

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2013/2606	Ward: Muswell Hill
<p>Address: Holly Bank Cottage Holly Bank Muswell Hill N10 3TH</p> <p>Proposal: Demolition of 32 garages and Holly Bank Cottage and construction of 6 x 2 storey dwellings comprising 1 x 4 bed and 5 x 3 bed units, car parking and associated landscaping.</p> <p>Applicant: Spring Properties Limited</p> <p>Ownership: Private</p> <p>Case Officer Contact: Aaron Lau</p> <p>Site Visit Date: 14/02/2014</p>	
Date received: 10/12/2013	Last amended date: 06/06/2014
<p>Drawing number of plans: 2012/286/02/100, 101, 108, 109, 110, 111, 112, 113, 114 Rev A, 115, 200, 201, 202, 203 Rev A, 210, 211, 212, 300, 305, 501, 502, 503, 26.47, 26.56, 26.66, 26.69, 26.70, 26.71, 26.72, 26.73, 26.74, 26.75, 26.76, 26.77, 26.78, 26.79, 26.80, 26.81 and 26.82</p>	
<p>1.1 This application is being reported to Planning Committee as it is subject to the signing of a Section 106 Agreement and due to the level of community interest in the application as set out under the current scheme of delegation.</p>	

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- This current planning application is for the creation of 1 x 4 bedroom and 5 x 3 bedroom dwelling houses and is considered to be acceptable as it would provide much wanted family-sized residential dwellings units contributing to the provision of houses to meet the London Plan target.
- The proposal is of an acceptable density for the site, the area and for this part of the Borough. The houses by reason of their siting and form would not cause any significant loss of residential amenity in terms of outlook, daylight/sunlight, overshadowing and noise and disturbance impacts to adjacent properties within Cranmore Way and Etheldene Avenue.
- The design of the proposal would largely preserve the existing layout of the site and would enhance its appearance by virtue of its design quality and choice of materials. The scheme is subordinate in nature and will not compete with the surrounding buildings which inform the character of Rookfield Estate Conservation Area and preserves and enhances the setting of the listed building causing no harm.
- The proposal has been designed to meet Lifetime Homes standards and provides an acceptable level of amenity space.
- The proposal does not prejudice existing road conditions, namely vehicular movement along Muswell Hill and the local road network generally and would not have an adverse impact on pedestrian safety. The scheme would provide 8 off-street parking spaces and would not cause any further pressure on parking in the locality.
- The development subject to conditions would not result in the damage to trees of important amenity value.

2. RECOMMENDATION

- 1) That the Committee resolve to GRANT planning permission and that the Head of Development Management is delegated authority to issue the planning permission and impose conditions and informatives and subject to sec. 106 Legal Agreement.
- 2) That the Section 106 Legal Agreement referred to in resolution above is to be completed no later than 15 November 2014 or within such extended time as the Head of Development Management shall in her sole discretion allow; and
- 3) That, following completion of the agreement(s) referred to in resolution 1) within the time period provided for in resolution 2) above, planning permission be granted in accordance with the Planning Application subject to the attachment of all conditions imposed on application ref. HGY/2013/2606 including:

Conditions:

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials submitted for approval
- 4) Reconstruction of the vehicular crossover
- 5) Construction Management Plan
- 6) Endoscope survey
- 7) External lighting
- 8) Soft and hard landscaping
- 9) Contamination
- 10) Environmental code
- 11) Code for Sustainable Homes
- 12) Tree protection plan
- 13) Arboricultural site meeting
- 14) Historic survey
- 15) Permitted Development rights removed

Informatives:

- 1) Working with the applicant
- 2) Thames Water
- 3) Naming and numbering
- 4) Asbestos survey & Hours of construction
- 5) Nocturnal emergence and dawn re-entry surveys
- 6) CIL liable

Legal Agreement – Heads of Terms:

A Section 106 Legal Agreement to be entered into in respect of planning permission ref. HGY/2013/2606 to include the following:

- 1) Education contribution of £49,322
 - 2) Affordable Housing contribution of £150,000
 - 3) Highway Improvement Works £12,000 towards the enhancement of walking and cycling infrastructure in the local area
 - 4) Considerate Constructors Scheme
 - 5) Section 106 Monitoring of £9,967 (5% of total contributions)
- 4) That, in the absence of the agreement(s) referred to in resolution 1) above being completed within the time period provided for in resolution 2) above, the Planning application be refused for the following reasons:
- (i) In the absence of a financial contribution towards Education, the proposal would have an unacceptable impact on educational services and would be contrary to Local Plan policy SP9 and London Plan policy 3.18.
 - (ii) In the absence of a financial contribution towards Affordable Housing, the proposal would have an unacceptable impact on affordable housing provision and would be contrary to Local Plan policy SP2 and London Plan policy 3.12.
 - (iii) In the absence of a financial contribution towards Highway Improvement Works, the proposal would have an unacceptable impact on educational services and would be contrary to Local Plan policies SP7 and SP11, saved UDP policy UD3 and London Plan policies 6.9, 6.10, 7.4 and 7.5.
- 5) In the event that Members choose to make a decision contrary to officers' recommendation Member will need to state their reasons.

TABLE OF CONTENTS	
3.0	PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
4.0	CONSULTATION RESPONSE
5.0	LOCAL REPRESENTATIONS
6.0	CONSULTATION
7.0	MATERIAL PLANNING CONSIDERATIONS
8.0	RECOMMENDATION
9.0	APPENDICES: Appendix 1: Plans and images Appendix 2: Rookfield Estate Article 4 Direction Appendix 3: Boundary of Rookfield Estate Conservation Area, Listed Building & Article 4 Direction Appendix 4: Comment on objections

3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

- This is an application for the demolition of 32 garages and Holly Bank Cottage and the construction of 6 x 2 storey dwellings comprising of 1 x 4 bed and 5 x 3 bed units, car parking spaces and associated landscaping
- The initial scheme was amended as part of the application process; with the number of units reduced from 7 to 6 with associated amendments to the site layout, and the height of 'House 4' reduced by 600mm.

3.2 Site and Surroundings

- 3.2.1 The application site is a long strip of land comprising 32 single-storey lock up garages and a two-storey cottage located along the southern and northern boundaries of the site. The site measures 0.19 ha in size. Access into the site is via a narrow entrance from the western side of Muswell Hill immediately above the junction with Park Road and Priory Road and next to a block of flats known as Grove Lodge. The nature of the surroundings is residential in character.
- 3.2.2 The site shares a boundary with 1 to 37 Cranmore Way to the north, and with 3 to 27 Etheldene Avenue, 1 to 6 Holly Bank and 7 to 9 Muswell Hill to the south.
- 3.2.3 The site slopes down from the entrance and across the site from north to south, and contains a number of semi-mature and mature trees. There exists an underground storage tank (UST) located in between the garages along the southern edge, and an air raid shelter on the northern boundary sunken into the ground with soil mounded on top.
- 3.2.4 Adjoining residents of Cranmore Way and Etheldene Avenue enjoy rights of way along the perimeter of the site and through the site.
- 3.2.5 The site lies within Rookfield Estate Conservation Area (No.7) The estate is a low density housing development built by WJ Collins in between 1901 and 1934 around the garden suburb principles; consisting largely of terrace houses of the Arts & Crafts style with communal open spaces, grass verges, hedges and many mature trees. The homogeneity of the terraces and the planning layout of the estate is the most significant feature of the conservation area, and the reason for its designation.
- 3.2.6 The application site was developed slightly later to the designs of WB Collins with 32 garages to service the houses in Cranmore Way and Etheldene Avenue with a caretaker's cottage, now known as Holly Bank Cottage. Collins and his sons were motoring enthusiasts, so were conscious that garaging was an increasingly necessary feature of housing for their target demographic. The garages date from 1931 and follow demolition of a house called 'Lalla Rookh'.

- 3.26 There are 42 mature trees on the application site. A copse lies at the furthest point into the site which is of wildlife value and screening value between properties.
- 3.2.7 There are a number of listed buildings which adjoin the site to the east namely; No. 9 Muswell Hill (Grade II) and Nos. 5 & 7 Muswell Hill (Grade II). Nos. 1 to 3 Muswell Hill (Grove Lodge) situated on the junction of Muswell Hill and Park Road is a locally listed building.
- 3.2.8 The site lies wholly within Rookfield Estate Article 4 Direction Area which means that permitted development to extend or alter properties in the estate has been removed.

3.3 Relevant Planning and Enforcement history

- UNW/2013/00487 – installation of unauthorised metal gate – case closed 05/08/2013 following an investigation.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- LBH - Housing Enabling Team
- LBH – Environmental Health
- LBH – Arboricultural Officer
- LBH – Cleansing
- LBH - Conservation & Design Team
- LBH - Building Control
- LBH - Transportation Group
- LBH – Nature Conservation
- London Fire & Emergency Planning Authority (LFB)
- Thames Water
- English Heritage

The following responses were received:

Internal:

- 1) Conservation – No objection to the demolition of the existing structures and the design of the new development would preserve the conservation area subject to landscaping and material conditions.
- 2) Transport – No objection subject to a financial contribution of £12,000 towards the enhancement of walking and cycling infrastructure in the local area and reconstruction of the vehicular crossover and CMP/CLP conditions.
- 3) Environmental Health – No objection subject to contaminated land and environmental code conditions.

- 4) Arboricultural Officer – No objection subject to an Arboricultural Method Statement and pre-commencement site meeting conditions.
- 5) Waste Management – No objection.
- 6) Building Control – No objection
- 7) Nature Conservation – No objection subject to the recommendations in the Nocturnal Emergence & Dawn Re-entry Bat Surveys Report June 2014.

External:

- 8) English Heritage – No comments on the application; however an application for listing Hollybank Cottage and garages and the air raid shelter were rejected in March 2014.
- 9) London Fire & Emergency Planning Authority – No objection.
- 10) Thames Water – No objection subject to surface water drainage informative.

5. LOCAL REPRESENTATIONS

5.1 The following were consulted:

- The application has been publicised by way of a site notice, press notice and 164 letters.

5.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 227

Objecting: 227

Supporting: 0

Others: 0

5.3 The following local groups/societies made representations:

- Muswell Hill Conservation Area Advisory Committee (CAAC)
- Rookfield Management Ltd (RML)
- Hollybank Action Group
- Muswell Hill and Fortis Green Association (MHFGA)
- The Chine & Cascade Avenue Residents Association

5.4 The following ex Councillor and MP made representations:

- ex Cllr Bloch
- Lynne Featherstone MP on behalf of constituents
- Catherine West - Labour's Candidate for MP Hornsey & Wood Green

5.4.1 The following issues were raised in the representations received and are material to the determination of the application and are addressed in the next section of this report:

- Loss of cottage and garages and impact on conservation area and Article 4 Direction area designation;
- Overdevelopment of the site;
- Loss of residential amenity;
- Highway safety at the entrance of the site on Muswell Hill;
- Loss of garages and increased parking in the area;
- Design and inappropriate use of materials;
- Lack of amenity and children's play space;
- Noise and disturbance;
- Noise and smells from the communal bin store;
- Loss of existing business;
- Loss of trees;
- Inadequate access width for cars, fire appliances and commercial vehicles;
- Impact on wildlife;
- Quality of accommodation including the position of parking spaces upon amenity areas;
- Accessibility;
- Increase in flooding; and
- Loss of social housing.

5.5 The following issues raised are not material planning considerations:

- Failure to maintain existing private rights of way (Officer Comment: This is a civil matter, however the proposed buildings will follow the existing footprint so as to maintain the existing rights of way that exist across the site);
- Incorrect site boundary (Officer Comment: The applicant has corrected a minor error to the north east corner of the site following initial concerns over the red line boundary);
- Rights of light (Officer Comment: This is not a material planning consideration and is covered under the Right to Light and the Prescriptions Act 1832);
- Loss of disabled parking space and access to a Holly Bank resident. (Officer Comment: There is no designated disabled parking bay within the site and adjacent to Holly Bank. In addition, the loss of private car parking provision/ arrangements is a civil matter).
- Loss of play space for children (Officer Comment: The site is a private land and is not allocated as an open/green or children's play space).
- Inadequate drainage and sewerage (Officer Comment: This is a building control matter)

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues in respect of the scheme are outlined below:

1. Principle of the development;
2. Siting, layout and design;
3. Impact of the proposed development on the character and appearance of the conservation area and the setting of a listed building;
4. The impact on the amenity of adjoining occupiers;
5. Affordable housing;
6. Living conditions for future occupants;
7. Parking and highway safety;
8. Accessibility;
9. Trees;
10. The impact on ecology;
11. Sustainability.

6.2 Principle of the development

6.2.1 Local Plan Policy SP0 supports the broad vision of the NPPF, and states that the Council will take a positive approach to reflect the presumption in favour of sustainable development. Permission will be granted by the Council unless any benefits are significantly outweighed by demonstrable harm caused by the proposal.

New residential units

6.2.2 Local Plan Policy SP1 sets out the strategic vision to provide up to 5,000 new homes by 2026, which aligns with the aspirations of Policy SP2, which has a current target of providing 820 new homes a year in Haringey; which is likely to be increased to 1,502 under the Draft Further Alterations to the London Plan (FALP) 2014. The provision of housing would in principle be supported as it would augment the Borough's housing stock in particular providing much needed family sized units in accordance with Local Plan Policies SP1 and SP2, and London Plan Policy 3.3. However a change of use from garages/workshops to housing would only be accepted if meets the policy criteria under saved UDP Policy HSG2 which states,

“a) the building does not fall within a defined employment area unless specified for housing in Table 4.1 and Schedule 1 or where a proposal satisfies the criteria in policy EMP4; or b) it does not involve the loss of protected open space; or c) it is not in a primary or secondary shopping frontage or d) the building can provide satisfactory living conditions”.

6.2.3 The site does not lie within a defined employment area (part a), nor does it involve the loss of protected open space (part b) nor falls in a primary or secondary frontage (part c). The proposal as detailed under Section 6.7 of this report also provides a good quality of accommodation (part d). The principle of making full re-use of previously developed and accessible land for housing purposes is therefore wholly supported in land use terms and would be

compliant with saved UDP Policy HSG2, Local Plan Policies SP1 and SP2, and London Plan Policy 3.3.

