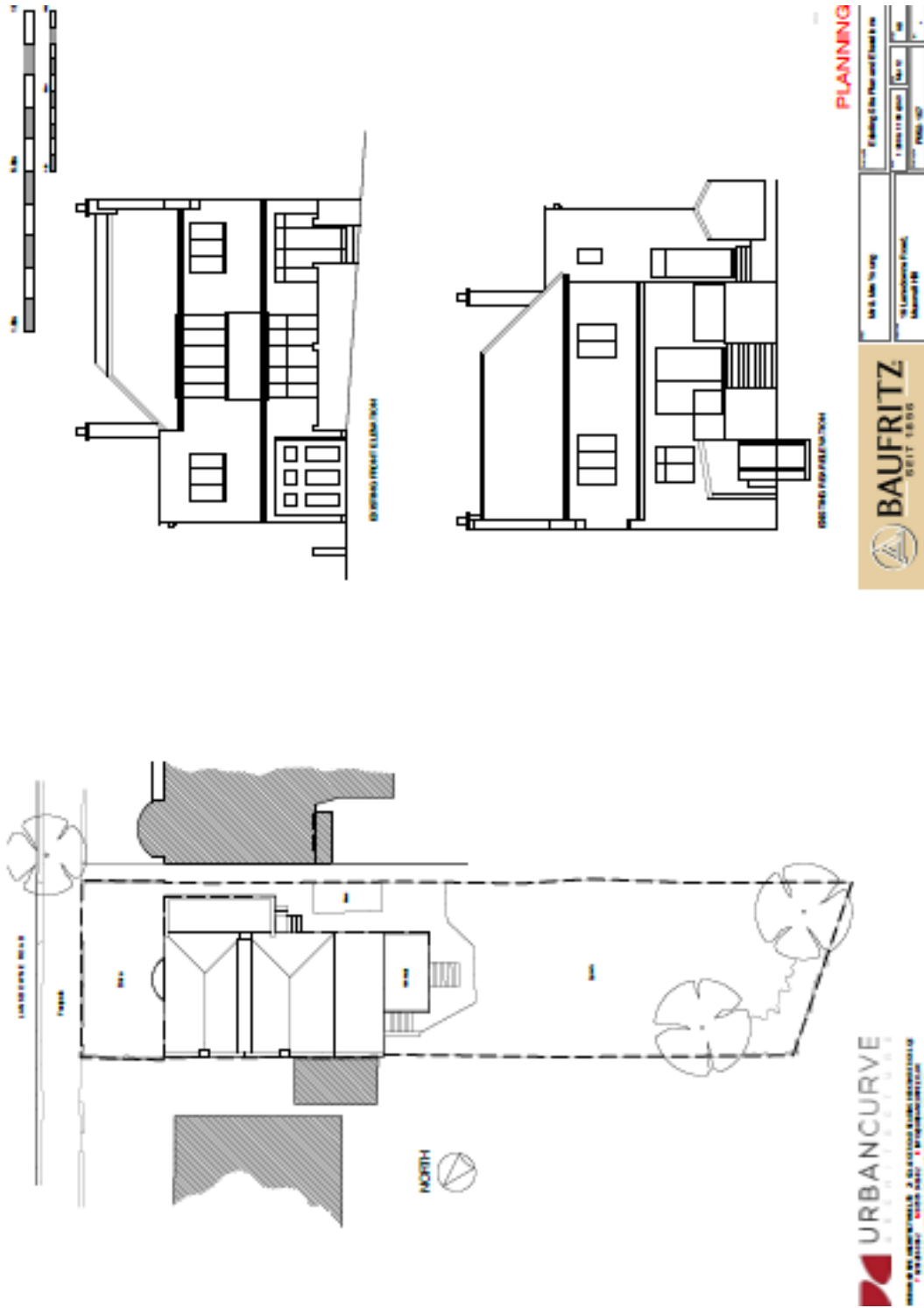
**Directorate of
Urban
Environment**

Marc Dorfman
Assistant Director
Planning and Regeneration
639 High Road
London N17 8BD

