

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1.1 APPLICATION DETAILS	
Reference No: HGY/2014/1496	Ward: Highgate
<p>Address: 57 North Road N6 4BJ</p> <p>Proposal: Redevelopment of existing Highgate Synagogue to make more flexible and sustainable spaces for worship, education and community use (use class D1), including demolition of existing synagogue building to add new classroom, library, garden room, offices and ancillary support spaces, and part demolition and extension of the ground floor and 1st floor of the adjacent Rabbi's cottage</p> <p>Applicant: Mr Jonathan Middleburgh Chairman of HS Building Committee</p> <p>Ownership: Private</p> <p>Case Officer Contact: Matthew Gunning</p>	
Date received: 28/05/2014	Last amended date: 26/09/2014
<p>Drawing number of plans: Heritage statement, Construction Method Statement, Desk study report, Design Statement, Day Sun Report, PA-001, 002, 003, 004, 005, 010, 011, 050, 099, 100, 101, 102, 200, 201, 210, 211, 300, 301, 302, 303, 310 & 1188 100 Rev P1 (As amended on 15/08/2014 and 26/09/2014)</p>	
<p>1.2 This application is being reported to Planning Committee due to the level of community interest in the application.</p>	

1.3 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development involves the demolition of the existing Synagogue building to be replaced with a new building comprising a basement and a new 1 & 2 storey above ground building. The redevelopment of the existing Synagogue is to provide more flexible spaces for worship, education and community use (class D1).
- The principle of the development is acceptable and supported by policy and would not constitute intensification in the use of the site. The increase in floorspace here will rather provide sufficient space for the current Synagogue activities to take place on-site.
- The proposal is considered to be a sensitive and high quality response to the site, its constraints and its immediate surroundings. The proposed new building has been positioned and designed so as to minimise its impact on the residential and visual amenities currently enjoyed by adjoining occupiers.
- The issues around daylight/sunlight have been resolved so that all surrounding residential windows pass the various daylight/sunlight tests with many likely to experience an improvement over current levels. There would also be no harmful effects on the surface and below-surface water environment and ground stability of neighbouring buildings.
- The partial demolition of the building will cause limited to negligible harm to the conservation area. This has been given considerable weight and it is considered that the high quality of the new development would successfully overcome this harm and enhance the conservation area. The public benefit of having a community building that is more functional in use is also considered to be high. In this instance, it is felt that the proposed development would enhance the appearance of the conservation area and would be acceptable.
- The development would not result in increased traffic movements to and from the site, or an increased need for parking over and above that already created by the existing established use.

2. RECOMMENDATION

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 to secure the following matters:

Conditions

- 1) Development to begin no later than three years from date of decision;
- 2) In accordance with approved plans;
- 3) Materials submitted for approval;
- 4) A final landscaping plan to be submitted;
- 5) Details of a suitable refuse storage and collection point to be submitted;
- 6) Details of external lighting to be submitted with no other flood or additional lighting to be fixed to the building without consent;
- 7) Construction Management Plan and a Construction Logistics Plan to be submitted;
- 8) Demolition not to be undertaken until a contract for the carrying out of the building works is in place;
- 9) Control on use of flat roof;
- 10) Restriction on use of the building to a place of worship with ancillary function;
- 11) Control on rating level of the noise emitted from the site including service plant equipment.

Informatives

- 1) Hours of construction
- 2) Party Wall Act

In the even that Members choose to make a decision contrary to Officers' recommendation members 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 CIL

9.0 RECOMMENDATION

10.0 APPENDICES:

Appendix 1 : Plans and images

Appendix 2 : Minutes of Design Panel Meeting

Appendix 3: Comment on observation/ objections/ comments

Appendix 4: Fact sheet on floorspace/ seating/ use etc

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

- 3.1 This application is for the redevelopment of the existing Synagogue to provide a new building with more flexible spaces for worship, education and community use. The proposal will involve the demolition of the existing Synagogue building and replacement with a new two-storey building with projecting single storey wing to the front and part basement floor beneath. The new building envelope will add a new classroom, library, offices and ancillary support spaces as well as re-providing the Synagogue. The scheme will also involve the part demolition and extension of the ground floor and first floor of the adjacent Rabbi's cottage.
- 3.2 As outlined in the application the purpose of the development is to address the lack of small classroom space within the Synagogue and to provide greater flexibility in the use of space. The religious school for children aged 5-13 has expanded very rapidly in recent years and as a result the adjoining Rabbi's cottage and the Synagogue sanctuary have to be used for teaching purposes. The proposal will create a layout that can be used more flexibly with movable partitions. The purpose of the extension is also to provide disabled toilet facilities and a lift so as to improve accessibility for all of those who attend the Synagogue for religious, cultural and social activities. The scope of the application is also to improve landscaping and boundary conditions on the site.
- 3.3 The current application now proposes a smaller addition in comparison to a previously withdrawn application (ref: HGY/2012/0773). The scheme being considered here has been amended slightly from that initially submitted, following comments from neighbouring residents, amenity groups and Haringey's Design Panel. While the overall architectural composition of the building is relatively unchanged the scheme as amended now incorporates the following changes:
- Slight changes have been made to the roof profile by extending the lower east-facing clerestory windows towards the south and reducing the length of the higher west-facing clerestory windows;
 - A raised roof planter of between 1 to 1.5 metres deep on all three sides of the flat roof has been added and the use of the flat roof will now be limited only to use in connection with the annual eight day Festival of Tabernacles, which will involve the construction of an enclosed temporary structure a few days before the festival with its removal shortly after;
 - The grass strips in the courtyard have been changed to strips of granite setts within stone paving slabs as a subtle means to delineate the parking area;
 - The planting around the perimeter of the courtyard and in front of the Rabbi's Cottage have been changed.

