

Pre-application briefing to Planning Sub-Committee

1. DETAILS OF THE DEVELOPMENT

1.1 4 infill housing sites:

- Land between 10 and 12 Muswell Hill Place.
- Land adjacent 82 Muswell Hill Place.
- Ednam House Garages.
- Barnes Court parking area.

2. BACKGROUND

- 2.1 These sites form part of the Council's new build programme which aims to provide a mix of tenure types. This will include housing products aimed at providing entry to home ownership and discounted rents for people on lower incomes as well as new socially rented homes. This is the first phase of a programme and funding is in place to deliver these new homes. Images of the proposals are in a separate booklet.
- 2.2 The proposed developments are being reported to Planning Sub-Committee to enable members to view them at an early stage before the designs have been finalised. Any comments made are of a provisional nature only and will not prejudice the final outcome of any planning application submitted for formal determination. These sites will come before the Planning Committee for determination because the Council is the applicant and as such under the new delegation arrangements such decisions need to be made by committee.

1. SITE ONE

1.1 Ref: NA

Site Address: Vacant Site between 10 & 12 Muswell Hill Place, London N10

Ward: Muswell Hill

Description: Construction of 2 new dwellings

Applicant: LB Haringey

Agent: ECD Architects

Ownership: Public

Case Officer: Malachy McGovern

2. PROPOSED DEVELOPMENT

2.1 The proposal is for construction of two council rented four bedroom dwellings immediately north of the existing terrace of properties on Muswell Hill Place.

3 PLANNING HISTORY

Planning HGY/2001/1705 NOT DET 23-05-02 Land Between 10 & 12 Muswell Hill Place London Erection of 2 x 3 storey 4 bedroom 8 person houses with 9 car parking spaces in forecourt.

3 CONSULTATION

3.1 *Internal/external consultation*

3.1.1 Preliminary response: Design officer is supportive of the proposed new residential development subject to good quality design.

3.1.2 Two medium sized trees are located within the site. The site does not fall within a Conservation Area. The trees are not considered to be street trees, and are not protected, however given the size and amenity value the Council's tree officers should be consulted.

4.1 *Development Management Forum and Design Review Panel*

4.1.1 The proposal was not of a size to warrant presentation at Development Management Forum.

4.1.2 The proposal was presented to Design Review Panel on 8 May 2014. The panel gave advice on the procurement of the programme however did not provide comment on this particular proposal.

6 MATERIAL PLANNING CONSIDERATIONS

a. The main planning issues raised by the proposed development are:

- *Principle of the development* - The principle of residential development is acceptable.

- *Design and appearance* – The scale and massing is acceptable. The proposed three storeys would be consistent with the general scale of the neighbouring terrace. The proposed flat roof design would be acceptable. High quality materials are essential.
- A daylight/ sunlight desk study should be submitted to demonstrate the living conditions of the neighbouring properties immediately north east (1-3 Alexandra Garage) would not be seriously affected.
- *Quality of accommodation* – The proposed units appear to adhere to the unit and individual space standards as laid out in the London Plan. The use of the flat roofs for roof terraces behind raised parapet / with Dutch gables may be acceptable subject to overcoming overlooking issues. This may compensate for the limited external amenity space
- The site has a PTAL of 3 so the proposed development will need to provide minimum parking in line to saved UDP parking requirements. 1 car parking space per dwelling would be acceptable.
- *Accessibility* – The dwelling should be compliant with Lifetime Homes standards.
- *Sustainability* – The proposal would need to demonstrate how it would achieve Code for Sustainable Homes Level 4.
- *Trees* - There two medium sized trees on site which would be affected. Any loss of a tree(s) would have to be mitigated by a quality and comprehensive landscaping scheme. A tree report should be submitted with the planning application.

1. SITE TWO

1.1 Ref: NA

Site Address: Land adjacent to 82 Muswell Hill Place, London N10 3RR

Ward: Muswell Hill

Description: Construction of 1 new dwelling

Applicant: LB Haringey

Agent: ECD Architects

Ownership: Public

Case Officer: Malachy McGovern

2 PROPOSED DEVELOPMENT

- 2.1 The proposal is for construction of a new dwelling for private sale immediately north of the existing terrace of properties on Muswell Hill Place.

3 PLANNING HISTORY

No relevant planning history

4 CONSULTATION

Internal/external consultation

Design officer is supportive of the proposed new residential development subject to good quality design.

It was noted during the pre-app meeting that a large tree is located on the northern side of the site boundary i.e. just outside of the site. The site does not fall within a Conservation Area and the tree in question is not a street tree and is not protected.

Development Management Forum and Design Review Panel

- 5.2.1 The scheme was not of a scale that warrants presentation to Development Management Forum.
- 5.2.2 Design Review Panel: The proposal was presented to Design Review Panel on 8 May 2014. The panel gave advice on the procurement of the programme and with regard to this specific proposal there were mixed views on the front elevation of the proposal although the rear elevation was supported.

6 MATERIAL PLANNING CONSIDERATIONS

The main planning issues raised by the proposed development are:

- *Principle of the development* - The principle of new residential development is acceptable given the character of the surrounding area is predominantly residential.
- *Impact on the Conservation Area:* The Council will need to be satisfied that the development is appropriate in the Conservation Area and if the and preserves and

enhances it In accordance with the Council's duty under section 72 of the 1990 Town and Country Planning Act.