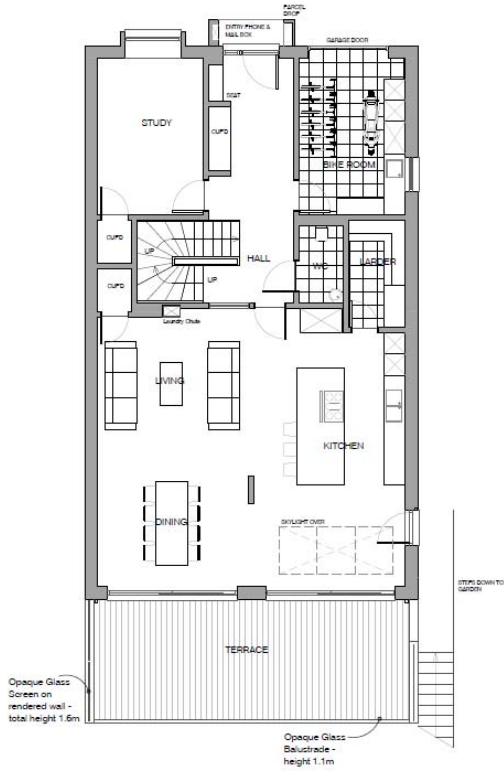
Tel 020 8489 0000
Fax 020 8489 5525

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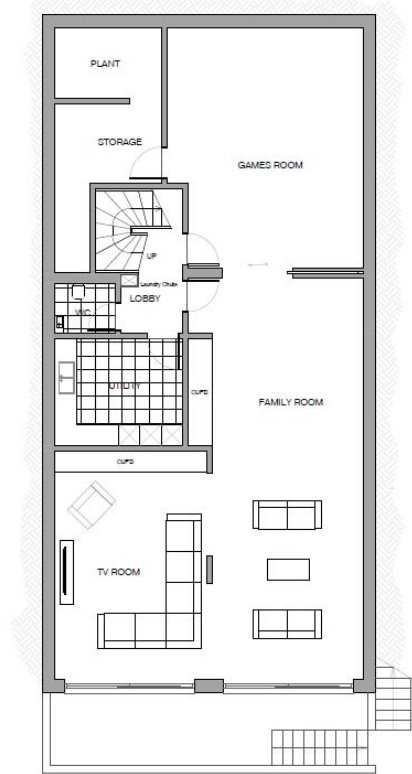
2.0 DRAWINGS



NORTH



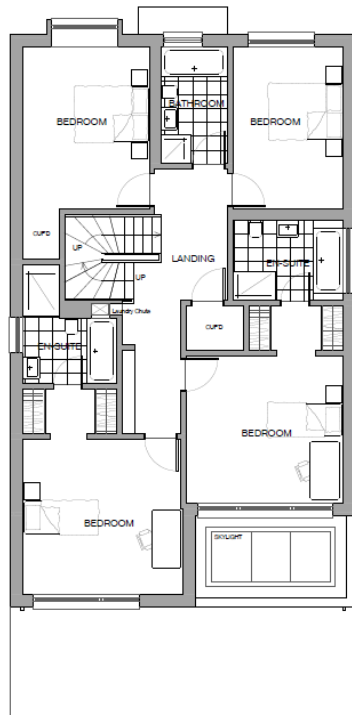
PROPOSED GROUND FLOOR



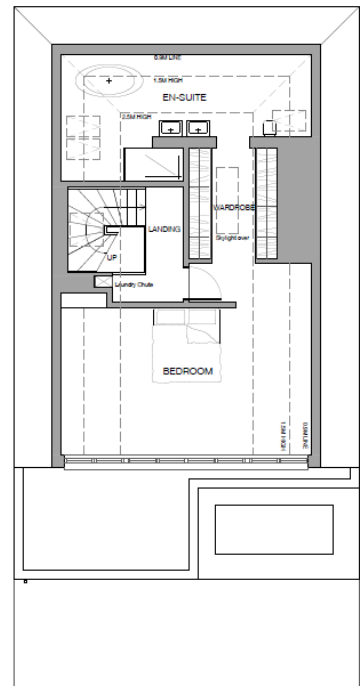
PROPOSED BASEMENT

Proposed Floor Plans

NORTH



PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR



EXISTING STREET SCENE (North East)



PROPOSED STREET SCENE (North East)

Existing and proposed street scene views



EXISTING REAR STREET SCENE (South West)



PROPOSED REAR STREET SCENE (South West)



Existing Front & Rear Elevation
3.0 SITE AND SURROUNDINGS

3.1 The application site is located on the western side of Lansdowne Road, a residential road which consists of a variety of architectural styles. The property is unique in that it is a detached house on a road that otherwise consists of terrace and detached properties. To the south east of the site are terraced dwellings that fall within the Muswell Hill Conservation Area. These dwellings are relatively uniform in character, comprising of red brick with rough-cast rendered upper floors, tiled roofs with decorative ridges and gable ends with half timber details. The dwellings extending to the North West on either side of Lansdowne Road are predominantly semi-detached in character and fall, as does the application site, within the Vallance Road Conservation Area. There is currently no adopted character appraisal for the Vallance Road Conservation Area.

4.0 PLANNING HISTORY

4.1 Planning Application History

In 1994, a proposal for the erection of first floor rear extension was refused reference HGY/1994/0704.

In 1981, planning permission was granted for the erection of ground floor extension reference HGY/1981/0731.

In 1980, planning permission was granted for the erection of rear ground floor extension consisting of part living room and part morning room.

In April 2012, the applicant applied for both planning permission and conservation area consent for demolition of the existing dwelling and construction of a new three storey plus basement dwelling. No decision was made with regard to these applications. The applicant has since lodged an appeal for non-determination which is currently being considered by the Planning Inspectorate. In December 2012, the applicant then lodged another scheme (the current application) to address concerns raised by Officers.

4.2 Planning Enforcement History

There is no planning enforcement history pertaining to the subject site.

5.0 RELEVANT PLANNING POLICY

5.1 National Planning Policy

National Planning Policy Framework (2012). 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).