Site and Surroundings

- 3.4 Highgate Synagogue is located at 57 North Road and is located on a small cul-de-sac/spur road off the main busy thoroughfare of North Road. The small cul-

de-sac is a shared surface for pedestrians and vehicles and provides access to six sites and to a series of lock up garages. The application site is 0.7ha in size and consists of a Victorian building (c.1895) originally used as a Scout Hall, in addition to a cottage (now the Rabbi's cottage).

- 3.5 The site is bounded to the north by the small access road, St Michaels's School Playground to the south, Grimshaw Close to the east and Northfield Hall (also known as the Drill Hall) to the west. Northfield Hall is a residential conversion which contains 6 residential flats, 3 of which have windows facing onto the site. 1-24 Grimshaw Close is a three storey purpose built block of flats with access decks at first and second floor levels to the rear.
- 3.6 North Road slopes from south to north and is continued by North Hill which are both wide Plane tree-lined avenues consisting of a range of building types, both in size and architectural period, ranging from Georgian, Victorian to early twentieth century development.
- 3.7 Immediately to the north of the application site is Highpoint I & II: two Grade I listed apartment blocks located on the western side of North Road/ North Hill. These apartment blocks were designed by the architect Lubetkin, completed in the 1930s and represent excellent examples of early International style 'modernist' architecture in London and important examples of high-rise apartment block living in the country.
- 3.7 The application site falls within Highgate Conservation Area.

Relevant Planning and Enforcement history

- 3.8 An earlier planning application ref. HGY/2012/0773 was withdrawn in response to neighbours concerns about loss of daylight and sunlight with a new application smaller in size, scale and massing submitted.
- 3.9 There is no other planning history in regards to this site other than that the site has been used by Highgate Synagogue since 1982.

4. CONSULTATION RESPONSE

- 4.1 The following statutory bodies, internal consultees and local groups were consulted on this application:

LBH Conservation – The scheme proposes to partially demolish the existing building. The building itself is modest in appearance and has no special architectural merit that contributes to the conservation area. As such the demolition would not cause harm to the significance of the area. However, its association with the former Drill Hall has some historic value the loss of which would cause some harm. But this harm would be limited to negligible as the building was ancillary to the main hall. The main hall itself is retained and has been converted to flats. As such, there would be no objections to the partial demolition of the building.

The new building is contemporary in nature. The site itself has a myriad of constraints given its proximity to the residential flats to either side, including right to light issues. The design has been developed to respond to these constraints through several variations. The contemporary design, use of brick and glass respond to the context appropriately and create a high quality contemporary building that would enhance the conservation area considerably. To address the access road, the asymmetric gable feature stands out subtly. It is noted that the gable feature and the various roof slopes to the west are juxtaposed in a manner that would address the right to light issues. Whilst not ideal, this juxtaposition, along with the asymmetric gable adds to the 'quirkiness' of the building.

Overall, it is felt that the building is of a high quality design that would respond to the needs of the community as well as to the site's constraints. Thus it is considered to be an innovative design that would be a contemporary addition to the conservation area and would enhance its appearance.

In context of the recent case on Barnwell Manor, the Council's duty to consider whether new development preserve or enhance the character of heritage assets has been emphasised. The partial demolition of the building will cause limited to negligible harm to the conservation area. This has been given considerable weight and it is considered that the high quality of the new development would successfully overcome this harm and enhance the conservation area. The public benefit of having a community building that is more functional in use is also considered to be high. In this instance, it is felt that the proposed development would enhance the appearance of the conservation area and would acceptable.

LBH Transportation – Do not object to the proposal subject to a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) being submitted prior to construction work commencing on site.

5. LOCAL REPRESENTATIONS

- 5.1 A site notice was displayed on 13th June 2014. Residents of 84 properties were consulted on this application. The number of representations received from neighbours, local groups etc in response to notification and publicity on this application are as follows:

Objecting: 18

Supporting: 28

(Note other responses received after this report was prepared will be reported in an addendum to this report)

- 5.2 The following issues were raised in representations objecting to this application, principally from residents of neighbouring blocks: Grimshaw Close and Northfield Hall:

- The plans constitute overdevelopment of a small site in the middle of a densely populated areas;
- The building will not be big enough for present purposes, much less if the membership increases;
- Proposed scheme is not in keeping with the built environment and architecture of its surroundings;
- Loss of privacy and noise and disturbance from roof terrace;
- No solid evidence that roof terrace is necessary;
- Any proposed screening to lessen the effects of noise from the terrace will not work effectively to safeguard privacy;
- Noise from people leaving late events, bar/bat mitzvahs, music at weddings, children left unattended during late services etc;
- Glass doors openings onto spaces facing Northfield Hall properties will be enormously noisy during events;
- Infringement on right to light because of the increase in bulk and roof lines;
- Exhaust fumes from cars parking on site next to patios and French windows of 2, 3 and 4 Northfield Hall;
- Proximity of basement to neighbouring properties and inadequate site investigations;
- Impact on shallow foundations, risk of water or structural damage to neighbouring buildings;
- Grimshaw Close has already experienced subsidence in their properties and heavy construction traffic together with a basement excavation will only have a further detrimental effect on this;
- Concerns in relation to rain and surface water flooding;
- Noise and dust from construction/ demolition;
- Major health and safety issues need to be addressed;
- Increased noise and congestion;
- Enlargement will attract more members from surrounding suburbs which will mean more cars;
- Lane is narrow and is clogged/ congested with many cars;
- North Road has no designated pedestrian footpath so residents and public would have to walk in and around construction traffic;
- Impact on pedestrian safety in particular on parents and school children;
- Parking around the current building on the few non- Sabbath events is already problematic;
- Every week the Synagogue proves to be very noisy in an otherwise very quiet neighbourhood;
- Concern about construction and access/ space for construction vehicles (diggers, cranes, materials, skips or other vehicles etc);
- Request that working hours be respected with no weekend working;
- Current canopy of the trees on access road are too low to allow heavy construction traffic through;
- No evidence of benefit to the wider community;
- Plans provide the same number of classrooms which is contradict the original reason to extend;
- Question about in the event of damage or claims who will be liable/ who is the legal owner of the site;