Loss of existing garages

- 6.2.4 Although some of the wider surrounding highway network has been identified as suffering from high parking pressure as confirmed by the applicant's parking survey, there is justification for the loss of the garages. The short-term let garages are mostly used for private storage and their internal dimensions are not large enough to accommodate modern vehicles. It should be further noted that the existing car workshop businesses operating on the site do not have the benefit of planning permission. The loss of the garages is therefore acceptable in principle and would not result in the displacement of vehicles nor add to the parking stress within the surrounding streets.
- 6.2.5 Officers do not consider the loss of employment here to be significant as there are other car repair garages in the area.

Article Four Direction

- 6.2.6 Hollybank Cottage falls within Rookfield Estate Article 4 Direction Area which has been in place since 18 December 1978. A copy of the direction is attached in Appendix 2.
- 6.2.7 An Article Four direction is not specifically a conservation designation but rather a legal order which removes all or some of permitted development rights in an area or a site. An Article Four direction is made by a Local Planning Authority and needs to be confirmed by the Secretary of State. While an Article Four direction is not a conservation designation it is used in the case of conservation areas to remove 'permitted development rights' (i.e. rights which allow the removal of hedges, painting of brickwork, paving over front gardens, the addition of porches/ extensions, the replacement of windows etc), which otherwise if unchecked would substantially change the character of a conservation area. It is important to note that although the Permitted Development rights have been removed, it does not in itself prohibit development.

6.3 Siting, Layout and Design

- 6.3.1 Chapter 7 of the NPPF and London Plan Policies 7.4 and 7.6 require development proposals to be of the highest design quality and have appropriate regard to local context. Local Plan Policy SP11 and saved UDP Policy UD3 reinforce this strategic approach.
- 6.3.2 *New development*
- 6.3.3 The new residential development is for 6 x two-storey dwelling houses which have been laid out to maintain the existing central courtyard, building footprint and openness of the site. Two detached houses will be sited in the middle of

the site and will be off the north western boundary and rear gardens of 17 to 25 Cranmore Way as per the current arrangement. A further detached house will be located near the entrance, and the remaining 3 houses will form a terrace in the shape of a 'V' along the south eastern boundary to the rear of 5 to 19 Etheldene Avenue and 7 Muswell Hill.

- 6.3.4 The proposal would be lower than the terraced properties along Cranmore Way and be below the ridge height of the Etheldene Avenue terrace. Due to the slope across the site, the new buildings adjacent to the Etheldene Avenue properties will be between 1.15m and 1.48m taller than the existing garages, and the new dwelling houses situated to the rear gardens of Cranmore Way will be 0.89m higher than the existing garages. The buildings in their siting, form and alignment have therefore taken due consideration of site conditions and the existing building layout on the site as such achieving an acceptable relationship with neighbouring buildings.
- 6.3.5 Although contemporary in its design and appearance, the new development would match the pitched roof design of the original structures and would be faced in brickwork (a mixture of white, blond and light yellow London Stocks) and tile materials (red clay) in keeping with the surrounding houses of Etheldene Avenue and Cranmore Way. The glass, window and door treatment will be modern in style and be in contrast to the traditional style of the brick facade and roof tiles. The hard standing will comprise a resin aggregate using a variety of colours which would demarcate the public, private and parking spaces. Details of the actual materials would be secured by way of a condition. It should be noted that a good quality contemporary building is generally seen as an appropriate architectural response for new buildings, even within conservation areas, rather than a mock or pastiche of an earlier architectural style. Given the secluded nature of the site in question on the edge of the estate and the manner in which the scheme is designed to be low in profile the design approach here successfully achieves an acceptable relationship with neighbouring buildings and their setting.
- 6.3.6 Given the secluded nature of the site in question on the edge of the estate and the manner in which the scheme is designed to be low in profile, the design approach here successfully achieves an acceptable relationship with neighbouring buildings and their setting. As such the proposal is considered acceptable and to be in accordance to the NPPF, London Plan Policies 7.4 and 7.6, saved UDP Policy UD3 and Local Plan Policy SP11.

Density

- 6.3.7 The density determines whether the amount of development proposed is appropriate for a site. This is dependent on its location and accessibility to local transport services. Local Plan Policy states that new residential development proposals should meet the density levels in the Density Matrix of the London Plan.

6.3.8 The density proposed of 31.28 (6 units / 0.1918 Ha) units per hectare and 161.62 (31 / 0.1918) habitable rooms per hectare accords with table 3.2 within London Plan Policy 3.4, which suggests a density of up to 65 u/ha and 250 hr/ha in a suburban location (PTAL 2). The scheme therefore does not constitute an overdevelopment on the site subject to all other material planning considerations being met.

6.4 Impact of the proposed development on the character and appearance of the conservation area and setting of a listed building

6.4.1 Section 72 of the 1990 Town and Country Planning Act sets out that special attention should be paid to the desirability of preserving or enhancing the settings of conservation areas and listed buildings. The importance of properly discharging the duty conferred by these provisions, and the need to pay particular attention to potential harm was recently underlined by the decision of the courts in the Barnwell Manor¹ and subsequent decisions that rely on it.

6.4.2 The application site falls within Rookfield Estate Conservation Area. The NPPF alongside London Plan Policies 7.4, 7.5 and 7.6, Local Plan Policy SP11 and saved UDP Policy UD3 promote high quality and attractive places, buildings and landscaping within their context. This view should be considered alongside Chapter 12 of the NPPF, SPG2 'Conservation and archaeology', saved UDP Policies UD3 and CSV5, London Plan Policy 7.8 and Local Plan Policies SP11 and SP12, which identify development proposals should preserve or enhance heritage assets and their settings, and should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

Demolition of existing cottage and garages

6.4.3 It should be noted that an application proposing to list Hollybank Cottage and garages was rejected by English Heritage in March 2014. It was not recommended for designation based on the following reasons:

- *“Architectural interest: neither the cottage nor garages are architecturally distinguished, though the cottage, visible from the estate, has an attractive façade;*
- *Plan: the butterfly plan is a very simple example of the form and is relatively late in date;*
- *Historic interest: the provision of accommodation above garaging was established with the rising popularity of the motorcar in the very early C20 and this is neither an innovative nor early example;*
- *Technological interest: the garages are basic shelters and appear not to contain features of technological or engineering interest;*
- *Group value: these are basic ancillary structures serving an unlisted estate”.*

¹ East Northamptonshire, English Heritage and The National Trust v. Secretary of State for Communities and Local Government and Barnwell Manor Wind Energy Ltd

6.4.4 The cottage has a degree of architectural merit but is devoid of any significant architectural features to warrant its retention. Likewise, the garages are utilitarian in appearance and offer no architectural importance for the area. In addition, the garages no longer serve their original purpose for vehicle accommodation as they are currently being used for general storage and some have been converted into workshops. This being the case, the cottage and the functionality of the garages are not considered to make a significant contribution to Rookfield Estate Conservation Area. Equally the application site is a very small part of the overall conservation area and the proposal would not lead to any harm to or loss of significance to it. As such the proposal to seek their demolition to facilitate the redevelopment of the site is accepted by Officers subject to the replacement scheme preserving or enhancing the conservation area.

6.4.5 No. 9 Muswell Hill and Nos. 5 & 7 Muswell Hill situated to north east of the site are Grade II Listed Buildings. The siting, design and scale of the proposed development will not affect the setting of these nearby listed buildings.

6.4.6 Bearing in mind the current building forms and heights on site the proposed development and associated materials will serve to enhance the appearance of the site and its setting within the conservation area. There is no harm to the conservation area and listed buildings, and the proposal would therefore meet the aims and objectives as set out in the NPPF, London Plan Policies 7.4, 7.5 and 7.6, saved UDP Policy UD3, Local Plan Policies SP11 and SP12 and SPG2 'Conservation and archaeology'.

6.5 Impact on the amenity of adjoining occupiers

Daylight/sunlight, outlook & overshadowing

6.5.1 Saved UDP Policy UD3 states that development proposals are required to demonstrate that there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking. Similarly London Plan Policy 7.6 requires buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy.

6.5.2 The two detached units (Houses 5 & 6) will be located some 18m away from the back wall and windows of the terraced properties within Cranmore Way. The building line and western wall proposed will be sited 1m away from the property boundary. The sunken design of these new units means that the ridge height (2.9m above ground floor level) would only be 1m higher than the existing boundary fence. This increase is considered acceptable as it will not cause any significant degree of harm in terms of loss of daylight/sunlight and overshadowing to the rear gardens of Cranmore Way properties. No windows or roof lights are proposed on the rear elevation of the dwellings to face Cranmore Way properties, meaning no overlooking will arise to these properties.

- 6.5.3 The residential unit that would be most affected by the location of house 4 along the eastern boundary would be 17 Etheldene Avenue. The back wall of this property is sited some 22m away from the existing rear brick wall of the garage. The existing garage wall is approximately 3.3m in height from the end garden at 17 Etheldene Avenue, and would be raised to approximately 4.2m to facilitate the two-storey development. The height of the development as initially submitted has been reduced by 600mm following concerns raised by Officers. The proposal would not have significant impact upon the amenity value of the garden to 17 Etheldene Avenue as the increase height here is not significant. Furthermore the rear wall of house 4 is positioned due north east of the garden in question therefore not overshadowing the garden of this property.
- 6.5.4 A 5m single-storey glazed extension is proposed to be attached to the rear of house 3, with its corner point (closest to the boundary) located some 1m from the rear garden fence at 11 Etheldene Avenue. The flat roofed outrigger will be 2.6m in height which is acceptable as it would not be highly visible above a fence. In addition, this glazed element will not be highly visible as it will be in part screened by boundary fences and vegetation.

Noise and disturbance

- 6.5.5 In terms of the noise and disturbance, saved UDP Policies UD3 and ENV6 require development proposals to demonstrate that there is no significant adverse impact on residential amenity including noise, pollution and of fume and smell nuisance. In addition saved UDP Policy ENV7 necessitates developments to include mitigating measures against the emissions of pollutants and separate polluting activities from sensitive areas including homes. These policies align with London Plan Policies 7.14 and 7.15 and the NPPF which protects residential properties from the transmission of airborne pollutants arising from new developments.
- 6.5.6 Residents have objected on the grounds that the new residential development would cause noise to adjacent houses. Officers do not view the impact to be significant given the layout of the scheme in question and suburban nature of the site and current use of the site, insofar as the operation and associated activities of the existing workshops and garages generate a degree of noise (i.e. the use of machinery, revving of engines, slamming of doors, use of car radios and general vehicular movements). In terms of odours being generated by the location of the refuse bins, they will be covered and sited in the vicinity of the existing bins serving Holly bank.
- 6.5.7 The imposition of an environmental code condition to the decision would ensure that the construction of the new development at the site would have a minimal impact upon the living conditions in terms of noise, dust and smells of nearby residential units. Such details required would be wheel washing, appropriate screening, etc in accordance to the London Code of Construction Practice.

Basement

- 6.5.8 A new part sunken lower ground floor 1.5m below ground level will be created. Local residents have objected to the principle of the basement proposal due to the environmental consequences. In support of their submission, the applicant has provided a technical Basement Impact Assessment which has been independently assessed by Officers.
- 6.5.9 The underlying soil strata and geology of the site is of low permeability as it comprises London Clay to a maximum depth of 15m. The clay acts as a barrier due to its porosity/permeability. The closest known water feature is a small pond located some 350m north-east of the site in Alexandra Park. This water course is too far away to have any impact at the site. The applicant has carried out borehole testing between 1.82m and 5.69m in depth. No ground water was encountered during the findings.
- 6.5.10 A flood risk assessment is not required as the site is less than 1 hectare. The report advises an appropriate design and standard construction for the basement development to maintain the integrity of neighbouring structures and surrounding land. There is no evidence to counter the findings of this specialist study. The proposed basement element of the proposal will therefore not have a significant detrimental impact on the amenity of the neighbouring properties in terms of structural integrity or increasing surface water run-off. In addition, the resin aggregate hardsurfacing as proposed will be permeable.
- 6.5.11 The structural integrity of the proposed basement will need to satisfy building regulations and separate permission would be required. The proposed development would also be subject to party wall agreements with adjoining neighbours. The Considerate Constructors Scheme will be secured under the Section 106 Agreement so the applicant appoints an appropriate body who is a member of the Considerate Constructors Scheme and its code of practice in order to oversee the excavation and construction of the basement.

6.6 Affordable Housing

- 6.6.1 An objection has been received concerning the loss of the cottage and social housing. There is no evidence that the cottage has been inclusively used for social housing, and an inspection of the site reveals that it is currently vacant and in poor condition. In any case, there is an expectation for the provision of affordable housing for the whole site based on the quantum of residential units offered as required by the following policies below.
- 6.6.2 Local Plan Policy SP2 requires residential developments below 10 units to provide 20% affordable housing on-site based on habitable rooms, to meet an overall borough target. Whilst in most cases Affordable Housing, as part of a S106 Agreement, is located on the application site, there is provision in the London Plan and Local Plan Policy SP2 to allow for a commuted sum to be paid in lieu of the non provision of affordable units on site. This financial

contribution can be used by the Council to assist in providing affordable housing elsewhere within in the borough.

- 6.6.3 Given the size of the scheme proposed the Local Planning Authority recognises that the provision of on-site affordable housing may be difficult and not practical to achieve both for private developers and registered affordable housing providers in terms of the maintenance and management arrangements. As such in this case a commuted sum is considered acceptable.
- 6.6.4 In this case, the applicant has agreed to enter into a Section 106 Agreement to provide a £150,000 contribution towards off-site affordable housing provision.

6.7 Living conditions for future occupants

- 6.7.1 Local Plan Policy SP2, London Plan Policy 3.5 and the Mayor's Housing Supplementary Planning Guidance (SPG), November 2012, set out the minimum unit sizes for new residential development. In assessing the proposal against these requirements, all the units meet these standards. The gross internal area (GIA) of the 3 bedroom 5 persons (135 sqm), 3 bedroom 6 persons (156 sqm) and 4 bedroom 8 persons dwelling houses (156 sqm) proposed would meet the London Plan minima (96 sqm, 106 sqm and 127 sqm) to offer a satisfactory and generous living environment for occupiers of these individual dwelling houses.
- 6.7.2 The London Plan also sets out the individual room sizes for the proposed units. In line with the London Plan space standards, all the individual rooms and the private amenity space of the 6 houses with the exception of the Bedroom 3 of House 1 (10.4 sqm) would meet the minimum threshold. The slight 1.6 sqm shortfall of bedroom 3 is judged acceptable when balanced against the other large and spacious internal rooms of this unit.
- 6.7.3 Residents have cited that the location of the car parking spaces would impinge upon amenity areas of the new units. This is not the case as each individual dwelling house has been allocated with a dedicated private amenity space which would meet the minimum London Plan amenity standards for a 3 bedroom (8 sqm) and 4 bedroom (9 sqm) unit. It should be also noted that the site is in close proximity to Alexandra Palace Park.
- 6.7.4 In terms of the layout, all the units are dual-aspect and the siting and orientation of the windows have been designed to maximise the natural daylight and ventilation. The proposed development therefore provides acceptable living conditions for future occupiers of the dwelling houses.