5.2 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

5.3 Haringey Unitary Development Plan (2006)

G1 Environment

G2 Development and Urban Design

UD3 General Principles

UD4 Quality Design

HG3 Protecting Existing Housing

G10 Conservation

CSV1 Development in Conservation Areas

CSV5 Alteration and Extensions in Conservation Areas

CSV7 Demolition in Conservation Areas

UD2 Sustainable Design & Construction

UD7 Waste Storage

HSG1 New Housing Development

HSG7 Housing for Special Needs

5.4 Supplementary Planning Guidance / Documents

SPG1a Design Guidance

SPG2 Conservation & Archaeology'

SPD Housing

5.5 Draft Local Plan (Formerly Core Strategy) and Proposals Map

SP1 Managing Growth

SP2 Housing

SP6 Waste and Recycling

SP7 Transport

SP8 Employment

SP11 Design

SP12 Conservation

5.6 Others

Draft Sustainable Design and Construction SPD (October 2010)

Muswell Hill Conservation Area Appraisal - 11th February 2008

'Building for Life' 2012

Haringey 'Basement Development Guidance Note' July 2012

6.0 CONSULTATION & RESPONSES

Internal	External
Ward Councillors Transportation Group Conservation Building Control	<u>Amenity Groups</u> Muswell Hill CAAC Fortis Green CAAC Rookfield CAAC Resident Association <u>Local Residents</u> See appendix 2 for full list

A list of parties from which responses were received are outlined in Appendix 17.0.

6.1 Responses

LBH Conservation Officer

Proposal: Demolition of existing property and erection of new three-storey dwelling with rooms at basement level.

Designation: Vallance Road conservation area

Conservation comments:

1. The design for the new house has gone through many changes over an extended period. My comments relate to the street elevation only: as before, comments on the side and rear elevation and rear setting are to be made by Development Management. The proportions and detailing have been altered and improved to a point when the current proposals can be considered acceptable. The new dwelling will blend in better with the streetscene than formerly proposed and will make a neutral contribution to the character and appearance of the conservation area. No objections to proposed materials.

2. It would be preferable to include more planting to the front setting, including side borders, in addition to the proposed front border, to create a softer green setting (optional).

Recommendation: Approve, subject to conditions. Design detailing and materials should all be high quality, to ensure a successful new build.

1. Rooflights to be conservation style, flush with the roofslope, with thin black metal frames and a central vertical bar.

2. Samples of painted render, clay tile and block paving to be provided (planning officer to inspect and comment)

Muswell Hill and Fortis Green Association

Submission: Objection

Comments: This objection is submitted on behalf of the Committee of the Muswell Hill and Fortis Green Association.

The Association continues to be concerned at the design of the new house. In particular the rear elevation which has a much larger area of glazing than the current house or neighbouring properties.

6.2 The matters raised by the responses objecting to the proposal can be grouped into the following categories:

- Size and scale of the proposal is too large
- Existing building could be restored/ has visual merit
- Position of the building
- Impacts upon neighbouring properties arising from a basement development/ subsidence
- Loss of light/ privacy/ noise impacts on neighbouring properties
- Materials and design is inconsistent with other houses in the Conservation Area and could set a precedent/ too much glazing
- Form and design does not enhance the Conservation Area
- View of proposal from surrounding area
- Safety risks associated with a high boundary wall
- Carbon footprint for removing the existing building and constructing the new building is large
- Application should be considered by the Development Management Forum
- Removal of existing building would impair architectural integrity of lower section of Lansdowne Road
- Drainage Issues/ Flooding
- Timing of the submission of applications

The matters raised by the responses in support of the proposal can be grouped into the following categories:

- Proposed development would enhance this area of Lansdowne Road/ Interesting addition to the local environment
- Current building is in a poor state/ doesn't deserve protection
- Design is sustainable with environmental credentials
- New front elevation is more in-keeping with adjacent house than existing
- Basement doesn't affect street scene
- Privacy has been secured
- Adheres to planning laws
- Conservation Area should not mean no change or progress
- Other houses have undertaken rear extensions altering the character of houses
- New building will have a neutral contribution to conservation area

7.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

7.1 This scheme is for the demolition of the existing dwelling and the erection of a new three storey dwelling with rooms at basement level. The scheme has been amended from that previously submitted, in order to relate better to the

streetscene and the character of the area. These changes relate to the front elevation and roof form. The roof form of the replacement dwelling now incorporates a pitched roof with projecting eaves.

7.2 The material planning considerations in respect of the application are considered to be:

- Design, form and appearance of the replacement building;
- Impact on streetscene/ character & appearance of the Conservation Area;
- Impact on the privacy and amenity of adjoining/neighbouring properties;
- Sustainability & energy efficiency;
- Basement development/drainage and flooding issues.

Design, form and appearance of the replacement building

7.3 UDP Policies UD3 and UD4 of the Haringey Unitary Development Plan seek to ensure that proposals compliment the character of the local area and are of a nature and scale that is sensitive to the surrounding area and of a high design quality. Furthermore, it is stated that the spatial and visual character of the development site and the surrounding streetscene should be taken into account and attention should be given to the building lines, form, rhythm and massing, height and scale and fenestration.

7.4 Policy 3.5 'Quality and Design of Housing Development' of the London Plan states that design of all new housing development should enhance the quality of local places, taking into account physical context and local character. Policy 7.4 'Local Character' states that development should provide a high quality design response that has regard to the pattern and grain of the existing spaces and streets and is informed by the surrounding historic environment. Policy 7.6 'Architecture' requires buildings to comprise details and materials that complement local character and provide high quality indoor and outdoor spaces that integrate well with surrounding streets and open spaces, optimising the potential of sites.