- Little consultation with neighbours’;
- Synagogue should buy a larger site and build a new synagogue elsewhere;
- Security risks;
- Inaccuracies in the Design Panel findings;
- Visualisations of impacts of the proposal submitted.

5.3 The following issues were raised in representations received in support of the application:

- The Jewish community is growing and has outlived the existing facility;
- Proposal will provide classrooms and a synagogue big enough for members;
- Events and activities at the new building will provide an opportunity for learning and the community, as well as for worship;
- The architectural design of the proposed development is a dramatic improvement to the existing buildings and will enhance its surroundings;
- This scheme has been developed and revised to take into account the views of local residents and offers a sympathetic design to reflect this;
- People with disabilities will be able to fully use the building.

5.4 Highgate Conservation Area Advisory Committee (CAAC) object to the application on the following grounds, however they acknowledge that the Architect has produced a design which tries to address many of the previous objections.

- The site is too small for the use and the development would constitute overdevelopment and will impinge greatly on the amenities of the immediate neighbours;
- Access to the site is awkward and will present problems;
- Any increase in traffic in connection with the use of the site will affect amenity;
- The use of the first floor flat roof as a roof terrace is unacceptable as it will be directly in line with the bedroom windows of the flats in the former drill hall;
- The roof should be a green roof with a sedum cover;
- There should be no more than one car parking space on the site;
- The hall and the cottage constitute a coherent whole making them a valuable feature of the Conservation Area which would be lost;
- The use of the flat roof or terrace should be restricted to access for maintenance in view of its proximity to adjoining residential properties.

5.5 Highgate Society – Raise the following points as summarised:

- Concerns that the requirements of the Synagogue can be met on the site;
- Tabernacle which would be placed on the roof terrace would be unacceptable for neighbours;
- Overlooking of Grimshaw Close properties;
- The use of the terrace would be an intrusion on the neighbours’ quiet enjoyment of their homes and would cause an unacceptable loss of privacy;
- Question as to whether one disabled parking space is enough;

- Concerns about car parking spaces next to the Drill Hall;
- Cars would have to reverse out as there is no turning circle;
- Very little planting is now included in the ground level landscaping proposals;
- Embodied energy lost in demolition.

6. MATERIAL PLANNING CONSIDERATIONS

6.1 In terms of this application the material planning considerations are considered to be:

1. Principle of the development;
2. Siting, layout and design;
3. Impact of the character and appearance of the conservation area;
4. Impact on the residential amenity;
5. Traffic generation, parking and access;
6. Other considerations.

Principle of the development

6.2 Local Plan policy SPO 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, stating that permission will be granted unless any benefits are significantly outweighed by demonstrable harm caused by the proposal. The NPPF advises that Local Planning Authorities should plan positively to deliver the social, cultural and recreation services required by the community and guard against the loss of facilities. The London Plan advises in Policy 3.16: "Protection and enhancement of social infrastructure" that local authorities should assess the need for social infrastructure and community facilities in their area, and ensure that they are met wherever possible. The policy states that new facilities should be provided within easy reach of walking and public transport of their target population. Local Plan Policy SP6 'Community Facilities' equally supports such a position requiring the Council to support community organisations and religious groups to help them meet their need for specific community facilities.

6.3 The building and land in question has an established use as a place of worship with the site being used by Highgate Synagogue since 1982. As noted above the Victorian building here was originally used as a scout hall. Since the site is already established as a place of worship and as a place for education, cultural and social activities the principle of the use here is established. While the floorspace of the new synagogue building will increase, this is not significant and as such the proposal will not represent a significant intensification in the use of the site. In comparison to the existing synagogue building the new facility will have an uplift of 206 sq.m. (GEA) of which 103 sq.m. is above ground, (i.e. discounting the new basement area of 103 sq.m). More information on the existing versus the proposed floorspace and on seating numbers is outlined in Appendix 4.

- 6.4 The increase in floorspace and associated improvements to the floorspace are seen as necessary for the Synagogue and the community it supports and as such as outlined above Local Plan policy SP6 supports such a position. The existing building is seen as too small for its membership/ community, who want to have educational and religious studies provision within the building as well as more seating space and better circulation arrangements with the inclusion of lift access and accessible toilets.
- 6.5 As indicated by the applicant Highgate Synagogue is a close knit community of around 250 member families which has increased in recent years. In particular its Sunday religious school for pupils aged 5-13 has grown in recent years: currently at 45 students, compared to 20 students in 2010. The Synagogue has a total of 3 existing spaces where classes are currently held, none of which can be considered fit-for-purpose. The sanctuary is currently used as a classroom, but is a difficult teaching space due to the fixed seating, lack of whiteboards and other teaching equipment. Similarly the Synagogue has no space that can accommodate children's services on Saturday morning, which are critical to the future of the Synagogue, as the existing social hall is normally set up as a place to gather for light refreshment after the Saturday morning service.
- 6.6 As discussed further on in this report it is seen as more effective to replace the entire Synagogue building and rebuild it to modern standards. The proposal would result in a more effective and efficient use of the site and a building fit to meet the day to day needs of the community it serves. As such subject to addressing other material planning considerations, the principle of a new/ extended facility is considered to be acceptable here.