6.8 Parking and highway safety

- 6.8.1 The application site has a PTAL of 2 meaning low access to local public transport services. Although the proposal involves the loss of existing garages, it should be noted that there are no local adopted policies which seek to retain

(protect) garages. Furthermore, the garages are not large enough to accommodate modern vehicles and are currently used for the general storage of materials and equipment. The loss of the garages is therefore acceptable in principle and would not result in the displacement of vehicles nor add to the parking stress within the surrounding streets.

- 6.8.2 Appendix 1 of the Haringey UDP sets a maximum number of car parking spaces for the following: 1.5 spaces per unit for dwelling houses and 1 space per unit for terraced houses. Based on this ratio, an expressed maximum of 8.5 spaces are required for the proposed number of units. The proposal makes provision for 8 off-street parking spaces which is deemed acceptable and in line with the minimum parking requirement set out within the appendix of the UDP.
- 6.8.3 The application includes secure cycle storage facilities for up to 14 bicycles in line with London Plan cycle parking standards which would promote a sustainable mode of travel over the private motor vehicles in accordance with London Plan Policy 6.9 and Local Plan Policy SP7.
- 6.8.4 It is proposed to repave and widen the residual width of the existing access way from 3.8m to some 4.8m in order to accommodate the refuse bins closer to Muswell Hill. This arrangement and layout is acceptable for waste collectors and would accord with the minimum Manual for Streets recommendation of 4.1m to allow for 2 cars to pass. The access width adjacent to the refuse storage does reduce down to 3.07m but given the anticipated frequency of the maximum number of peak trip generations (6 in/out), the reduced width is acceptable under these circumstances. The single lane would also act as a traffic calming feature as guided by Manual for Streets.
- 6.8.5 The narrowest width of the access road meets the minimum access width of 2.7m for fire appliances. In any case, the applicant has also proposed the installation of an appropriate fire suppression system such as sprinkler systems within the individual units.
- 6.8.6 The visibility splays which are in excess of 60m are considered acceptable by Officers following an inspection of the site. Accident records for the past 3 years have been reviewed by Officers along this section of Muswell Hill. Two serious accidents were reported on Muswell Hill but these separate incidents were not sited in the vicinity of the existing access such to cause any concern.
- 6.8.7 A designated area for waste and recycling bins is situated adjacent to the pedestrian entrance and against the eastern boundary. Its location is considered acceptable for occupiers of the units and waste collectors.

6.9 Accessibility

- 6.9.1 The NPPF and London Plan policies 3.8 and 7.2 and Local Plan policy SP2 require all development proposals to provide satisfactory access for disabled people and those with mobility difficulties such as parents with pushchairs and

young children. All residents units should be built in accordance with Lifetime Homes Standards (LTH) and Part M of Building Regulations to ensure any new housing development is suitable for the disabled users.

6.9.2 All the individual residential units have been designed to meet the requirements of the LTH standards such as the provision of: a level approach to the front door; illuminated entrances; 800mm effective clear width entrance doors; 900mm wide stairs; 300mm leading edge on the pull side to all doors; and a level entry WC.

6.9.3 The proposed landscaping design is to create a 'homezone' or shared surface between the private and public spaces. This would facilitate disabled and wheelchair users to access the whole site and without being impeded by parking vehicles or the low frequency of cars entering and leaving the site. The scheme has therefore been inclusively designed in accordance to the NPPF and to London Plan policies 3.8 and 7.2 and Local Plan policy SP2.

6.10 Trees

6.10.1 The site lies within a conservation area and as such all trees within the curtilage of the site are protected. The supporting text to Local Plan Policy SP13 recognises, "*trees play a significant role in improving environmental conditions and people's quality of life*", where the policy in general seeks the protection, management and maintenance of existing trees.

6.10.2 Part e) of saved UDP Policy UD3 states that the Council will require development proposals to consider appropriate tree retention, where UDP Policy OS17 seeks to protect and improve the contribution of trees, tree masses and spines to local landscape character.

6.10.3 42 mature trees exist across the application site. 7 trees (T15, T16, T17, T25, T28, T29 and T30) are proposed to be felled as they present a risk of toppling during high winds mainly because these trees are rooted above ground level. For the remaining trees, the implementation of a tree protection plan would negate any damage caused to the trees to be retained. The Council's Arboricultural Officer has not objected to the proposal as the new buildings are predominantly on the footprints of the existing structures with the removal of a limited number of trees, whose removal will have a limited impact in terms of amenity value and screening.

6.11 Impact on Ecology

6.11.1 Local Plan Policy SP13 states that, "*all development shall protect and improve sites of biodiversity and nature conservation*". London Plan Policy 7.19 cites, "*development proposals should wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity*" (Part a), and "*not adversely affect the integrity of European sites, and be resisted where they have significant adverse impact... on the*

population or conservation status of a protected species, or a priority species or habitat identified in a UK”.

6.11.2 It should be noted that the site has no biodiversity or nature conservation designation within the Proposals Map.

6.11.3 Bats are protected by law and the Council has a legal obligation to determine whether bats are likely to be affected by any development proposals. The applicant has submitted a bat survey which concludes no evidence of bats or bat activity across the site following the undertaking of a site survey. However, gaps in the building and certain trees which could not be surveyed owing to their height and location and were identified as potential locations to support roosting bats. As such and in order to conduct a further investigation of the site in the event of presence of bats or bat activity, a condition will be imposed on the decision notice.

6.12 Sustainability

6.12.1 The NPPF and London Plan policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, as well as Policy of Haringey’s Core Strategy set out the sustainable objectives in order to tackle climate change. Information is sought regarding how far residential development proposals meet the Code for Sustainable Homes Level 4 criteria, and where sustainability measures such as the use of rainwater harvesting, renewable energy, energy efficiency, etc are included as part of the proposals.

6.12.2 Although no pre-assessment energy report has been submitted to demonstrate the new residential development could achieve Code Level 4. The applicant recognises the requirement to create a sustainable scheme and has proposed the following. Thickened wall construction resulting in higher insulation, the use of recycled materials and LED lighting, storm water recycling, under-floor heating, a waste recycling strategy, are some of the sustainable techniques/measures proposed. The imposition of a pre-occupation condition will be imposed for any planning consent to ensure that the new development would meet a minimum of code level 4 in accordance with the policy.

6.13 Conclusion

6.13.1 This current planning application is for the creation of 1 x 4 bedroom and 5 x 3 bedroom dwelling houses and is considered to be acceptable as it would provide much wanted family-sized residential dwellings contributing to the provision of houses to meet the London Plan target.

6.13.2 The proposal is of an acceptable density for the site, the area and for this part of the Borough. The houses by reason of their siting and form would not cause any significant loss of residential amenity in terms of outlook, daylight/sunlight, overshadowing and noise and disturbance impacts to adjacent properties within Cranmore Way and Etheldene Avenue.

- 6.13.3 The design of the proposal would largely preserve the existing layout of the site and would enhance its appearance by virtue of its design quality and choice of materials. The scheme is subordinate in nature and will not compete with the surrounding buildings which inform the character of Rookfield Estate Conservation Area and preserves and enhances the setting of the listed building causing no harm.
- 6.13.4 The proposal has been inclusively designed to Lifetime Homes standards and would meet the needs of the wider community.
- 6.13.5 The proposal does not prejudice existing road conditions regarding vehicular movement along Muswell Hill and the local road network generally, would not have an adverse impact on pedestrians, and this development which provides 8 off-street parking spaces and would not cause any further pressure on parking in the locality.
- 6.13.6 The development subject to conditions would not result in the root damage and trees of important amenity value.
- 6.13.7 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7.0 CIL

- 7.1 The Mayoral CIL has been in effect since 1st April 2012 in accordance with Regulation 25 (a) of the Community Infrastructure Regulations 2010 (as amended). The collection of Mayoral CIL will help contribute towards the funding of Cross Rail. According to the Mayoral CIL charging schedule, the proposal would be liable to Mayoral CIL at a rate of £35 per square metre.
- 7.2 Based on the net increase in floor area of the proposal (929 sqm less 535.5 sqm), the application will attract a total CIL sum of £13,790 (£35 x 394).

8.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions and subject to sec. 106 Legal Agreement

Applicant's drawing No.(s) 2012/286/02/100, 101, 108, 109, 110, 111, 112, 113, 114 Rev A, 115, 200, 201, 202, 203 Rev A, 210, 211, 212, 300, 305, 501, 502, 503, 26.47, 26.56, 26.66, 26.69, 26.70, 26.71, 26.72, 26.73, 26.74, 26.75, 26.76, 26.77, 26.78, 26.79, 26.80, 26.81 and 26.82

Subject to the following condition(s)

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 Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

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

Reason: In order to avoid doubt and in the interests of good planning.

3. Notwithstanding the description of the materials in the application, no development shall take place until precise details of the materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

4. No development shall commence until details of a scheme for the reconstruction of the vehicular crossover to the site have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of highway safety and to protect the visual amenity of the locality.

5. Within 3 months prior to construction work commencing on-site of the development hereby approved, the applicant is required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for Local Planning Authority for written approval. The Plans should provide details on how construction work (inc. demolition) would be undertaken in a manner that disruption to traffic and pedestrians on the Muswell Hill and the roads surrounding the site is minimised, and in addition shall include detail of:

- a) storage of plant and materials;
- b) provision of boundary hoarding;
- c) wheel washing facilities.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation and Highways network.

6. No development shall take place until an endoscope survey of the features suitable for the presence of bats shall be carried out by a suitably qualified ecologist and approved in writing by the Local Planning Authority prior to the implementation of the development hereby permitted. Should the presence of bats on site be found, then no development shall take place until full details of measures for bat migration and conservation have been submitted to and approved by the Local Planning Authority.

Reason: To safeguard the ecology on the site and to protect species in line with UK and European Law.

7. The dwellings hereby permitted shall not be occupied until plans and particulars specifying the provision to be made for external lighting of the same including measures to reduce light pollution have been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved.

Reason: To safeguard the amenities of the locality and in the interest of ecology and biodiversity

8. 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 boundary fencing / railings; car parking layouts; 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.); proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant.

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme).

Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

Reason: In order for the Local Planning 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

9. a) No development shall commence until a desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site

of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-

- a risk assessment to be undertaken,
- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

10.No development shall commence until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved in writing by the Local Planning Authority. (Reference to the London Code of Construction Practice) and that the site or Contractor Company be registered with the Considerate Constructors Scheme. Proof of registration must be sent the Local Planning Authority prior to any works being carried out on the site.

Reason: To minimise loss of amenity to neighbouring residential premises during the construction of the development.

11. The dwellings hereby approved shall achieve Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 4 has been achieved.

Reason: To ensure that the development achieves a high level of sustainability.

12. Prior to the commencement of any development hereby approved and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, details of the specification and position of the fencing for the protection of any retained trees within and adjacent to the site to comply with BS 5837: 2012 - Trees in relation to design, demolition and construction – Recommendations) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure the safety and well being of the trees on the site during construction works that are to remain after building works are completed.

13. Prior to the commencement of any development hereby approved, a site meeting must take place with the Architect, the consulting Arboriculturist, the Local Authority Arboriculturist, and the Planning Officer to confirm the protection measures to be implemented. All protective measures must be installed by the Council Arboriculturist and thereafter be retained in place until the works are complete.

Reason: In order to ensure the safety and well being of the trees on the site during construction works that are to remain after building works are completed.

14. No demolition of the existing buildings including the garages, cottage and the air raid shelter shall take place until the applicant has secured the implementation of a programme of historic building recording and analysis (RCHME Level 3 minimum), in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that there is evidence that the structure appears on Council's records.

15. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (as amended) or any Order revoking or re-enacting that Order, no extensions or alterations to the dwelling houses hereby approved shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations.

Informatives:

a) *Positive and proactive manner*

In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to work with the applicant in a positive and proactive manner. As with all applicants, we have made available detailed advice in the form of our statutory policies, and all other Council guidance, as well as offering a full pre-application advice service, so as to ensure the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

b) Thames Water

Waste - Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

c) Transportation

Numbering

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

Highway works

The necessary works to construct the crossover will be carried out by the Council at the applicant's expense, the applicant should telephone 020-8489

5575 to obtain a cost estimate and to arrange for the works to be carried out before development commences on site.

d) *Environmental Health*

Asbestos survey

Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday and not at all on Sundays and Bank Holidays.

e) *Ecology*

In line with the specifications detailed in the Bat Surveys - Good Practice Guidelines published by the Bat Conservation Trust (Hundt, 2012), two nocturnal and one dawn survey should be undertaken during the bat activity season with two of the surveys undertaken during the optimal survey season (May to August) to assess the levels of bat activity on a site.