7.5 The size and scale of the proposed replacement house has been designed sensitively in relation to the footprint of the existing house, the plot size and pattern of development in the immediate vicinity of the site. The applicant has submitted a drawing which shows the footprint and profile of the existing building compared to the proposed building. This drawing demonstrates that the new building foot print and profile will not be significantly larger than that of the existing dwelling. When viewed from Lansdowne Road, the new dwelling will have the appearance of a two storey house with a pitched roof. A basement floor will be created beneath the footprint of the dwelling which will provide a games room, family room and ancillary storage. It should be noted that the existing dwelling has a lower ground/ basement floor. The difference in topography between the front and back of the property results in exposed windows along the rear (south west) facing elevation.

- 7.6 The proposed new building will have a simple form and appearance. The walls will comprise white render to reflect the character of the existing dwelling and the character and appearance of the surrounding area. Louvered screens are proposed for the rear 1st floor and 2nd floor windows. These will provide shading and address overlooking and privacy issues in addition to giving visual interest. The front windows will comprise triple glazed powder coated aluminium. The window detail and profile although of a more contemporary approach are considered acceptable for a modern building of its time and will not detract from the character of the surrounding environment.
- 7.7 Given the quality of the existing building on site and its setting within the street, a replacement dwelling of more modern design with the choice of materials proposed is considered appropriate. The design of the new building is still sympathetic to its context and applies appropriate materials sensitive to the locality. As such the proposal is consistent with the requirements of the London and local planning policy.

Impact on street scene and appearance of the Conservation Area

- 7.8 As the application site is located within a Conservation Area, Haringey UDP policies CSV1 and CSV7 apply. Haringey's draft SPG2 'Conservation and Archaeology' sets a series of recommended criteria which are valid guidance for assessing whether demolition of buildings in Conservation Areas will be permitted. Policy 7.8 'Heritage Assists and Archaeology' of the London Plan states that development proposals affecting heritage assets and their settings should conserve their significance by being sympathetic to their form, scale, materials and architectural detail.
- 7.9 Planning policy and 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 the existing building.
- 7.10 As noted above the application site falls within 'Vallance Road Conservation Area', which was designated on 11th October in 2008. There is no adopted character appraisal for this conservation area, however the following justification for designation was given in 2008:
- "The houses in this area were built in a wave of development of the Muswell Hill area between 1909 and 1914, predominantly containing fine examples of Arts and Crafts inspired houses of conservation area quality. Based on its predominantly Arts and Crafts style and distinct character the area was considered to be of suitable, but independent, conservation area quality to the adjoining Muswell Hill Conservation Area and Alexandra Palace and Park Conservation Area and should, therefore, be designated as a new conservation area".
- 7.11 The application site is located next to the boundary of the Muswell Hill Conservation Area, which was first designated on 1st March 1974. The

conservation area was extended in 1991 to include several roads towards the north east and west that reinforce the Edwardian character of the core area.

- 7.12 No's 1 to 15 (odd) and Nos. 2 to 14 (even) Lansdowne Road fall within the Muswell Hill Conservation Area and form two consistent terraces at the southern end of this road. These two storey terraces are built in red brick, have rough-cast rendered upper floors, tiled roofs with decorative ridge tiles and gable ends with half-timber details. The repeated forms of the gables above the wide bays, the lean-to porches and the oriel windows above the doors give uniformity to the frontage that is repeated at roof level in the pattern of upstands and chimney stacks. The properties on the east side of the road are elevated in relation to the street and as a consequence appear taller. The original front boundary walls are largely intact and are a further unifying element in the street.
- 7.13 While there is a degree of uniformity along this road, the application property is firstly unique in terms of it being a detached house of individual design. The dwelling is white rendered with a gable end on its North West elevation and a flat roof two storey element on its south eastern side. The existing dwelling is unbalanced in appearance and is not characteristic of the surrounding area.
- 7.14 While the existing property has a domestic character and is reflective of the "Arts and Crafts" style of houses in the conservation area, No 19 has been altered and is of a plain appearance. It is considered that not only is this intrinsically unremarkable in appearance but given its altered and extended state, it does not make a positive contribution to the character and appearance of the conservation area.
- 7.15 The assessment of whether a building makes a positive contribution to the special architectural/historic interest of a Conservation Area is based on appendix 2 of 'Guidance on Conservation Area Appraisals; English Heritage' February 2006. No. 19 Lansdowne Road is not considered to make a positive contribution to the special architectural/historic interest of the Conservation Area and as such the principle of demolition and replacement is valid. The Conservation Officer has not raised objections with regard to demolition of the existing building and considers that the replacement building would make a neutral contribution to the surrounding Conservation Area.
- 7.16 The design of the proposed new building is considered to be sympathetic and sensitive to this part of the street and the Conservation Area. While it is recognised that the building is of a more contemporary design, the replacement building is considered to be of a high quality design that will respect the character of the conservation area in terms of building form and materials. As a general principle, and even within conservation areas, new buildings are not expected to directly imitate earlier styles, but rather be designed with respect for their context. As noted above the design and appearance of the building has changed from that previously submitted to incorporate a more traditional roof form.