Siting, Layout & Design

- 6.7 London Plan Policies 7.4 'Local Character' and 7.6 'Architecture' require development proposals to be of the highest design quality and have appropriate regard to local context. Haringey Local Plan Policy SP11 and Saved UDP Policy UD3 'General Principles' continue this approach.
- 6.8 The proposal is to remodel and extend the Synagogue by way of a new purpose built building, including a new single storey wing to the front and part basement floor. The massing of the two-storey element of the building will be similar to that being demolished, stepping down to a new single storey wing to the north. This new wing (the learning annex) will bring the building closer to the cul-de-sac but would still be set back from the front boundary of the site and in from the boundary with Northfield Hall, leaving space for a landscaped courtyard with amenity space and parking spaces for the cottage. The single storey wing would build over space currently covered in tarmac.
- 6.9 The extension here would align with the gables of the Northfield Hall and Grimshaw Close, but would be considerably lower than these buildings. The building bulk and mass designed here responds to the constraints of the site and relationships with neighbouring buildings, in particular to address right to light issues.

- 6.10 The new building will be contemporary in nature using brick and slate to create a high quality contemporary building. The exact type of brick and mortar to be used will be controlled by a planning condition requiring details to be submitted to, and approved by the LPA. Haringey's Design Panel reviewed the scheme and was generally supportive of the design and the architectural composition of the proposed building. (Minutes of this meeting are included in Appendix 2). Following the Design Panel review the scheme was amended slightly to make slight changes to the roof profile.
- 6.11 The area in front of the cottage would be re-landscaped with paving including granite steps. There would be perimeter landscaping in the form of a low planter buffer next to Northfield Hall along with herbaceous flowering and shrubs border planting next to the side of the building and inside the new front boundary treatment to the site. Full details of the final landscaping scheme would be required by way of a condition.
- 6.12 Overall the proposed scheme is considered to be a sensitive and high quality response to the site, its constraints and its immediate surrounding; taking into account the rhythm and pattern of development in the area. The façade of the building while being contemporary in appearance will use a traditional material considered appropriate to the area.

Impact on the Character & Appearance of the Conservation Area

- 6.13 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 Manor and subsequent decisions that rely on it.
- 6.14 Paragraph 132 of the NPPF comments when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Whereas paragraph 133 of the NPPF states where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Paragraph 138 states not all elements of a conservation area will necessarily contribute to its significance. Loss of a building which makes a positive contribution to the significance of the conservation area should be treated as substantial harm under paragraph 133 taking into account the relative significance of the element affected and its contribution to the significance of the conservation area as a whole.

- 6.15 The existing building itself is modest in appearance and while in association with the former Drill Hall/ now Northfield Hall has some historic value it does not have significant or special architectural merit.
- 6.16 The partial demolition of the building will cause limited to negligible harm to the conservation area. This has been given considerable weight and it is considered that the high quality of the new development would successfully overcome this harm and enhance the conservation area. The public benefit of having a community building that is more functional in use is also considered to be high. In this instance, it is felt that the proposed development would enhance the appearance of the conservation area and would be acceptable. Haringey's Design Panel also considered that the scheme replaced a neutral building with an architecturally attractive building that would enhance the area.
- 6.17 It is also felt that given the low scale of the building and its existing established use, the new development would not have any impact on the setting of the listed buildings.
- 6.18 The proposed development and associated materials will serve to enhance the appearance of the site and its setting within the conservation area. There will be no overall harm to the conservation area or to the setting of nearby listed buildings (High Point). 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.

Impact on Residential Amenity

- 6.19 London Plan Policies 7.6 and 7.15 and Saved UDP Policies UD3 and ENV6 require development proposals to have no significant adverse impacts on the amenity of surrounding development.
- 6.20 The current Synagogue building is currently surrounded by residential flats to either side, namely Northfield Hall and Grimshaw Close. As outlined above Northfield Hall is a residential conversion of the former Drill Hall while Grimshaw Close is a three storey purpose built block of flats. The conversion of the former Drill Hall/ Northfield Hall into flats and the siting of windows along the boundary with the application site mean that residential amenity (outlook and daylight/sunlight to some of the flats within this building) are in part restricted.
- 6.21 In this particular case the circumstances in which residential amenity is already in part compromised cannot be changed and cannot prevent the current lawful use of the site continuing or prohibit within reason improvements to it being made. Instead the proximity of these residential buildings to the current building and site and its established operation and use are the baseline (or status quo) that needs to be taken into account in order to understand the impact of the proposal on the current level of amenity enjoyed by neighbouring residential properties.

