

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**

<b>Reference No:</b> HGY/2012/1848	<b>Ward:</b> Highgate
<b>Address:</b> 30 Denewood Road London N6 4AH	
<b>Proposal:</b> Replacement dwelling with retention of the front facade (Householder Application)	
<b>Existing Use:</b> Residential	<b>Proposed Use:</b> Residential
<b>Applicant:</b> Mr Robert Craig	
<b>Ownership:</b> Private	
<b>Date received:</b> 20/09/2012 <b>Last amended date:</b> 29/11/2012	
<b>Drawing number of plans:</b> 1182 / S 03, 1182 / AP2 - 01,1182 / S 01,1182 / S 02, 1182 / AP2 - 03, 1182 / AP2 - 02 and 1182 / AP2 - 04a	
<b>Case Officer Contact:</b> Gareth Prosser	
<b>PLANNING DESIGNATIONS:</b> Conservation Area	
<b>RECOMMENDATION:</b> GRANT CONSERVATION AREA CONSENT	
<b>SUMMARY OF REPORT:</b> This application for conservation area consent accompanies a planning application a replacement dwelling with retained front facade. The design, form and scale of the replacement dwelling have been considered to reflect the design and detailing of the other properties along Denewood Road and will maintain the front facade of the existing dwelling. The footprint of the property will increase to the rear with extensions also proposed to the east and west elevations. The proposed replacement building will reflect the modest contribution of the existing dwelling to the character and appearance of this part of the conservation area and as such the proposal accords with para 134 of the National Planning Policy Framework 2012, London Plan policy and Local Plan policy, namely policies CSV1 'Development in Conservation Areas' and CSV7 'Demolition in Conservation Areas' of the adopted Haringey Unitary Development Plan (2006) and SPG2 'Conservation and Archaeology'. Given the above this application is recommend for APPROVAL.	

### **3.0 SITE AND SURROUNDINGS**

- 3.1 The site is a two storey, red-brick, detached property over three levels (ground, first and loft) on the northern side of Denewood Road, which leads to the adjoining Highgate Golf Club. The building is not listed or locally listed and there are no listed buildings in the immediate area. The property has a substantial rear garden and more modest front. It is of an asymmetrical design with a 2-storey pitched roof wing on the east face and a single storey flat roofed wing on the west. The property is set within the Highgate Conservation Area.

### **4.0 PLANNING HISTORY**

As per HGY/2012/1844

### **5.0 RELEVANT PLANNING POLICY**

#### National Planning Policy

- 4.1 National Planning Policy Framework 2012- The National Planning Policy Framework has replaced Planning Policy Statement 5 which in turn replaced PPG15.

#### London Plan 2011

Policy 7.4 Local character  
Policy 7.6 Architecture  
Policy 7.8 Heritage assets and archaeology  
Policy 7.9 Heritage-led regeneration

#### Haringey Unitary Development Plan (2006)

G10 Conservation  
CSV1 Development in Conservation Areas  
CSV5 Alterations and Extensions in Conservation Areas  
CSV7 Demolition in Conservation Areas

#### Supplementary Planning Guidance

SPG2 Conservation and Archaeology

### **5.0 CONSULTATION**

As per HGY/2012/1844

### **6.0 RESPONSES**

As per HGY/2012/1844

### **7.0 ANALYSIS / ASSESSMENT OF THE APPLICATION**

## Policy Position

- 7.1 The National Planning Policy Framework (NPPF) recognises heritage assets as an irreplaceable resource which should be conserved in a manner appropriate to their significance. The NPPF notes that not all elements of a Conservation Area will necessarily contribute to the significance of that Conservation Area. The loss of a building should be considered in respect to whether its loss would cause substantial or less than substantial harm to the heritage asset.
- 7.2 In assessing applications the Local Authority must ‘identify and assess the particular significance’ of the heritage asset, in line with the requirements of the National Planning Policy Framework, paragraph 129. It is then necessary to determine what impact the proposals will have on that significance and where it is considered that there will be a degree of harm, ‘this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use’ (NPPF, para 134).
- 7.3 Paragraph 138 states that the loss of a building which makes a positive contribution to the significance of a Conservation Area should be treated as either substantial harm under paragraph 133 or less than substantial harm under paragraph 134 as appropriate.
- 7.4 Haringey UDP policies CSV1 requires 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 “the Council will seek to protect buildings within Conservation Areas, by refusing applications for their demolition if 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.

## Assessment of the Heritage Asset

- 7.5 The property is a two-storey dwelling with a single storey, ground floor extension to western face and a two-storey side to the eastern face. The front facade has also been altered by the way of uPVC windows. The application site is located within the Highgate Conservation Area. Highgate was originally designated as a conservation area on 21 December 1967. The original conservation area boundary included the village core and the Bishopswood area, the Gaskell Estate, together with the area bounded by Southwood Lane, Jacksons Lane, the central part of Archway Road, Muswell Hill Road, and Wood Lane up to Queen’s Wood.
- 7.6 The conservation area boundary was extended on the eastern side on 27 September 1990, to include the upper and lower parts of the Archway sub area, together with the Miltons and Shepherd’s Hill sub-areas. The final relatively small boundary extension was on the eastern side to include part of Stanhope Road in the Shepherd’s Hill sub area on 29 November 1994.

7.6 The Highgate Conservation Area Appraisal (November 2012) notes 30, Denewood as a double fronted house with a central porch which was designed by Christopher Cooper, but does not explicitly identify it as a building making a positive contribution to the area.

7.7 The existing house is not listed or locally listed and is considered to contribute little to the character and appearance of the Conservation Area. The proposed replacement dwelling, on balance, maintains the massing, scale, fenestration and character of the existing dwelling and therefore preserves the character and appearance of the Conservation Area. On this basis this application for Conservation Area Consent is recommended for approval.

## **8.0 RECOMMENDATIONS**

GRANT CONSERVATION AREA subject to conditions:

1. The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and full planning permission has been granted for the redevelopment for which the contract provides.

Reason: In order to ensure that the site is not left open and vacant to the detriment of the character and visual amenities of the locality

## **REASONS FOR APPROVAL**

The demolition of the building on this site is acceptable in principle as it makes a modest contribution to the character and appearance of the Highgate Conservation Area and subject to conditions, its demolition is acceptable and accords with the National Planning Policy Framework, policies 7.8 and 7.9 of the London Plan 2011, policy CSV7 'Demolition in Conservation Areas' of the adopted Haringey Unitary development Plan 2006 and SPG2 'Conservation & Archaeology'.