- 7.17 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 privacy and amenity of adjoining/ neighbouring properties

- 7.18 The Local Planning Authority expects new development to maintain the level of privacy enjoyed by adjoining properties and not to create problems of overlooking. While the new house will project further back into the site compared to the existing house, it is considered that given the plot width, the gaps that will remain between the replacement building and neighbouring properties, the proposal will not give rise to loss of sunlight, daylight, outlook or loss of privacy to neighbouring occupiers.
- 7.19 The building has been pulled back at first floor level on the side closest to No 17 in order to ensure that a 45 degree line taken from the centre of the closest first floor window to No 17 will not be breached.
- 7.20 In terms of the new rear elevation the building will not adversely affect the privacy and amenity of adjoining occupiers for two main reasons; firstly, the proposed ground floor terrace will be lower than the existing and secondly privacy panes will be provided to the side walls of the ground floor terrace and the rear balustrading will comprise obscure glazing.
- 7.21 Overall the proposed development has taken careful consideration in terms of its layout and design to ensure that the privacy and amenity of neighbouring occupiers are not adversely affected. As such the proposal is considered to be in accordance with sections 8.20-8.27 of the Housing SPD and thus Haringey UDP policy UD3.

Sustainability & Energy Efficiency/ Carbon footprint

- 7.22 The Design and Access Statement states that the proposed dwelling will be constructed using the German Baufriz construction system, which is an eco friendly, low energy house standard that requires only 20% of the energy for space heating compared to a traditional brick built house. The LPA is supportive of such a proposal as it will provide a carbon positive energy efficient home, in excess of Code 4 and 5 (Code for Sustainable Homes). A condition will be imposed should consent be granted in order to secure this environmental outcome.
- 7.23 The proposal will also incorporate the use of solar water heating, mechanical ventilation with heat recovery and a high efficiency gas boiler when combined with wall thermal insulation values that are approximately twice the current UK standard as well as triple glazed windows.

- 7.24 A system of rainwater harvesting, storage and filtration will allow recycling for secondary domestic uses, thereby significantly lessening the demand of the dwelling for drinking-quality water.
- 7.25 Many of the comments state that renovation of the existing dwelling as opposed to demolition would be more sustainable and energy efficient. Haringey UDP policy UD2 does make reference to reuse and refurbishment vs new build. However as the proposal has been designed giving detailed consideration to energy efficient materials and processes, the principle of demolition and rebuild in this instance is in accordance with policy UD2.

Basement development/drainage issues/flooding

- 7.26 Bearing in mind the existing footprint of the house, the existing lower ground/ basement floor and difference in ground levels between the front and back of the site, the construction and the associated basement floor is not anticipated to present any unusual challenges or risks.
- 7.27 Geological Survey maps for the area indicate that the site should be underlain by London Clay. The proposed development is unlikely to affect ground water table or drainage in the area.
- 7.28 The structural integrity of the proposed basement will need to satisfy the modern day building regulations and separate permission would be required under the Building Regulations. The proposed development would also be subject to party wall agreements with both adjoining neighbours. However in order for any associated impacts to be fully understood, a condition will be imposed requesting that a suitably qualified chartered engineer inspect and monitor the basement element of the proposed works. In addition, a construction management plan would also be required.

Other Considerations

- 7.29 Other issues raised by objections which are not considered above or to be material planning considerations are outlined and discussed below:
- Loss of view
 - Timing of applications
 - Decision on the application should be made by the Development Forum
- 7.30 Impacts upon the views of neighbouring properties as a result of the proposed development are not a material planning consideration, as there is no legal right to a view. However often associated with loss of view are other affects arising from a development which do constitute material planning considerations; namely impact on outlook, overshadowing, overlooking, overbearing impact, which collectively can be called 'residential amenity'. As stated previously in this report, the proposed scheme would not generate adverse effects upon the residential amenity of neighbouring properties.

7.31 The Local Planning Authority cannot control the timing of when an applicant submits an application, nor can it remove the right of any party to make a planning application.

7.32 The scheme is being considered by the Planning Sub-Committee. Development Management Forums are not decision making meetings.

8.0 CIL APPLICABLE

8.1 The proposal will not be liable for the Mayor of London's CIL as the additional floor space will not exceed 100m².

9.0 HUMAN RIGHTS

9.1 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.

10.0 EQUALITIES

10.1 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.

11.0 SUMMARY AND CONCLUSION

11.1 The design, form and scale of the replacement building have been sensitively considered to reflect the design and detailing of other properties along Lansdowne Road, its relationship with neighbouring properties and the surrounding Conservation Area. The existing gaps with the neighbouring properties to either side will be retained and the layout and design of the replacement property will ensure that the privacy and amenity of neighbouring occupiers is not adversely affected. As such the proposal is considered to be in accordance with London Plan 2011 policies 3.5, 5.1, 5.2, 5.7 and 5.8, Haringey Unitary Development Plan 2006 policies UD3, UD4, CSV1 and CSV5 and Supplementary Planning Guidance SPG1a, SPG2 and the Council's 'Housing' Supplementary Planning Document. Given the above this report recommends that planning permission be GRANTED.

11.2 The proposal is considered to be in accordance with London Plan 2011 policies 3.5, 5.1, 5.2, 5.7 and 5.8, Haringey Unitary Development Plan 2006 policies UD3, UD4, CSV1 and CSV5 and Supplementary Planning Guidance

SPG1a, SPG2 and the Council's 'Housing' Supplementary Planning Document. Given the above this report recommends that planning permission be GRANTED.

12.0 RECOMMENDATIONS

GRANT PERMISSION subject to 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 & LANDSCAPING

3. Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The development shall thereafter be built in accordance with the approved details.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include (proposed finished levels or contours, means of enclosure, car parking layout, other vehicle and pedestrian access and circulation areas, hard surfacing materials, minor artefacts and structures (e.g. furniture, play equipment refuse or other storage units, signs, lighting etc.), retained historic landscape features and proposals for restoration where relevant, and thereafter retained in perpetuity.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

CONSTRUCTION

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

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

6. 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.