Sunlight/daylight

- 6.22 A Daylight & Sunlight Assessment Report has been provided as part of the application submission. The assessment has been carried out in accordance with the guidance and methodology set out in the Building Research Establishment (BRE) 'Site Layout Planning for Daylight and Sunlight' 2011 publication. This document provides an accepted nationally recognised guidance which is used in the assessment of sunlight and daylight impacts for planning applications.
- 6.23 An analysis of the existing daylight and sunlight levels enjoyed by the neighbouring residential properties (Grimshaw Close and Northfield Hall) has been undertaken in order to provide a baseline against which the impacts arising from the proposed development can be assessed. Both Grimshaw Close and Northfield Hall properties currently receive good levels of light over and above the existing and surrounding buildings.
- 6.24 For the assessment of daylight Vertical Sky Component (VSC) has been used here. VSC is a measure of the amount of light available to any window and depends upon the amount of unobstructed sky that can be seen from the centre of a window under consideration. In terms of VSC the scheme meets the necessary criteria with no infringement to daylight. In addition to the VSC analysis the more detailed "No Sky" Line and Average Daylight Factor (ADF) assessments have also been undertaken. The analysis shows that all rooms will comfortably comply with the target values set by the BRE for the "No Sky" line assessment. The Average Daylight Factor (ADF) is a measure of the adequacy of diffuse daylight within a room, and accounts for factors such as the size of a window in relation to the size of the room. The assessment shows that all rooms will comfortably comply with the target values for ADF set by the BRE.
- 6.25 In comparison to the previously withdrawn application the issues around daylight/sunlight have been resolved so that all surrounding residential windows pass the various daylight/sunlight tests; with many windows experiencing an improvement over current levels. The slight changes made to the roof profile, as per the amended plans, slightly improve the amount of daylight/sunlight to some surrounding residential properties. The height of this vegetation around the flat roof will be equivalent to the height of existing vegetation so that there is no loss of daylight or views to flats within Grimshaw Close.
- 6.26 Overall the Daylight & Sunlight Assessment adequately demonstrates that there will be no infringements to daylight/ sunlight of the nearby residential units within Grimshaw Close and Northfield Hall.

Privacy and Overlooking

- 6.27 Both the Northfield Hall and Grimshaw Close blocks have access decks facing the Synagogue and do not benefit from a buffer of private amenity space between them and the application site. These facing building façades are not highly private (i.e. like those of the rear elevation of a typical dwelling house) and as such inevitably experience degrees of overlooking.

- 6.28 It is considered that the proposed new building form and associated fenestration would not significantly change the current relationship between buildings and as such the scheme will not adversely affect the residential amenity currently enjoyed by neighbouring residents. The large sections of glazing to the single storey wing will largely face a solid wall. The landscaping proposed next to the Northfield Hall elevation will ensure that adequate privacy to these neighbouring flats will be maintained.
- 6.29 Following concerns about the proposed roof terrace and its associated use this aspect of the proposal has been amended with the extent of the proposed usage now significantly reduced. The use of the flat roof will now be restricted to the annual eight day 'Festival of Tabernacles' (Succot) which will involve the construction of an enclosed temporary structure a few days before the festival with its removal shortly after. Such a temporary structure is currently erected each year in the courtyard area directly adjacent to the Northfield Hall flats. As indicated by the Synagogue in practice this structure tends to be used for about 45 minutes per day (in the early afternoon) for communal socialising, and a couple of times during the festival for a communal meal. Usage of the flat roof will therefore now be limited to the days of the festival (to no later than 22.30 hours) and for maintenance only.
- 6.30 Given the use of the flat roof is now restricted to a specific time of the year its level of use will be very limited with the potential for noise and disturbance also very limited and comparable to the current arrangement on site. The planter screening around the perimeter of the flat roof will also help mitigate concerns about overlooking and loss of privacy.
- 6.31 Overall it is considered that there would be no harmful overlooking or loss of privacy caused by the replacement building.

Noise and Disturbance

- 6.32 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.
- 6.33 Bearing in mind the current comings and goings associated with the established use of this site as experienced by people residing next to the site, the increase in the floorspace here is very modest and inconsequential in terms of the current level of usage of the site and current background noise; associated principally with road traffic noise and other uses within this established area of a relatively high density development.
- 6.34 As with the current established use of the site some sound escapes through windows, doors and other openings. With the rebuilding of the Synagogue this situation will be partly improved through better insulation, more fixed windows and the use of mechanical ventilation. A condition will be imposed restricting use of the flat roof therefore safeguarding the amenity of neighbouring occupiers.

- 6.35 Overall, it is considered that the proposed new building would not have a detrimental impact on the residential amenities of the neighbouring properties in terms of noise.

Traffic Generation, Parking and Access

- 6.36 National planning policy seeks to reduce greenhouse gas emissions and congestion. This advice is also reflected in the London Plan Policies Policy 6.3 'Assessing effects of development on transport capacity', 6.11 'Smoothing Traffic Flow and Tackling Congestion' and 6.12 'Road Network Capacity', 6.13 'Parking' and broadly in Haringey Local Plan Policy SP7 and Saved UDP Policy UD3 'General Principles'.
- 6.37 In considering this application Officers have to bear in mind the existing, unrestricted use of the site with limited off street parking. The application has been assessed by the Council's Transportation Team and no objections are raised.