If the trees with suitable features for bats are to be impacted by the development hereby permitted, nocturnal emergence and dawn re-entry surveys should be undertaken to establish presence / absence of bats, in accordance with the Bat Surveys - Good Practice Guidelines (Hundt, 2012). At least three dusk emergence and pre-dawn re-entry surveys should be undertaken during May to September (optimal survey period May to August, inclusive). At least one of these surveys should be a dawn re-entry survey. At least two of these surveys must be undertaken between mid-May and August.

f) *CIL*

The applicant is advised that the proposed development will be liable for the Mayor of London's CIL. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £13,790 (£35 x 394). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

9.0 APPENDICES:
Appendix 1: Plans and images



HOLLYBANK OS MAP



HOLLYBANK SATELLITE VIEW



Approach to site from Muswell Hill



Site entrance





View from entrance 1



View from entrance



View of existing garages towards entrance 1



View of existing garages towards entrance 2



View towards Cranmore Way properties



View of existing garages adjacent to the entrance



View of entrance and rear of Cranmore Way properties



View of garages and cottage



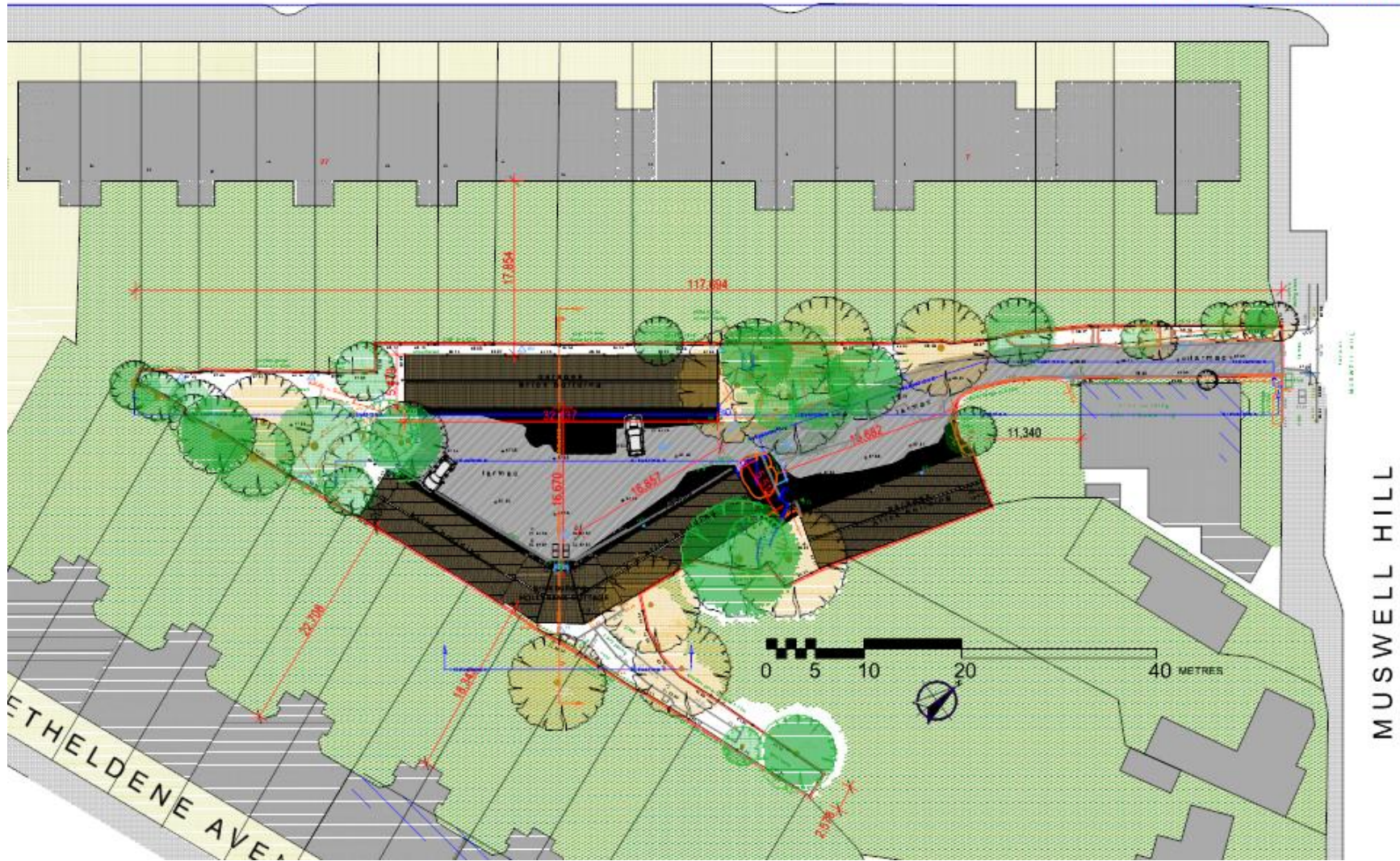
View of garages and rear of Cranmore Way properties



View of existing cottage
OFFREPC
Officers Report
For Sub Committee

CRANMORE WAY

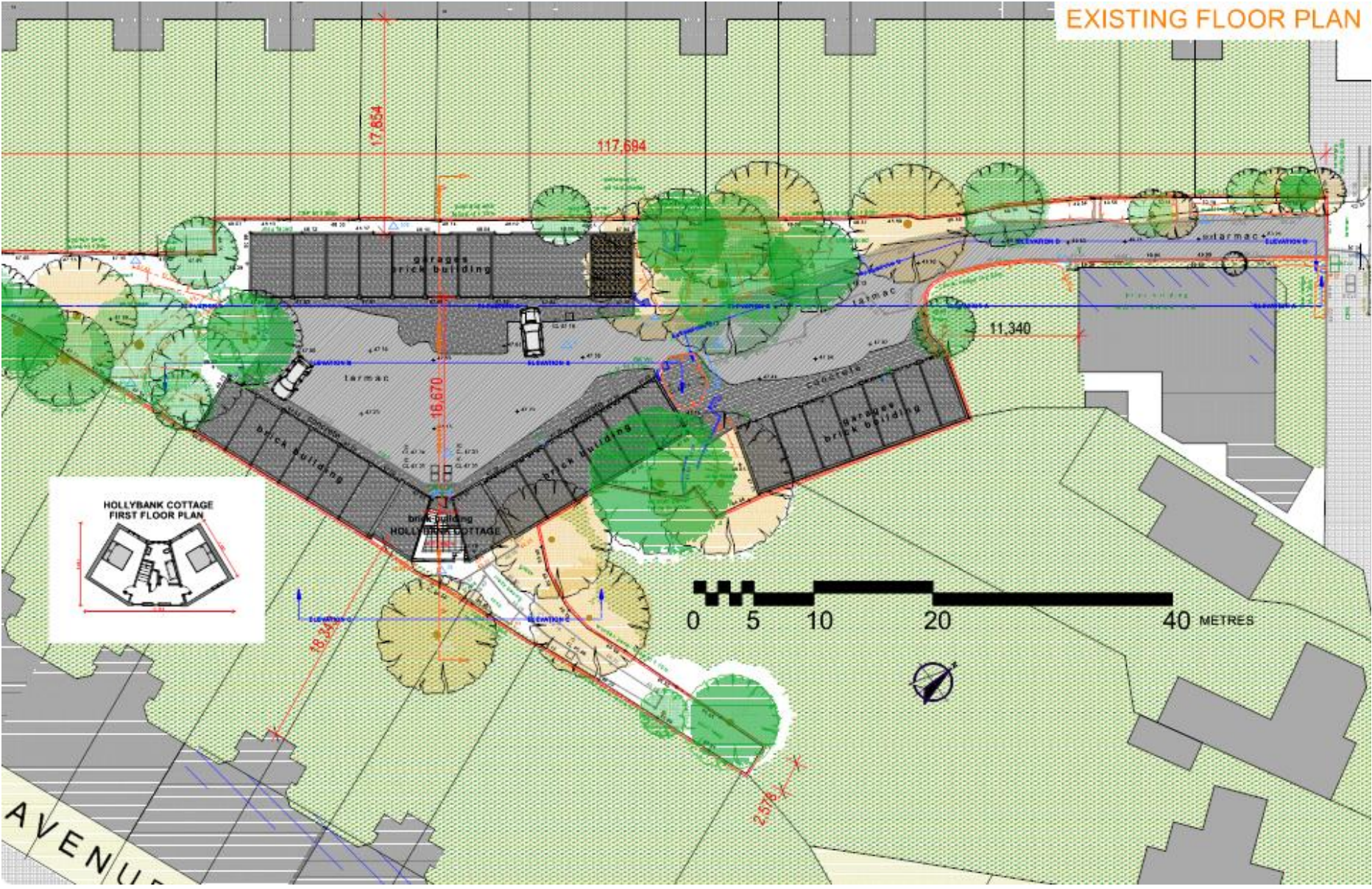
EXISTING SITE PLAN

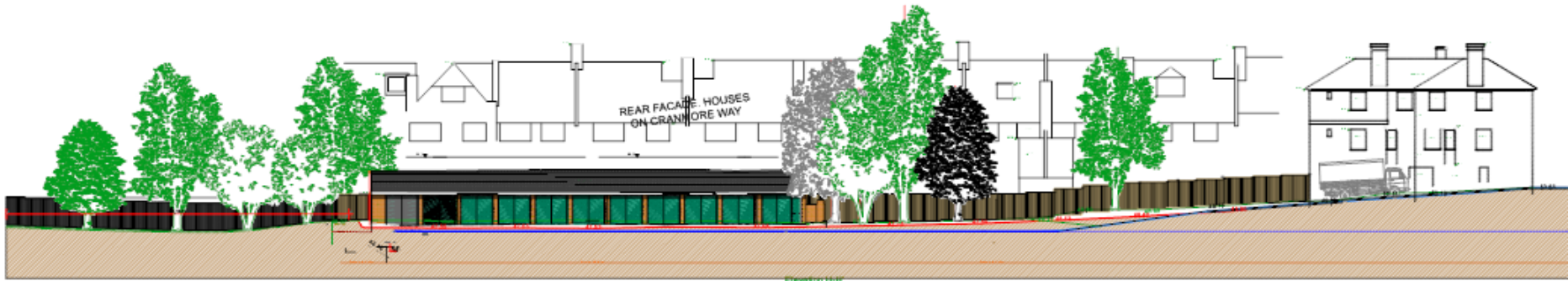


ETHELDENE AVENUE

MUSWELL HILL

EXISTING FLOOR PLAN





Existing elevations 1

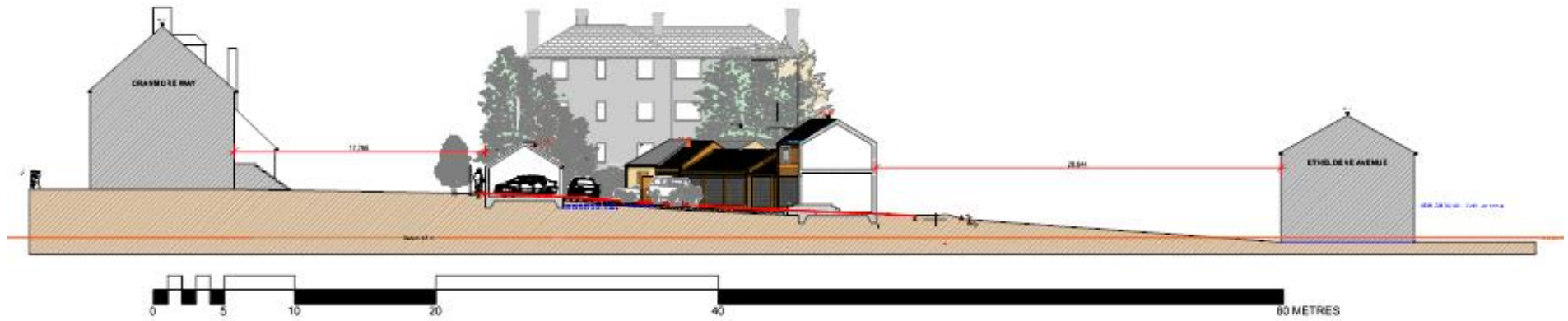


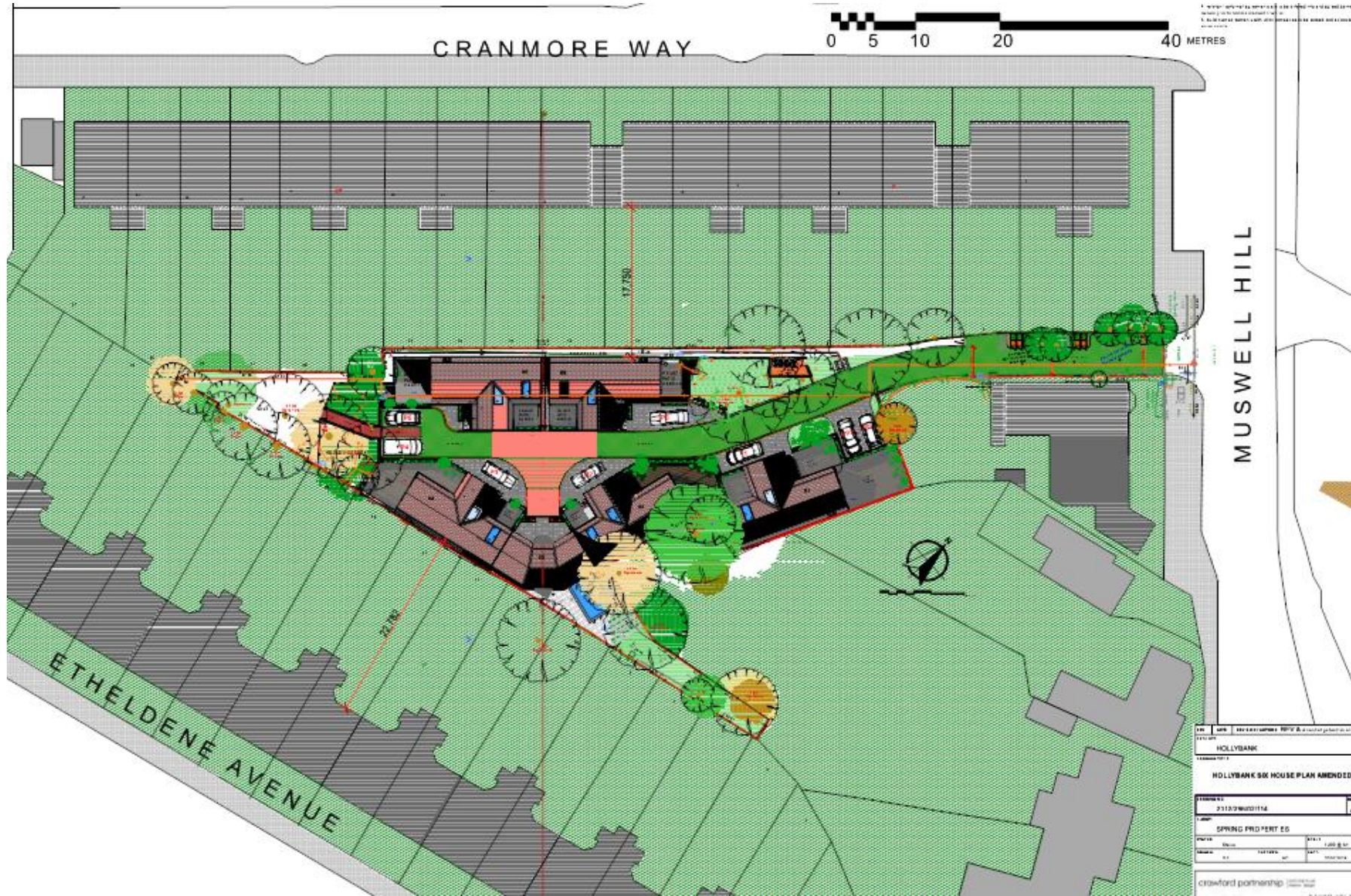
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Existing elevations 2