SUSTAINABILITY & ENERGY EFFICIENCY

7. The proposed dwelling shall not be occupied until it has been demonstrated that the development meets the Code for Sustainable Homes Level 4 or above.

Reason: To promote sustainable development in accordance with UDP policy UD2 and London Plan policy 5.2.

PRIVACY

8. Final details of the privacy screens and louvers to be erected to the front and rear elevations shall be submitted to and approved in writing by the Local Planning Authority; thereafter installed before the dwelling hereby approved is first occupied in accordance with these details and maintained as such.

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

REASONS FOR APPROVAL:

The design, form and scale of the replacement building have been sensitively considered to reflect the design and detailing of other properties along Lansdowne Road, its relationship with neighbouring properties and the surrounding Conservation Area. The existing gaps with the neighbouring properties to either side will be retained and the layout and design of the replacement property will ensure that the privacy and amenity of neighbouring occupiers is not adversely affected. As such the proposal is considered to be in accordance with London Plan 2011 policies 3.5, 5.1, 5.2, 5.7 and 5.8, Haringey Unitary Development Plan 2006 policies UD3, UD4, CSV1 and CSV5 and Supplementary Planning Guidance SPG1a, SPG2 and the Council's 'Housing' Supplementary Planning Document. Given the above this report recommends that planning permission be GRANTED.

Appendix: 1. Responses were received from the following residents/ groups

18 Grove Avenue (Support)
30 Grove Avenue (Support)
17 Lansdowne Road (Objection)
8 Lansdowne Road (Objection)
14 Grove Avenue (Objection)
21 Lansdowne Road (Objection)
26 Lansdowne Road (Objection)
10 Lansdowne Road (Objection)
7 Lansdowne Road (Support)
27 Lansdowne Road (Objection)
5 Lansdowne Road (Objection)
60 Dukes Avenue (Objection)
20 Grove Avenue (Objection)
15 Lansdowne Road (Objection)
106C Cokney Hatch Lane (Support)
20 Lansdowne Road (Support)
18 Lansdowne Road (Support)
30 Lansdowne Road (Support)
19 Lansdowne Road (Support)
34 Lansdowne Road (Support)
29 Lansdowne Road (Objection)
9 Lansdowne Road (Objection)
33 Lansdowne Road (Objection)
59 Clyde Road (Support)
LBH Building Control (Comment)
LBH Conservation Officer (Support)
130 Dukes Avenue (Objection)
11 Lansdowne Road (Objection)
4 Lansdowne Road (Objection)
Muswell Hill and Fortis Green Association (Objection)

Appendix 2: List of parties consulted

Haringey Council - Planning & Regeneration

Printed: 06-February-2013

Documents produced for Planning Application Reference HGY/2012/2426

19 Lansdowne Road N10 2AX

9ACKN1	HGY/2012/2426		
Planning Application Acknowledgment		9ACKN1	1
9AKNEMAL	HGY/2012/2426		
Email consultation acknowledgement		9AKNEMAL	1
9AKNS	HGY/2012/2426	Gianetta Rands 8 Lansdowne Road London N10 2AU	
Consultation Acknowledgement Letter		9AKNS	1
9CNBR1A	HGY/2012/2426	Daniel Ezro 106C Cokney Hatch Lane N10 1EA	
9CNBR1A	HGY/2012/2426	Elizabeth Adams 41 Granville Road N22 5LP	
9CNBR1A	HGY/2012/2426	60 N10 2PU Dukes Avenue	
9CNBR1A	HGY/2012/2426	Jonathan Gatward 59 Clyde Road London N227AD	
9CNBR1A	HGY/2012/2426	John Crompton 14 Donovan Avenue London N10 2JX	
9CNBR1A	HGY/2012/2426	Alexandra Residents Association c/o 130 Dukes Avenue London N10 2QB	
9CNBR1A	HGY/2012/2426	The Owner / Occupier Flat A 10 Grove Avenue London N10 2AR Hornsey	
9CNBR1A	HGY/2012/2426	The Owner / Occupier Flat B 10 Grove Avenue London N10 2AR Hornsey	
9CNBR1A	HGY/2012/2426	The Owner / Occupier 12 Grove Avenue London N10 2AR	
9CNBR1A	HGY/2012/2426	The Owner / Occupier 14 Grove Avenue London N10 2AR	
9CNBR1A	HGY/2012/2426	The Owner / Occupier 16 Grove Avenue London N10 2AR	
9CNBR1A	HGY/2012/2426	The Owner / Occupier 18 Grove Avenue London N10 2AR	
9CNBR1A	HGY/2012/2426	The Owner / Occupier 20 Grove Avenue London N10 2AR	
9CNBR1A	HGY/2012/2426	The Owner / Occupier 22 Grove Avenue London N10 2AR	
9CNBR1A	HGY/2012/2426	The Owner / Occupier 24 Grove Avenue London N10 2AR	
9CNBR1A	HGY/2012/2426	The Owner / Occupier 26 Grove Avenue London N10 2AR	
9CNBR1A	HGY/2012/2426	The Owner / Occupier 28 Grove Avenue London N10 2AR	
9CNBR1A	HGY/2012/2426	The Owner / Occupier 30 Grove Avenue London N10 2AR	
9CNBR1A	HGY/2012/2426	The Owner / Occupier 32 Grove Avenue London N10 2AR	
9CNBR1A	HGY/2012/2426	The Owner / Occupier Flat A 34 Grove Avenue London N10 2AR Hornsey	
9CNBR1A	HGY/2012/2426	The Owner / Occupier 36 Grove Avenue London N10 2AR	
9CNBR1A	HGY/2012/2426	Gordon Hutchinson 20 Grove Avenue N10 2AR Muswell Hill	
9CNBR1A	HGY/2012/2426	The Owner / Occupier 1 Lansdowne Road London N10 2AX	
9CNBR1A	HGY/2012/2426	The Owner / Occupier 2 Lansdowne Road London N10 2AU	
9CNBR1A	HGY/2012/2426	The Owner / Occupier Flat A 3 Lansdowne Road London N10 2AX Hornsey	
9CNBR1A	HGY/2012/2426	The Owner / Occupier Flat B 3 Lansdowne Road London N10 2AX Hornsey	
9CNBR1A	HGY/2012/2426	The Owner / Occupier 3 Lansdowne Road London N10 2AX	
9CNBR1A	HGY/2012/2426	The Owner / Occupier 4 Lansdowne Road London N10 2AU	