Traffic Generation and Parking

- 6.38 The application site falls within an area that has a medium level of public transport accessibility. The site is directly served by the 143 bus route, but is also within reasonable walking distance of the 214, 271 and 210 bus routes which combined provide services with a frequency of 56 buses per hour. It is therefore considered that worshipers and visitors would have an adequate access to public transport. The site falls within the Highgate Hill Controlled Parking Zone, which operates Monday to Friday 10:00am-12:00noon and offers a degree of parking control. The site does not fall within an area that has been identified within the Haringey Council adopted UDP as that suffering from high on-street parking pressure.
- 6.39 As outlined above the intention of the proposal is to improve the community facilities currently offered at this site and to create additional accommodation sufficient to allow all Synagogue activities to take place on-site, rather than to materially increase the number of members attending. As the majority of members of the Synagogue are within a small catchment area and the additional space and activities within the new building will serve the existing congregation, it is considered that the increase in floorspace here is unlikely to result in any significant increase in traffic generation. The LPA also recognise that Jewish observances does not allow driving on the Sabbath or on most religious festivals
- 6.40 While the parking arrangements detailed within the Design and Access Statement set out increased visibility splays and segregation of pedestrian and vehicular traffic and this represents a significant improvement to that currently existing. Furthermore, in this case it is considered that the reduction in on-site parking provision is likely to have a positive impact on road safety as drivers would be discouraged from bringing cars directly to the site and from using the spur road.

- 6.41 Overall the development would not result in an increase in traffic movements to and from the site, or an increased need for parking over and above that already created by the existing use.

Access

- 6.42 The scheme will be compliant with the Disability Discrimination Act 1995 and British Standard 8300, Part M of the Building Regulations. The ground floor space will be step free and the toilets facilities designed for wheelchair users.

Basement Development

- 6.43 A one storey basement is proposed below the footprint of part of the new building; this will extend under less than half the footprint of the building and will not extend fully to the boundary on either the north or east side of the site. A desktop study and construction methodology statement, prepared by 'Edge Structures', has been submitted with the application. The proposed excavation would be relatively small in scale given the size of the basement (7.8m by 11m) and its height of 3m below the existing courtyard level.
- 6.44 The Geological Survey map of the area indicates that the site is underlain by natural sands of Bagshot Formation overlying sandstone of the Claygate Member which in turn overlies London Clay. It is highly likely that the basement will sit entirely within the Bagshot Formation strata. The site does not fall within a flood risk area and as such flooding issues here can be restricted to pluvial (rain related) flooding.
- 6.45 The site is essentially flat being located at the top of the hill in Highgate and as such it is reasonable to assume there are no land stability issues. There will however be a need to retain the ground adequately during and after construction with underpinning likely to be required to the east wall of the cottage. In terms of construction it is very likely that a contiguous piled wall would be created around the perimeter of the basement's footprint after which the basement floor would be excavated and a concrete raft foundation slab put in place. Such a method typically minimise ground movements during and after construction.
- 6.46 The structural integrity of the proposed basement would need to satisfy modern day building regulations and separate permission would be required under Building Regulations. In addition the necessary party-wall agreements with adjoining owners would need to be in place prior to commencement of works on site.
- 6.47 The analysis of ground water and geology as presented in the study submitted are considered by the LPA to be reasonable assumptions. Basement development below the footprint of a building or part footprint is not uncharacteristic of the area. The fact that the proposed basement does not extend to the site boundary against other buildings combined with the permeability of the natural soils and the hilltop setting of the site, means that it is highly unlikely that there will ever be an adverse impact of neighbouring sites

and buildings. Given the size of the basement floor here relative to the rest of the site it would also not impede groundwater movement and lead to increase levels of ground saturation.

- 6.48 In conclusion it is considered that sufficient information has been provided at the planning application stage to demonstrate that this aspect of the proposal can be carried out without impact on land stability and ground water conditions. A construction management plan will however need to be submitted to the LPA prior to the commencement of works on site and in addition the development here will be required to be carried out in accordance with the 'Considerate Constructors' code, both of which are imposed as planning conditions.

7. CONCLUSION

- 7.1 The proposed development involves the demolition of the existing Synagogue building to be replaced with a new building comprising a basement and a new 1 & 2 storey above ground building. The redevelopment of the existing Synagogue is to provide more flexible spaces for worship, education and community use. The principle of the development is considered acceptable and supported by policy and would not constitute an intensification in the use of the site. The increase in floorspace here will rather provide sufficient space for the Synagogue activities to take place on-site. As such the increase in floorspace here is modest and inconsequential in terms of the current size and level of usage of the existing Synagogue.
- 7.2 The current application now proposes a smaller addition in comparison to a previously withdrawn application (ref: HGY/2012/0773). The scheme being considered here has been amended slightly from that initially submitted, following comments from neighbouring residents and Haringey's Design Panel.
- 7.3 The proposal is considered to be a sensitive and high quality response to the site, its constraints and its immediate surroundings. The proposed new building has been positioned and designed so as to minimise its impact on the residential and visual amenities currently enjoyed by adjoining occupiers. The issues around daylight/sunlight have been resolved so that all surrounding residential windows pass the various daylight/sunlight tests with many likely to experience an improvement over current levels. There would also be no harmful effects on the surface and below-surface water environment and ground stability of neighbouring buildings.
- 7.4 The partial demolition of the building will cause limited to negligible harm to the conservation area. This has been given considerable weight and it is considered that the high quality of the new development would successfully overcome this harm and enhance the conservation area. The public benefit of having a community building that is more functional in use is also considered to be high. In this instance, it is felt that the proposed development would enhance the appearance of the conservation area and would be acceptable.
- 7.5 The development would not result in increased traffic movements to and from the site, or an increase need for parking over and above that already created by the existing established use.

7.6 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

8 CIL

8.1 The development will not be CIL liable as Highgate Synagogue is a registered charity as part of the United Synagogues.

9.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions

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

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

2. Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following approved plans (as amended): PA-001, 002, 003, 004, 005, 010, 011, 050, 099, 100, 101, 102, 200, 201, 210, 211, 300, 301, 302, 303, 310 & 1188 100 Rev P1.