EXISTING SECTION

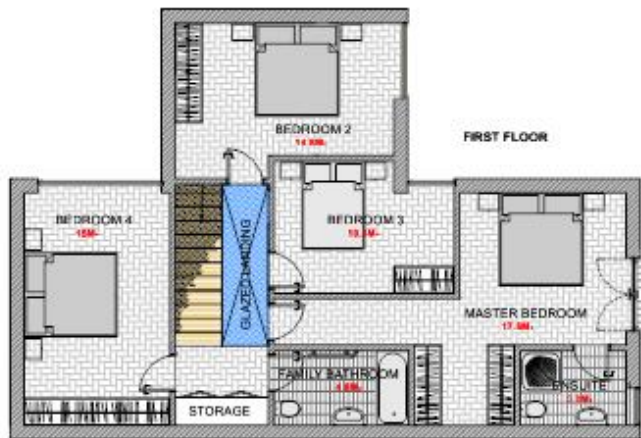
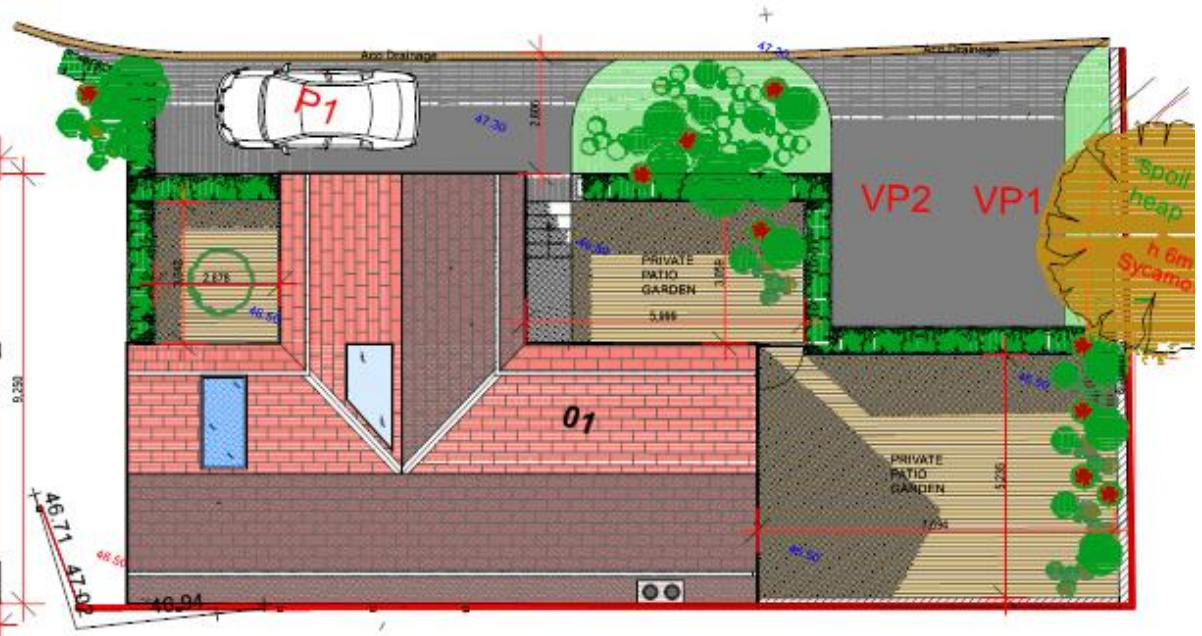
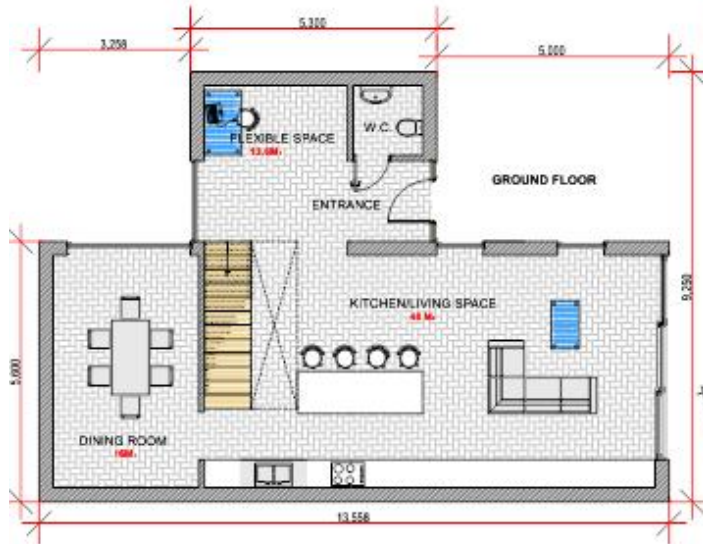




Proposed site plan

HOUSE TYPE 1.

1. All dimensions are in metres unless otherwise stated.
 2. All dimensions are to the centre line of walls unless otherwise stated.
 3. All dimensions are to the face of walls unless otherwise stated.
 4. All dimensions are to the face of walls unless otherwise stated.
 5. All dimensions are to the face of walls unless otherwise stated.
 6. All dimensions are to the face of walls unless otherwise stated.

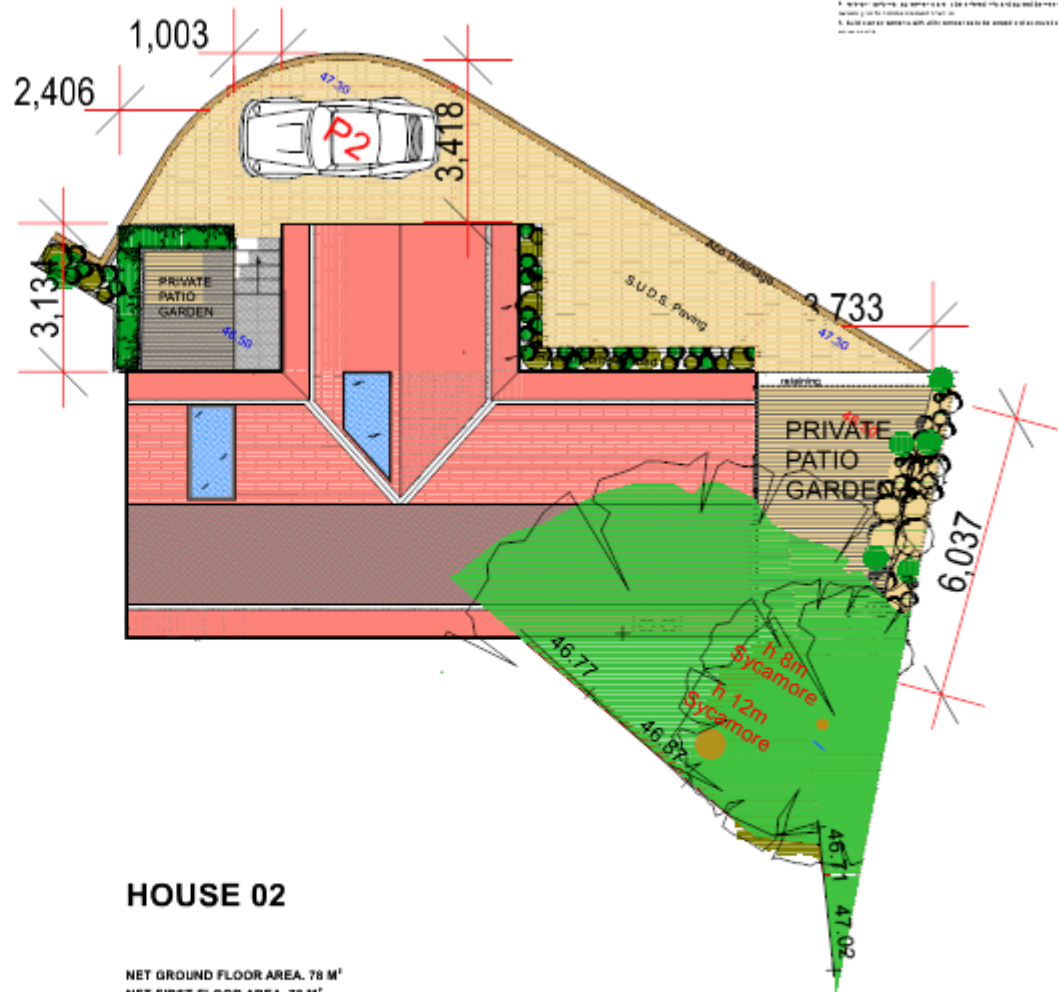
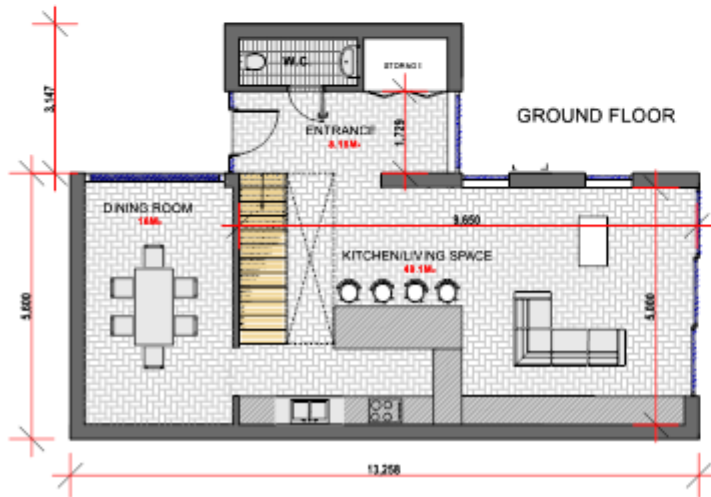
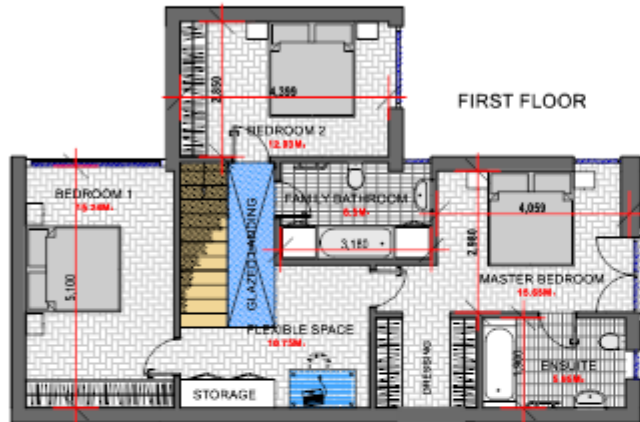


GROUND FLOOR 83.5M²
 FIRST FLOOR 83.5M²
 TOTAL 167M²
 EXTERNAL SPACE 80M²

DATE	2012/06/28
BY	MR J. J. L. L.
FOR	HOLLYBANK
PROJECT	PLANS HOUSE 1
DATE	2012/06/28
BY	MR J. J. L. L.
FOR	SPRING PROPERT ES
PROJECT	PLANS HOUSE 1
DATE	2012/06/28
BY	MR J. J. L. L.
FOR	SPRING PROPERT ES
PROJECT	PLANS HOUSE 1

HOUSE TYPE 1.





HOUSE 02

NET GROUND FLOOR AREA. 78 M²
 NET FIRST FLOOR AREA. 78 M²
 TOTAL INTERNAL. 156M²
 GREEN SPACE. 22M²
 PATIO SPACE. 24M²



1. ALL DIMENSIONS ARE IN METRES
 2. DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED
 3. DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED

DATE	2012/06/26
PROJECT	HOLLYBANK
PROJECT NO.	

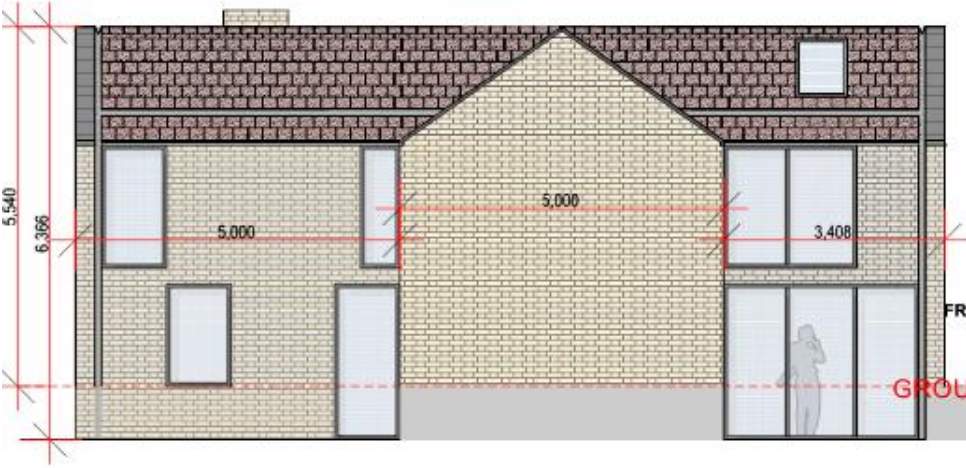
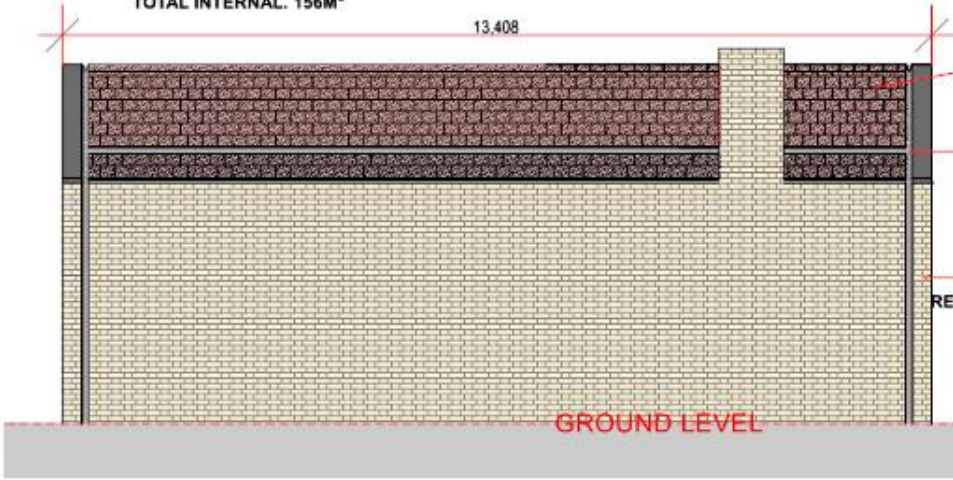
PLANS HOUSE 2