9CNBR1A	HGY/2012/2426	The Owner / Occupier	5 Lansdowne Road London N10 2AX
9CNBR1A	HGY/2012/2426	The Owner / Occupier	6 Lansdowne Road London N10 2AU
9CNBR1A	HGY/2012/2426	The Owner / Occupier	7 Lansdowne Road London N10 2AX
9CNBR1A	HGY/2012/2426	The Owner / Occupier	8 Lansdowne Road London N10 2AU
9CNBR1A	HGY/2012/2426	The Owner / Occupier	9 Lansdowne Road London N10 2AX
9CNBR1A	HGY/2012/2426	The Owner / Occupier	10 Lansdowne Road London N10 2AU
9CNBR1A	HGY/2012/2426	The Owner / Occupier	11 Lansdowne Road London N10 2AX
9CNBR1A	HGY/2012/2426	The Owner / Occupier	12 Lansdowne Road London N10 2AU
9CNBR1A	HGY/2012/2426	The Owner / Occupier	14 Lansdowne Road London N10 2AU
9CNBR1A	HGY/2012/2426	The Owner / Occupier	15 Lansdowne Road London N10 2AX
9CNBR1A	HGY/2012/2426	The Owner / Occupier	16 Lansdowne Road London N10 2AU
9CNBR1A	HGY/2012/2426	The Owner / Occupier	17 Lansdowne Road London N10 2AX
9CNBR1A	HGY/2012/2426	The Owner / Occupier	18 Lansdowne Road London N10 2AU
9CNBR1A	HGY/2012/2426	The Owner / Occupier	19 Lansdowne Road London N10 2AX
9CNBR1A	HGY/2012/2426	The Owner / Occupier	20 Lansdowne Road London N10 2AU
9CNBR1A	HGY/2012/2426	The Owner / Occupier	21 Lansdowne Road London N10 2AX
9CNBR1A	HGY/2012/2426	The Owner / Occupier	22 Lansdowne Road London N10 2AU
9CNBR1A	HGY/2012/2426	The Owner / Occupier	23 Lansdowne Road London N10 2AX
9CNBR1A	HGY/2012/2426	The Owner / Occupier	24 Lansdowne Road London N10 2AU
9CNBR1A	HGY/2012/2426	The Owner / Occupier	25 Lansdowne Road London N10 2AX
9CNBR1A	HGY/2012/2426	The Owner / Occupier	26 Lansdowne Road London N10 2AU
9CNBR1A	HGY/2012/2426	The Owner / Occupier	27 Lansdowne Road London N10 2AX
9CNBR1A	HGY/2012/2426	The Owner / Occupier	28 Lansdowne Road London N10 2AU
9CNBR1A	HGY/2012/2426	The Owner / Occupier	29 Lansdowne Road London N10 2AX
9CNBR1A	HGY/2012/2426	The Owner / Occupier	30 Lansdowne Road London N10 2AU
9CNBR1A	HGY/2012/2426	The Owner / Occupier	31 Lansdowne Road London N10 2AX
9CNBR1A	HGY/2012/2426	The Owner / Occupier	32 Lansdowne Road London N10 2AU
9CNBR1A	HGY/2012/2426	The Owner / Occupier	33 Lansdowne Road London N10 2AX
9CNBR1A	HGY/2012/2426	The Owner / Occupier	34 Lansdowne Road London N10 2AU
9CNBR1A	HGY/2012/2426	The Owner / Occupier	35 Lansdowne Road London N10 2AX
9CNBR1A	HGY/2012/2426	Andrew Walker	13 Vallance Road N22 7UD
9CNBR1A	HGY/2012/2426	Andrew Walker	13 Vallance Road London N22 7UD
9CNBR1A	HGY/2012/2426	BRIAN COLE	6 WINDERMERE ROAD MUSWELL HILL N10 2RE
9CNBR1A	HGY/2012/2426	Dr Stuart Menzies	8 Windermere Road London N10 2RE Muswell Hill
9CNBR1A	HGY/2012/2426	Sharon Miller	41 Woodberry Crescent Muswell Hill N10 1PJ