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

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details and samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

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

4. A final landscaping scheme for the treatment of the surroundings of the proposed development including the flat roof shall be submitted to, approved in writing by the Local Planning Authority. The landscaping shall be completed within 6 months, or by the end of the first planting season, after the completion of the development to the satisfaction of the Local Planning Authority.

Any trees, or plants which die within a period of 5 years from the completion of the development; are removed, or become seriously damaged, or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity.

5. Details of a suitable refuse storage and collection point shall be submitted to and approved in writing by the local planning authority and such storage and collection point shall be constructed in accordance with the approved drawings before the development hereby approved is occupied.

Reason: To enable the local planning authority to retain control over these matters in the interests of the amenities of the adjoining properties.

6. No flood or additional lighting shall be fixed to the building pursuant to this permission or installed elsewhere within the site except in accordance with details, which shall have first been submitted to and approved in writing by the local Planning Authority.

Reason: To enable the local planning authority to retain control over these matters in the interests of the amenities of the adjoining properties.

7. No demolition or construction works shall commence prior to the submission and approval in writing by the Local Planning Authority of a Construction Management Plan and a Construction Logistics Plan which shall include:

- a requirement that the lead contractor, or the site, is signed to the Considerate Constructors Scheme (CCS) and certificate of compliance is clearly displayed on the site and thereafter maintained on display throughout the duration of the works;
- details of the measures proposed to minimise the impact of the construction processes on the amenities of the occupiers of neighbouring properties, including monitoring and control measures for dust, noise, vibration, lighting and working hours;
- measures on how construction work (inc. demolitions) would be undertaken in a manner that disruption to traffic and pedestrians on North Road and North Hill is minimised;
- measures on how construction vehicle movements will be carefully planned and co-ordinated to avoid the AM and PM peak periods;
- measures to prevent the passage of mud and dirt onto the highway by vehicles entering and leaving the site.

Thereafter all construction works shall be carried out in accordance with the approved details.

Reason: To ensure the construction period of the development does not result in unreasonable disturbance for neighbouring properties and to minimise vehicular conflict at this location.

8. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the building works for the redevelopment of the site.

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

9. The flat roofed area shall not be used as a roof terrace, sitting out areas or external amenity space other than for maintenance and activities associated with the annual Festival of Tabernacles (Succot), in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. Such use thereafter shall be carried out in strict accordance with these approved details.

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties.

10. The building shall be used as a place of worship with ancillary accommodation and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

Reason: To enable the Local Planning Authority to retain control over the development.

11. The rating level of the noise emitted from the site including service plant equipment shall be 5dB below the existing background level at any time. The noise levels shall be determined at the façade of any noise sensitive property. The measurements and assessments shall be made according to BS4142: 1997.

Reason - To protect the amenities of nearby occupiers

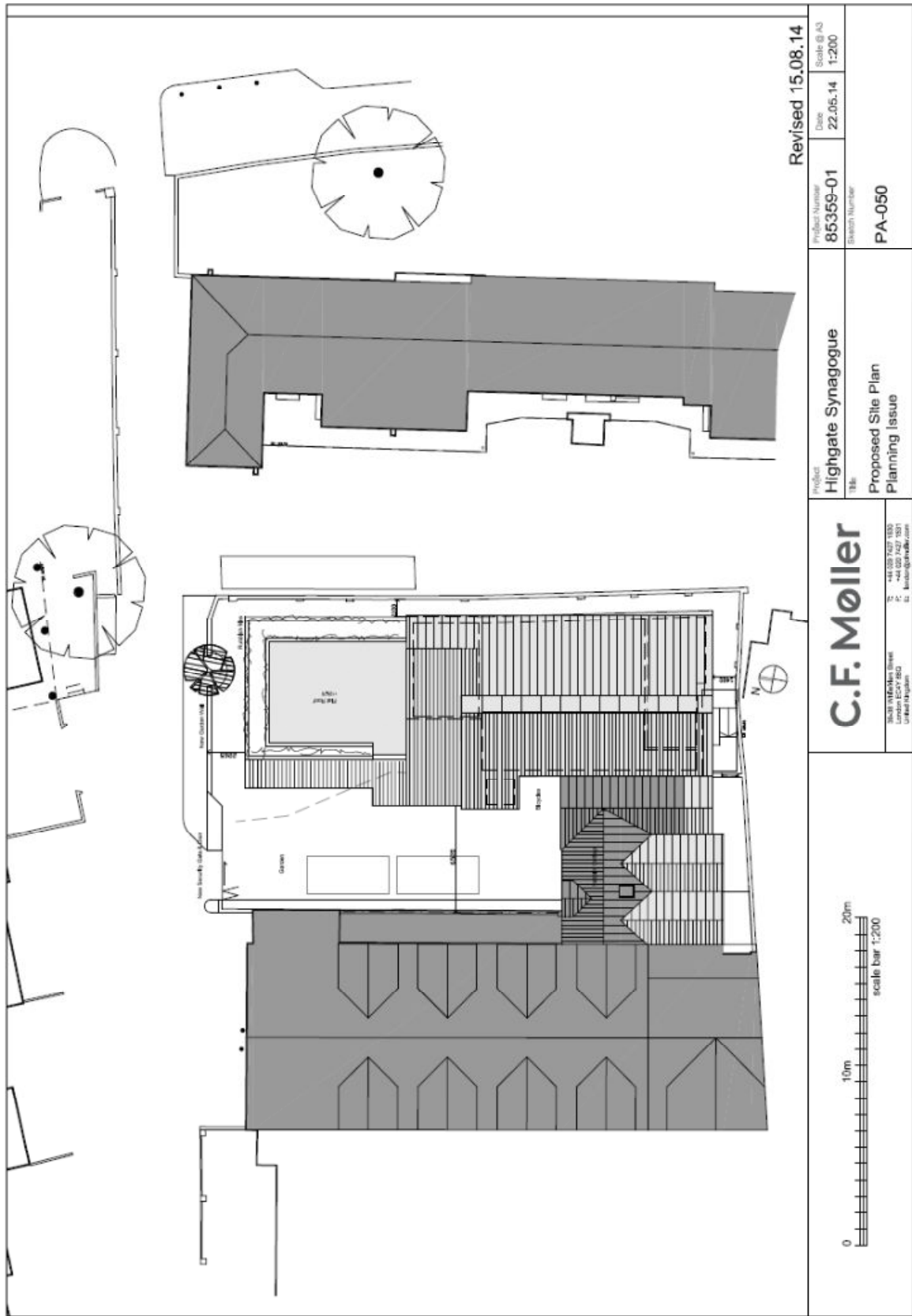
INFORMATIVE: - Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE - 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.