PROJECT NO.	2312/06/26/12
DATE	
PROJECT	SPRING PROPERTIES
PROJECT NO.	
DATE	
PROJECT	

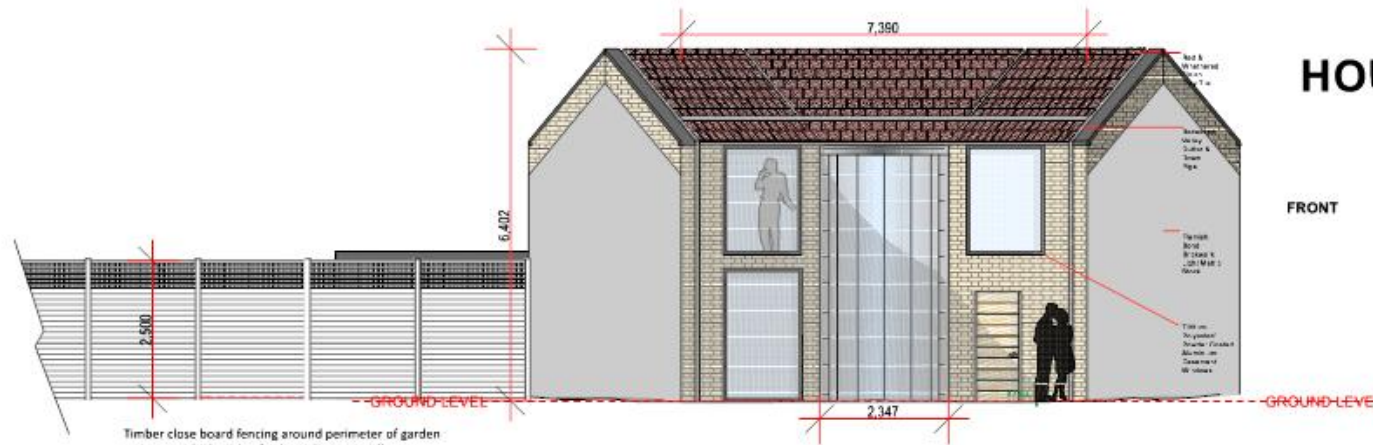
OFFICE
 Officers Report
 For Sub Committee

HOUSE 2

NET GROUND FLOOR AREA. 78 M²
 NET FIRST FLOOR AREA. 78 M²
 TOTAL INTERNAL. 156M²



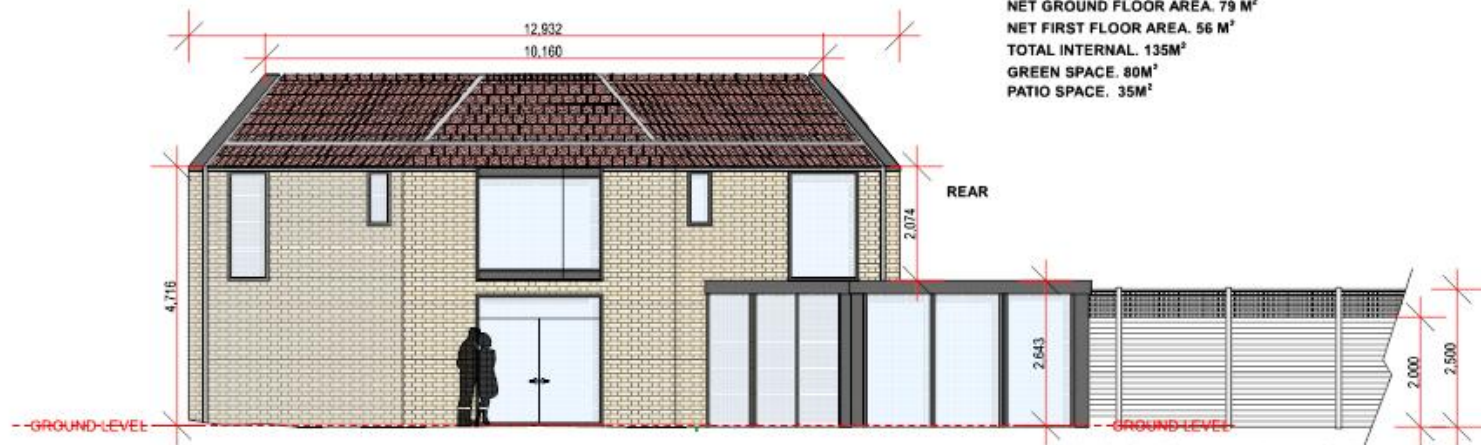
HOUSE TYPE 3



FRONT

Timber close board fencing around perimeter of garden at 2 metres high with a further 0.5 metre trellis to encourage climbing plants.

NET GROUND FLOOR AREA. 79 M²
 NET FIRST FLOOR AREA. 56 M²
 TOTAL INTERNAL. 135M²
 GREEN SPACE. 80M²
 PATIO SPACE. 35M²



REAR

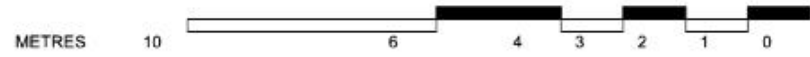
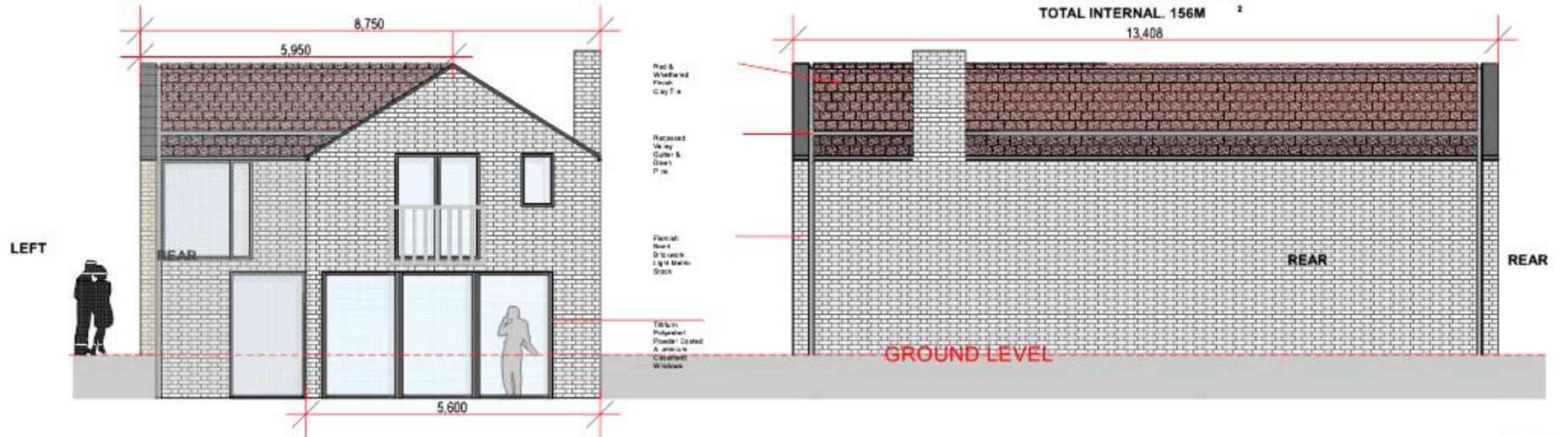
Timber close board fencing around perimeter of garden at 2 metres high with a further 0.5 metre trellis to encourage climbing plants.

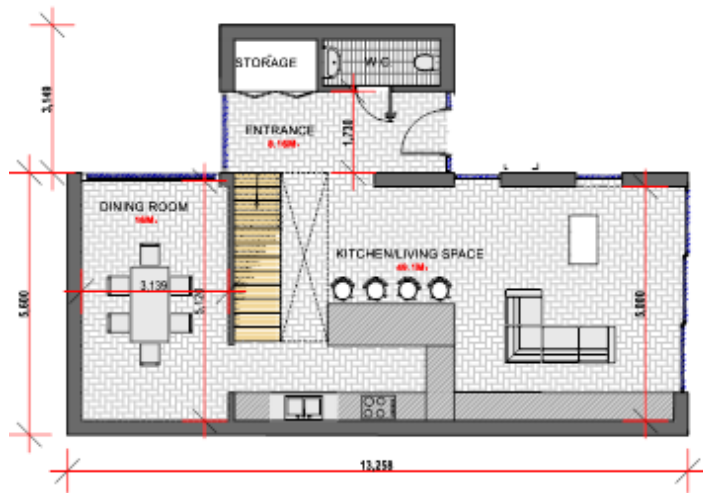


REV	DATE	DESCRIPTION

HOUSE 4

NET GROUND FLOOR AREA. 78 M
 NET FIRST FLOOR AREA. 78 M
 TOTAL INTERNAL. 156M²
 13.408

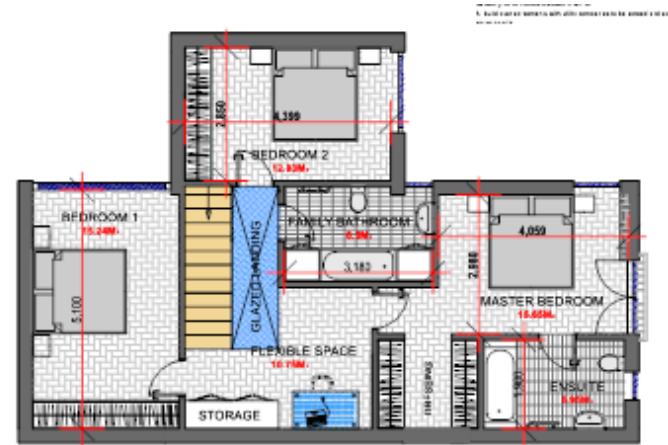




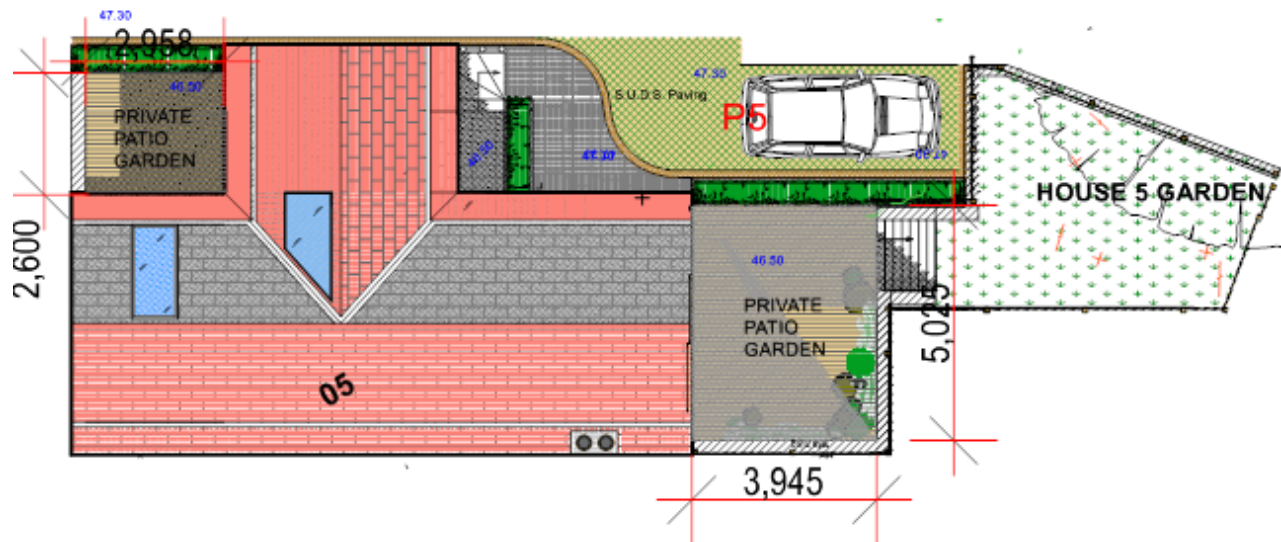
GROUND FLOOR

HOUSE 05

NET GROUND FLOOR AREA, 78 M²
 NET FIRST FLOOR AREA, 78 M²
 TOTAL INTERNAL, 156M²
 GREEN SPACE, 64M²
 PATIO SPACE, 28M²



FIRST FLOOR

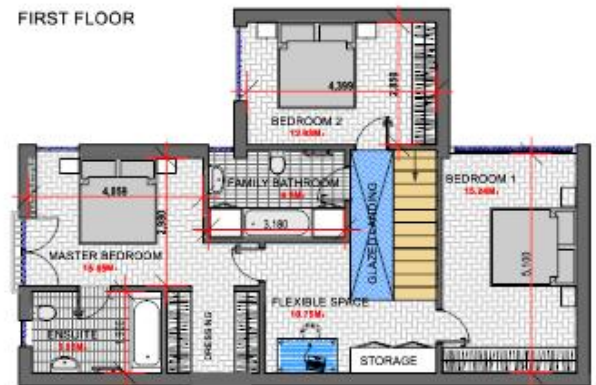
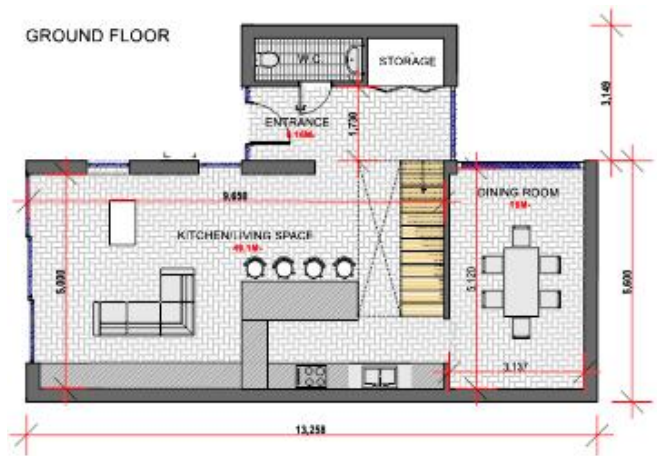


NO.	REV.	DESCRIPTION
HOLLYBANK		
PLANS HOUSE 5		
23/12/2024		
SPRING PROPERT ES		
DATE	BY	CHECKED
23/12/2024		
crowford partnership		