- *Design and appearance* – The scale and contemporary form of the development is broadly consistent with the pattern and rhythm of development in the street.
- The deliberate contemporary architectural style needs justification but would not be unacceptable in principle.
- *Impact on amenity*- There is scope for overlooking from the proposed roof terrace to the rear. A daylight/ sunlight desk study should be submitted to demonstrate the living conditions of the neighbouring properties immediately north (Muswell Hill) would not be seriously affected.
- *Quality of accommodation* – The proposed dwelling should adhere to the unit and individual space standards as laid out in the London Plan. The first floor layout appears to result in narrow bedrooms. The limited outdoor amenity space needs to be justified.
- The proposal includes a semi-basement which would require a basement impact assessment which should be submitted with the application.
- The site has a PTAL of 4 so the non-provision of off street parking would be acceptable. Parking and highway safety –Secure and covered cycling storage is required in line with the London Plan standards.
- *Accessibility* – The dwelling will need to be compliant with Lifetime Homes standards.
- *Sustainability* – The proposal would need to demonstrate how it would achieve Code for Sustainable Homes Level 4
- *Trees* - There is a large tree at the front (west) of the site outside the site boundary which would be affected. Any loss of a tree(s) would have to be justified.

1. SITE THREE

Ref: NA

Site Address: Ednam House Garages, Florence Road, N4

Ward: Stroud Green

Description: Construction of 2 new dwellings

Applicant: LB Haringey

Agent: ECD Architects

Ownership: Public

Case Officer: Malachy McGovern

1. PROPOSED DEVELOPMENT

1.1 The proposal is for construction of two council rented five bed eight person houses.

2 PLANNING HISTORY

None relevant

3 CONSULTATION

3.1 *Internal/external consultation*

3.1.1 The design officer is supportive of new residential development subject to good quality design. The rendering and elevation of the building are considered appropriate. The treatment of the bay windows needs to be explored further. The opportunity for inappropriate overlooking of adjacent properties from the roof of the single storey rear extension needs to be considered.

3.1.2 It was noted during the pre-app meeting that a mature tree is located on the site and the Council's tree officer should be consulted on its removal

3.2 *Development Management Forum and Design Review Panel*

5.2.1 The proposal is not of the size to warrant presentation at Development Management Forum.

5.1.2 Design Review Panel: The proposal was presented to Design Review Panel on 8 May 2014. The panel gave advice on the procurement of the programme and with regard to this specific proposal the members raised significant concerns with the detailed design of the development, particularly the materials and detailing of bay windows and lintels and general approach of pastiche.

6 MATERIAL PLANNING CONSIDERATIONS

The main planning issues raised by the proposed development are:

- *Principle of the development - The principle of residential development is acceptable*

- *Design and appearance* – The scale and massing follows the general scale of the neighbouring terrace. The elevation of the building seeks to reflect the rhythm, and proportion of other properties. The treatment of the bay windows needs to be explored further.
- *Impact on amenity*- Adjacent uses are residential. There is scope for overlooking and inappropriate use of the roof to the single storey rear extension.
- *Quality of accommodation* – The proposed units should meet the unit and individual space standards as laid out in the London Plan.
- *Accessibility* – The dwelling should be compliant with Lifetime Homes standards.
- *Sustainability* – The proposal would need to demonstrate how it would achieve Code for Sustainable Homes Level 4
- *Trees* - Any loss of a tree(s) would have to be mitigated by a quality and comprehensive landscaping scheme. A tree report should be submitted with the planning application.

1. SITE FOUR

Ref: NA

Site Address: Barnes Court Parking Area, Clarence Road, Wood Green N22

Ward: Bounds Green

Description: Construction of 4 new dwellings

Applicant: LB Haringey

Agent: ECD Architects

Ownership: Public

Case Officer: Anthony Traub

1. PROPOSED DEVELOPMENT

- 1.1 The proposal is for construction of four three bed five person council rented houses on a site that is currently a parking area and garages.

2 PLANNING HISTORY

None relevant

4 CONSULTATION

3.1 *Internal/external consultation*

- 3.1.1 The design officer is supportive of new residential development subject to good quality design.

- 3.1.2 It was noted during the pre-app meeting that a tree is located on the site and the Council's tree officer should be consulted on its removal

3.2 *Development Management Forum and Design Review Panel*

- 3.2.1 The proposal is not of the size to warrant presentation at Development Management Forum.

- 3.2.2 Design Review Panel- The proposal was presented to Design Review Panel on 8 May 2014. The panel gave advice on the procurement of the programme and with regard to this specific proposal there were mixed views on the front elevation of the proposal although the rear elevation was supported.

4 MATERIAL PLANNING CONSIDERATIONS

The main planning issues raised by the proposed development are:

- *Principle of the development* - The principle of residential development is acceptable.
- *Design and appearance* – to date officers have encouraged the applicant to consider carefully the relationship of the block with the flats on Clarence Road having regard to the levels and siting, form and scale of the blocks.
- The early elevations suggest a predominance of solid brick walls to the elevations which could make the buildings appear 'heavy' or overbearing.

- *Impact on amenity*- a daylight/sunlight report should be submitted with the application.
- *Quality of accommodation* – The proposed units should meet the unit and individual space standards as laid out in the London Plan.
- *Accessibility* – The dwelling should be compliant with Lifetime Homes standards.
- *Sustainability* – The proposal would need to demonstrate how it would achieve Code for Sustainable Homes Level 4
- *Landscaping* - An appropriate landscaping scheme would be required to mitigate the impacts of the building on existing properties.
- *Cycle parking and utilities*-careful consideration of secure cycle parking and refuse and recycling facilities will be required.