General Neighbour consultation

9CNBR1A

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9CNBR3	HGY/2012/2426	Muswell Hill/Fortis Green/Rookfield CAAC John Crompton	14D Donovan Avenue London N10 2JX
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Statutory Consultation (Conserv)

9CNBR3

1

9CNBR4	HGY/2012/2426	LBH - Cleansing - West	Tony Chapman 1st Floor, Technopark London N17 9LN Ashley Road
9CNBR4	HGY/2012/2426	LBH - Conservation & Design Team	Conservation & Design Team 6th Floor, 225 High Road (Policy) London N22 8HQ

9CNBR4	HGY/2012/2426	LBH - Building Control Building Control Level 6, RPH London N22 8HQ 225 High Road
9CNBR4	HGY/2012/2426	LBH - Transportation Group Transportation Planning, Frontline Services, High Road, Wood Green, London N22 8HQ 1st Floor South, River Park House,

Internal Consultation	9CNBR4	4
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9CNBR7	HGY/2012/2426	The Highgate Society Secretary, London N6 6BS 10A South Grove
9CNBR7	HGY/2012/2426	London Fire Brigade - Fire Safety Regulation North West Area 1 169 Union Street London SE1 0LL

Statutory Consultation (General)	9CNBR7	2
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9CON2	HGY/2012/2426	Alexandra Ward 3 Councillor Juliet Solomon C/O Members Room N22 4HQ River Park House
9CON2	HGY/2012/2426	Alexandra Ward 2 Councillor Nigel Scott C/O Members Room N22 4HQ River Park House
9CON2	HGY/2012/2426	Alexandra Ward 1 Councillor David Beacham C/O Members Room, N22 4HQ River Park House

Consulting Councillor Re: Planning Application	9CON2	3
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9CONSIT	HGY/2012/2426	
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Conservation Area Site Notice	9CONSIT	1
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9FRONT	HGY/2012/2426	(19) CIL Monitoring Officer
9FRONT	HGY/2012/2426	(05) Matthew Gunning

New Planning Application Received	9FRONT	2
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BCREGS1	HGY/2012/2426	
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BCREGS1	HGY/2012/2426	
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Haringey Council Building Control Letter	BCREGS1	2
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OLC	HGY/2012/2426	Jonathan Gatward 59 Clyde Road London N227AD
OLC	HGY/2012/2426	Dan and Gaby Ezro 106c Colney Hatch Lane N10 1EA
OLC	HGY/2012/2426	M&C HERON 60 DUKES AVENUE LONDON N10 2PU MUSWELL HILL
OLC	HGY/2012/2426	John Crompton, MHFGA 14 Donovan Avenue London N10 2JX
OLC	HGY/2012/2426	Sue Wagstaff 130 Dukes Avenue London N10 2QB
OLC	HGY/2012/2426	Pom Dubb 30 Grove Ave N10 2AR
OLC	HGY/2012/2426	Craig Pennington 14 Grove Avenue N10 2AR
OLC	HGY/2012/2426	William Dean 18 Grove Avenue N10
OLC	HGY/2012/2426	Gordon and Jane Hutchinson 20 Grove Avenue London N10 2AR Muswell Hill
OLC	HGY/2012/2426	R Naughton 19 Lansdowne Rd n10 2AX
OLC	HGY/2012/2426	John Stevens 30 Lansdowne Rd London N10 2AU Muswell Hill
OLC	HGY/2012/2426	G Rands 8 Lansdowne Rd N10 2AU
OLC	HGY/2012/2426	Eliza Kaczynska-Nay and John Charvet 10 Lansdowne Road London N10 2AU Muswell

OLC	HGY/2012/2426	Sharon & Graham Martin 11 Lansdowne Road London N10 2AX Muswell Hill
OLC	HGY/2012/2426	Ruth Bucky 18 Lansdowne Road London N10 2AU Muswell Hill
OLC	HGY/2012/2426	Pat & Clive Wolfe 20 Lansdowne Road London N10 2AU Muswell Hill
OLC	HGY/2012/2426	James and Kim Lee 21 Lansdowne Road N10 2AX Muswell Hill
OLC	HGY/2012/2426	Sheila Merchant 26 Lansdowne Road London N10 2AU Muswell hill
OLC	HGY/2012/2426	Mr Peter Stallick and Mrs Gillian Stallick 29 Lansdowne Road London N10 2AX Muswell Hill
OLC	HGY/2012/2426	Mr M Whatley 33 Lansdowne Road N10 2AX Muswell Hill
OLC	HGY/2012/2426	Brian & Deborah Rossiter 5 Lansdowne Road London N10 2AX Muswell Hill
OLC	HGY/2012/2426	David and Michele Schofield 7 Lansdowne Road LONDON N10 2AX Muswell Hill
OLC	HGY/2012/2426	Jane and William Hopkins 9 Lansdowne Road N10 2AX
OLC	HGY/2012/2426	Bruce Shayler & Laila Hackforth-Jones 15 Lansdowne Road London N10 2AX Muswell Hill
OLC	HGY/2012/2426	C Underhill 34 Lansdowne Road N10 2AU
OLC	HGY/2012/2426	Tony Kennedy 4 lansdowne road n10 2au
OLC	HGY/2012/2426	Building Control (IL)

On Line Comments

OLC

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Grand Total:

108