NET GROUND FLOOR AREA. 78 M²
 NET FIRST FLOOR AREA. 78 M²
 TOTAL INTERNAL. 156M²

HOUSE 5



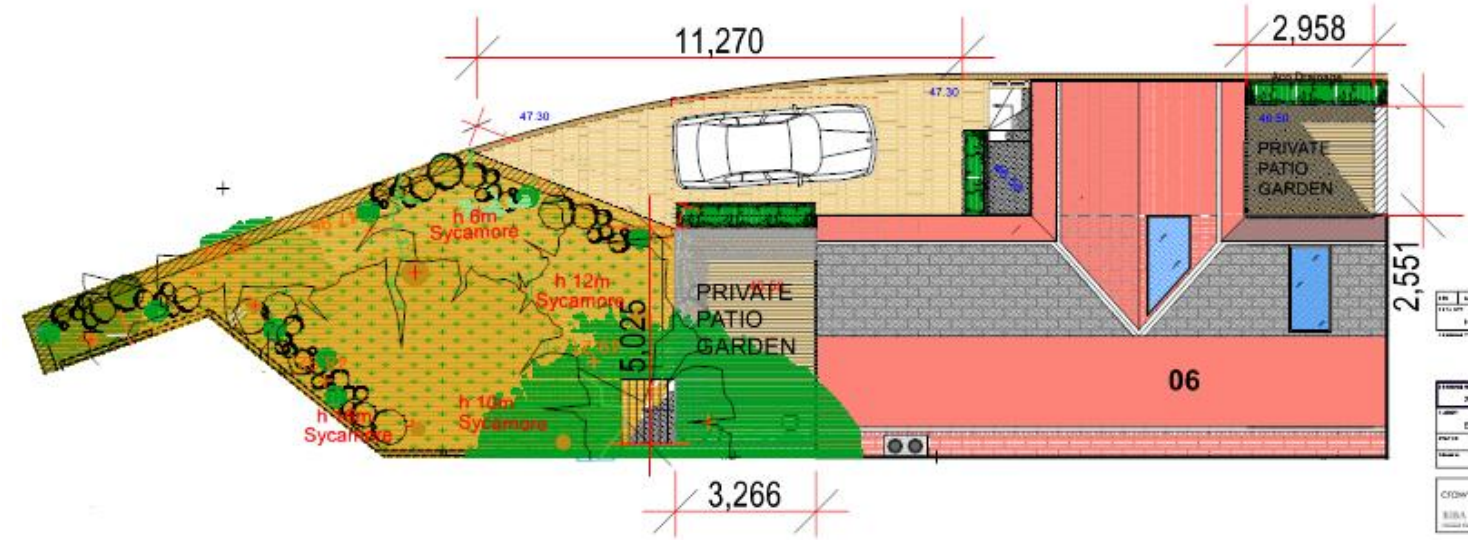


NOTE

- 1. WALL
- 2. WINDOW
- 3. DOOR
- 4. STAIR
- 5. BATH
- 6. TOILET
- 7. CLOSET
- 8. BALCONY
- 9. TERRACE
- 10. PATIO

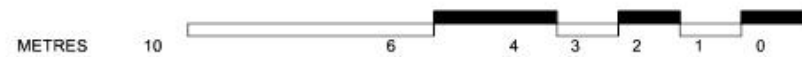
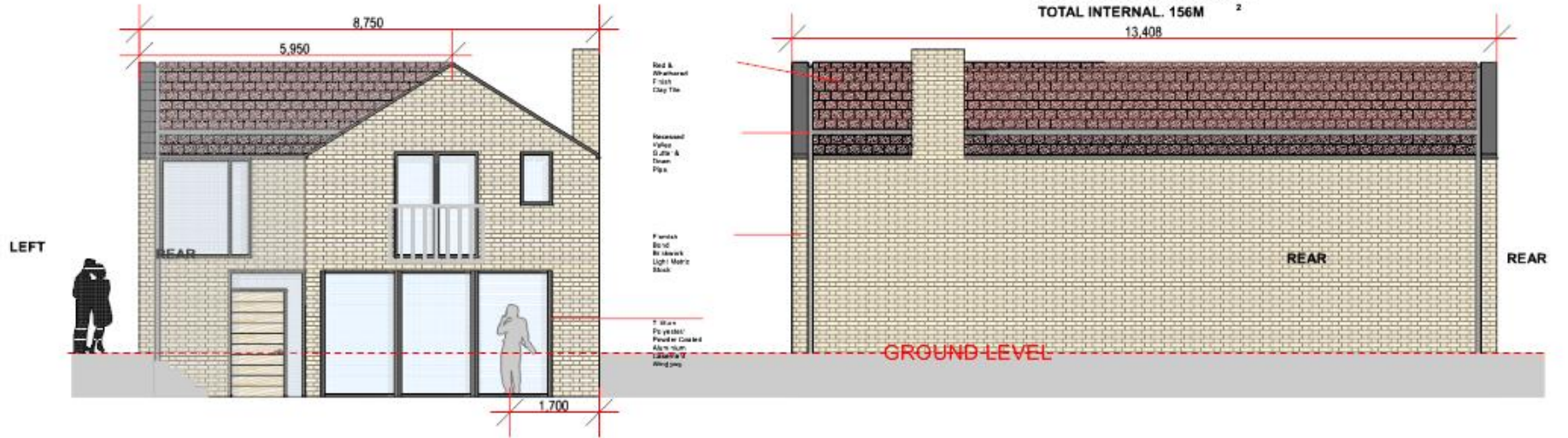
HOUSE 06

NET GROUND FLOOR AREA: 78 M²
 NET FIRST FLOOR AREA: 78 M²
 TOTAL INTERNAL: 156M²
 GREEN SPACE: 60M²
 PATIO SPACE: 24M²



HOUSE 6

NET GROUND FLOOR AREA. 78 M
 NET FIRST FLOOR AREA. 78 M
 TOTAL INTERNAL. 156M²



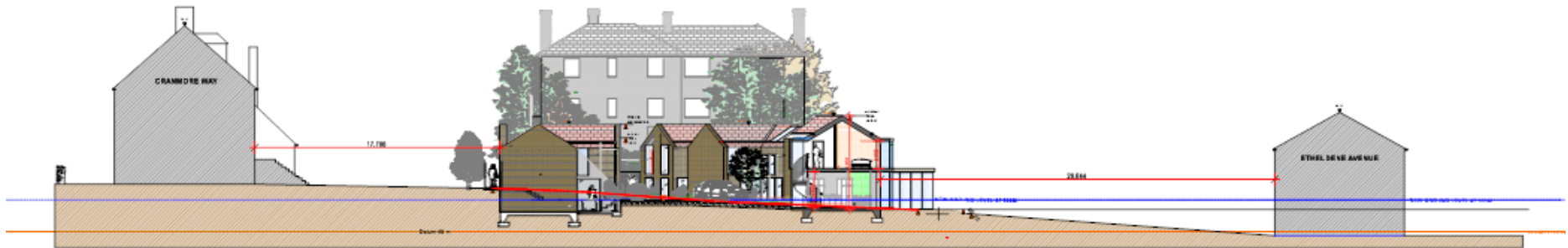


Long elevation

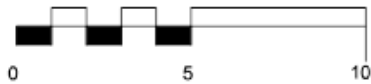
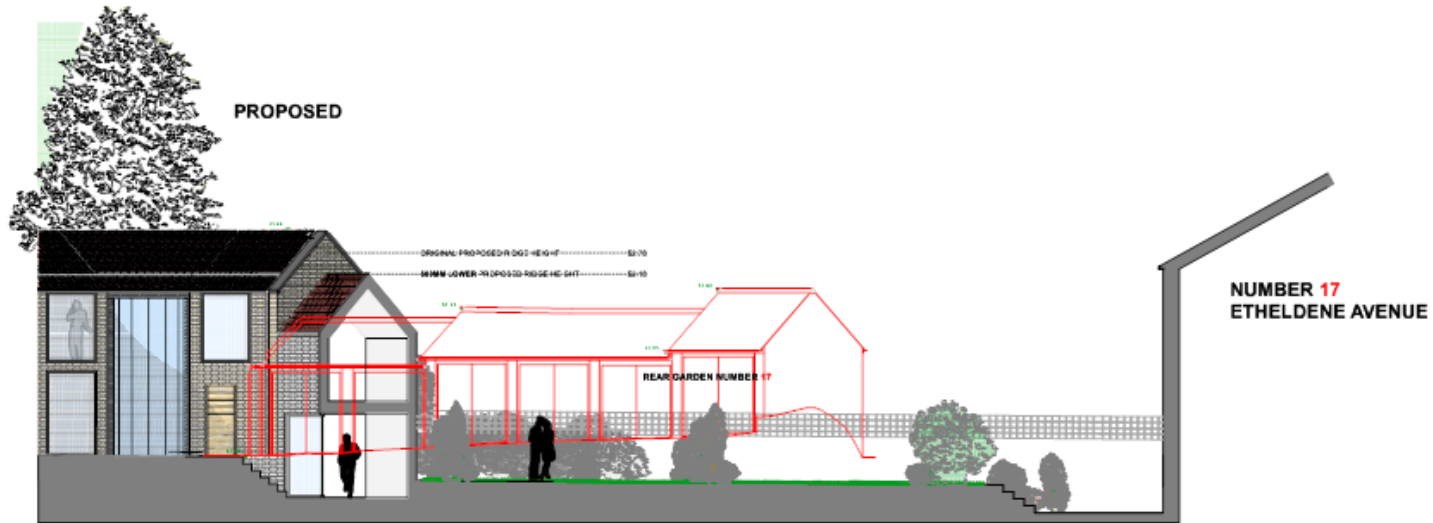
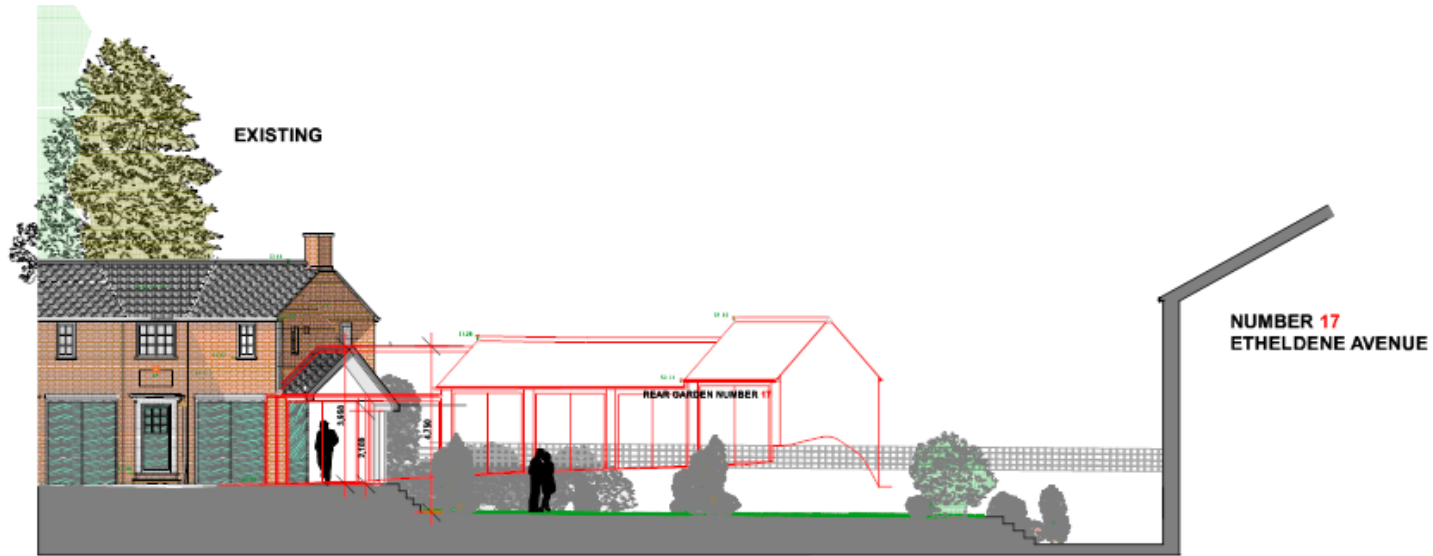
SECTION A



SECTION B



Proposed sections



Existing and proposed section showing reduced height (House 4)





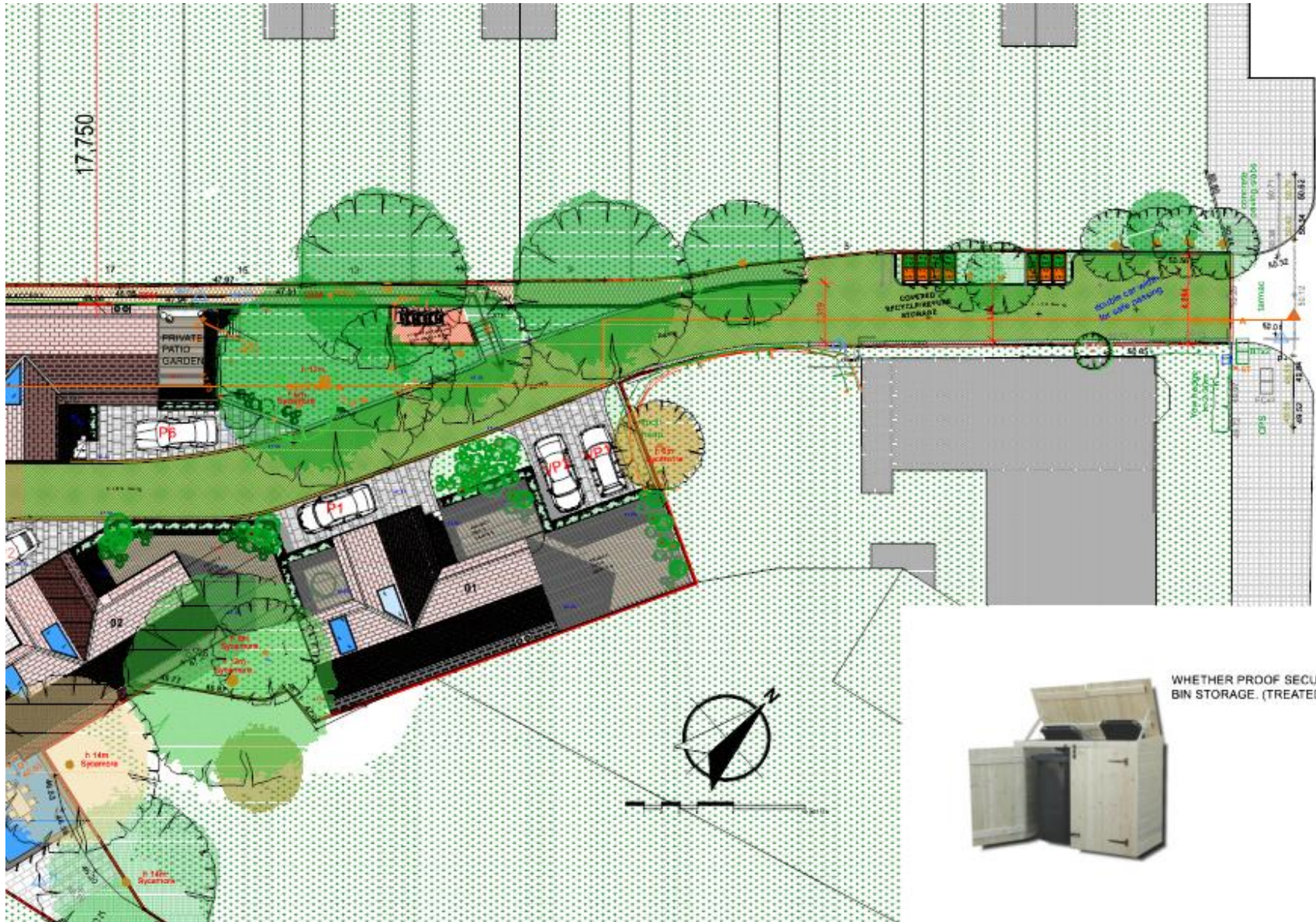
EXISTING VIEW OF HOLLYBANK FROM 23 CRANMORE



PROPOSED VIEW SHOWING IMPACT OF 1 METRE RIDGE HEIGHT INCREASE



Existing and proposed views from 23 Cranmore Way



MUSWELL HILL



WHETHER PROOF SECURE BIN STORAGE. (TREATED TIMBER)

Proposed refuse details

C112881-01

Legend

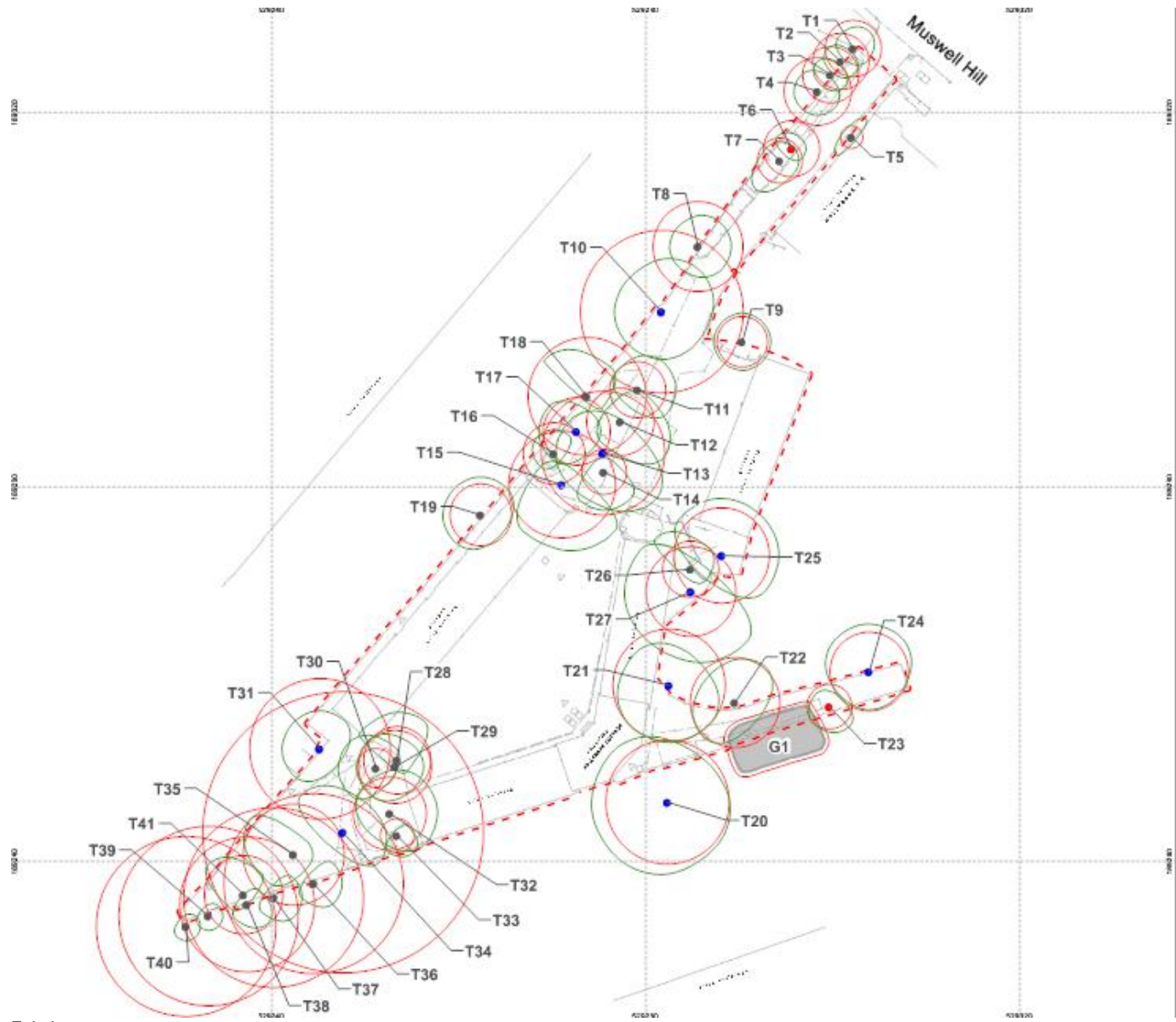
- Category B tree
- Category C tree
- Category U tree
- - - Site boundary
- Current canopy extent
- Root Protection Area
- Category C group

The original of this drawing was produced in color - a monochrome copy should not be relied upon

Client: Inver	Field Book: Muswell Hill
Arboriculturist: Surrey	Contract: C112881-01
DD	November 2012
1:400	DD
E.	

MIDDLEMARCH ENVIRONMENTAL

Triumph House, Birmingham Road, Alkley, Coventry CV5 8AZ
T: 01676 525880 F: 01676 521432
E: info@middlemarchenvironmental.co.uk



Existing tree survey

Appendix 2: Rookfield Estate Article 4 Direction

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977 ARTICLE 4(1)
THE LONDON BOROUGH OF HARINGEY (ROOKFIELD ESTATE) DIRECTION 1978

WHEREAS the Council of the London Borough of Haringey, being the appropriate local planning authority within the meaning of Article 4 of the Town and Country Planning General Development Order 1977 (hereinafter called "the Order") are satisfied that it is expedient that development within certain Classes contained in Schedule 1 to the Order as specified in the Schedule to this Direction should not be carried out within the area of land shown edged by a dotted line on the plan annexed hereto, being within the area known locally as the Rookfield Estate, unless permission is granted on an application in that behalf,

NOW THEREFORE the said Council in pursuance of the powers conferred upon them by the said Article 4 hereby direct that the permission granted by Article 3 of the Town and Country Planning General Development Order 1977 shall not apply to development on the said land of the descriptions set out in the Schedule hereto.

THE SCHEDULE referred to

1. The enlargement, improvement or other alteration of a dwelling house so long as:-
 - (a) The cubic content of the original dwelling house (as ascertained by external measurement) is not exceeded by more than 50 cubic metres or 1/10th whichever is the greater, subject to a maximum of 115 cubic metres;
 - (b) the height of the building as so enlarged, altered or improved does not exceed the height of the highest part of the roof of the original dwelling house;
 - (c) no part of the building as so enlarged altered or improved projects beyond the forward most part of any wall of the original dwellinghouse which fronts on a highway.

Provided that the erection of a garage, stable loose box or coach house within the curtilage of the dwelling house shall be treated as the enlargement of the dwelling house for all purposes of this permission including the calculation of cubic content being development comprised within Class

- I.1 referred to in Schedule 1 to the Order and not being development comprised within any other Class.
2. The erection or construction of a porch outside any external door of a dwelling house so long as;
 - (a) the floor area does not exceed 2 square metres;
 - (b) no part of the structure is more than 3 metres above the level of the ground;
 - (c) no part of the structure is less than 2 metres from any boundary of the curtilage which fronts on a highway;being development comprised within Class I.2 referred to in Schedule 1 to the Order and not being development comprised within any other Class.
 3. The construction within the curtilage of a dwelling house of a hard standing for vehicles for a purpose incidental to the enjoyment of the dwelling house as such being development comprised within Class I.4 referred to in Schedule 1 to the Order and not being development comprised within any other Class.
 4. The erection or construction of gates, fences, walls or other means of enclosure not exceeding 1 metre in height where abutting on a highway used by vehicular traffic or 2 metres in height in any other case, and the maintenance, improvement or other alteration of any gates, fences, walls or other means of enclosure so long as such improvement or alteration does not increase the height above the height appropriate for a new means of enclosure being development comprised within Class II.1 referred to in Schedule 1 to the Order and not being development comprised within any other Class, *in so far as the development abuts on a highway or is in advance of the main front of the building.*
 5. The painting of the exterior brickwork or rendered surfaces of any building being developed included within the provisions of Class II.3 referred to in Schedule 1 to the Order and not being development comprised within any other Class.

THE COMMON SEAL of the Council
was hereunto affixed by Order
of the said Council this 12th
day of October 1978.



[Handwritten signature]

Chief Solicitor

[Handwritten signature]

Assistant Chief Legal Adviser

DET 31512

CK54

The Secretary of State for the Environment
hereby approves the foregoing direction
subject to the modifications shown in red
ink thereon.

[Handwritten signature]
J J RENDALL

Signed by authority
of the Secretary of
State

An Assistant Secretary
in the Department of
the Environment.

18 December 1978



Rookfield Estate
 proposed Article 4
 Direction

Affected by proposed
 Article 4 Direction

Conservation area



HARINGEY

Town Planning
 Borough Council
 150 High Road, Haringey, London N9 6UH

Scale 1:2500

Drawn by BH

March 1971

Appendix 3: Boundary of Rookfield Estate Conservation Area, Listed Building & Article 4 Direction



Boundary of Rookfield Estate Conservation Area and location of Listed Building (shaded in red)



Boundary of Rookfield Estate Conservation Area covered by Article 4 Direction

Appendix 4: Comment on objections

No.	Stakeholder	Comments	Response
1	LBH - Transportation	In summary they raise no objection.	Noted.
2	LBH - Conservation	Although they did not object to the proposal they did state that the number of units should be reduced to allow a more spacious layout	The number of units were subsequently reduced from 7 to 6 after the comment were made here
3	LBH - Arboricultural	In summary they raise no objection.	Noted.
4	LBH – Waste Management	In summary they raise no objection.	Noted.
5	LBH – Nature Conservation	In summary they raise no objection.	Noted.
6	LBH – Environmental Health	In summary they raise no objection.	Noted.
7	London Fire Brigade	No objection	Noted.
8	English Heritage	No comments to add	Noted.
9	Ex Cllr Bloch, Lynne Featherstone MP and Catherine West - Labour's Candidate for MP Hornsey & Wood Green	Supportive of the residents' concerns – see No. 11 below	Noted
10	Muswell Hill CAAC Rookfield Management Ltd (RML) Hollybank Action Group Muswell Hill and Fortis Green Association (MHFGA) The Chine &	See No. 11 below	Noted

No.	Stakeholder	Comments	Response
	Cascade Avenue Residents Association		
11	Local Residents	<p>Overdevelopment/density</p> <p>Basement impact upon adjacent properties and water table</p> <p>Loss of trees;</p> <p>Inadequate sightlines at entrance;</p> <p>Loss of privacy and overlooking;</p> <p>Loss of light;</p> <p>Loss of existing garages;</p> <p>Design and layout;</p> <p>Inadequate parking provision;</p> <p>Refuse location giving rise to noise and smells;</p> <p>Quality of habitable accommodation</p> <p>Unacceptable provision of amenity space</p> <p>Highway safety at the entrance of the site on Muswell Hill</p> <p>Noise and disturbance</p>	<p>The development falls within the London Plan density standards.</p> <p>Noted and imposed as a Heads of Term within the S106 Agreement</p> <p>Noted and imposed as per Conditions 12 and 13</p> <p>The entrance/egress will remain unaffected by the new development</p> <p>No habitable room windows are orientated towards existing habitable windows of the adjacent properties</p> <p>As above</p> <p>The existing garages are mainly used for storage purposes and too small to accommodate vehicles</p> <p>The design is an improvement over the existing garages and considered to enhance the conservation area</p> <p>The quantum of the parking provided accords with the London Plan parking standards</p> <p>The refuse storage will be covered and secure</p> <p>The living accommodation meets the London Plan space standards.</p> <p>As above</p> <p>No evidence that the proposal would prejudice highway safety at the entrance</p> <p>The proposal would follow the existing building footprint and will remove a</p>

No.	Stakeholder	Comments	Response
		<p>Loss of existing business</p> <p>Inadequate access width for cars, fire appliances and commercial vehicles</p> <p>Impact on wildlife</p> <p>Accessibility</p> <p>Loss of social housing.</p> <p>Failure to maintain existing rights of way</p> <p>Incorrect site boundary</p> <p>Rights of light</p> <p>Loss of disabled parking space and access to a Holly Bank resident.</p> <p>Loss of play space for children</p> <p>Inadequate drainage and sewerage</p>	<p>garage workshop use</p> <p>The existing businesses do not have the benefit of planning permission</p> <p>LBH transportation and waste management and the LFB have not objected to the proposed access arrangements</p> <p>Noted and imposed as per Condition 6</p> <p>The proposal meets the requirements of Lifetime Homes standards.</p> <p>No evidence of the cottage of being a social housing unit. An off-site affordable housing payment is sought.</p> <p>This is a civil matter, however the proposed buildings will follow the existing footprint</p> <p>The applicant has corrected a minor error to the north east corner of the site following initial concerns over the red line boundary</p> <p>This is covered under the Right to Light and the Prescriptions Act 1832</p> <p>The loss of private car parking provision/arrangements is a civil matter</p> <p>The site is a private land and is not allocated as an open/green or children's play space</p> <p>This is a building control matter</p>