Appendix 1: Plan and Images



Revised 15.08.14

Project Number 85359-01	Date 22.05.14	Scale @ A3 1:200
Subject Number PA-050		

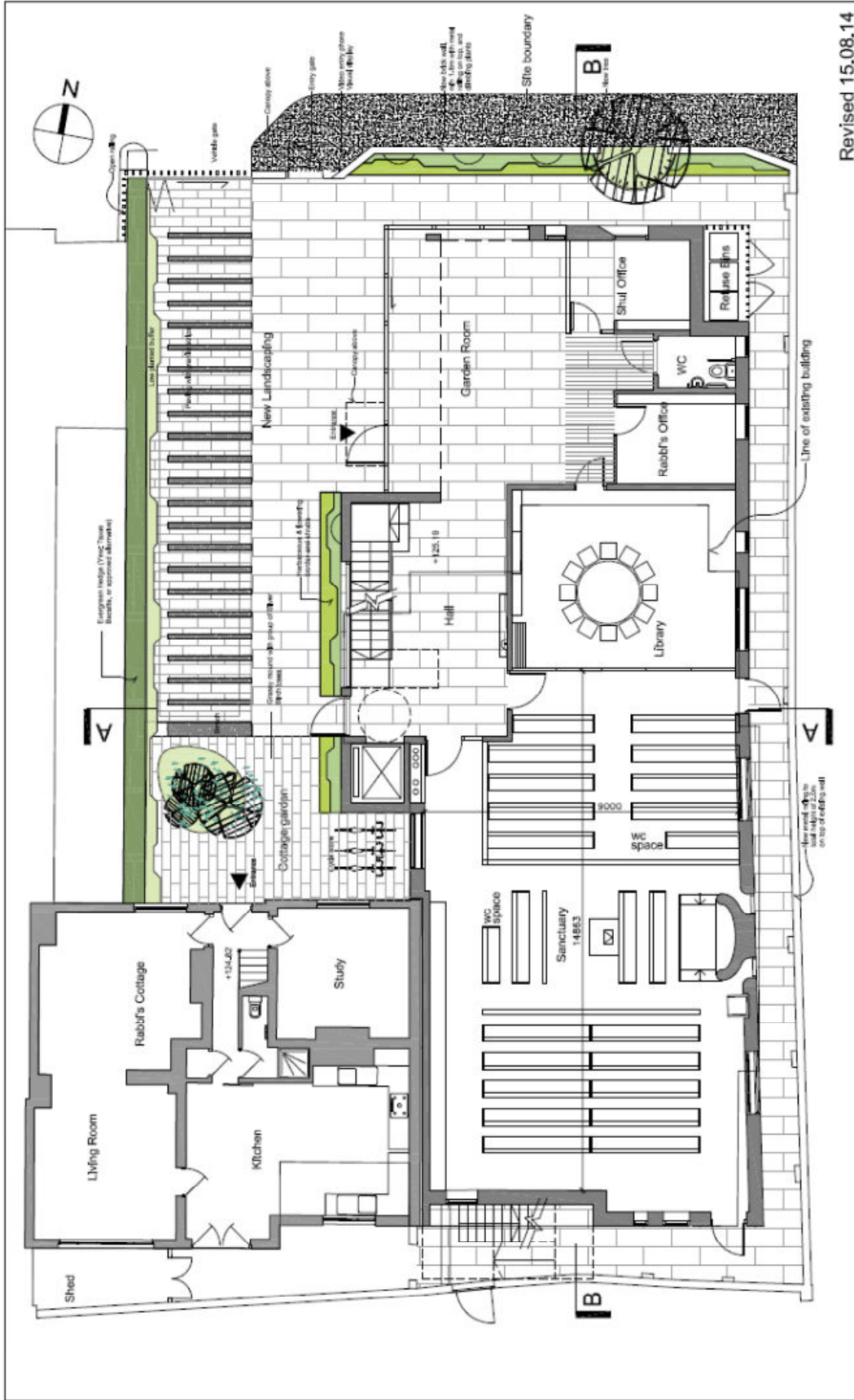
Project Highgate Synagogue
Title Proposed Site Plan Planning Issue

C.F. Møller

36-38, The Old Mill, 1830
 44, Old Mill Lane, 1830
 United Kingdom
 T: +44 (0)20 7427 1200
 F: +44 (0)20 7427 1201
 E: info@cfmoller.com

© C.F. Møller Architects Ltd 2014

Proposed Site Layout

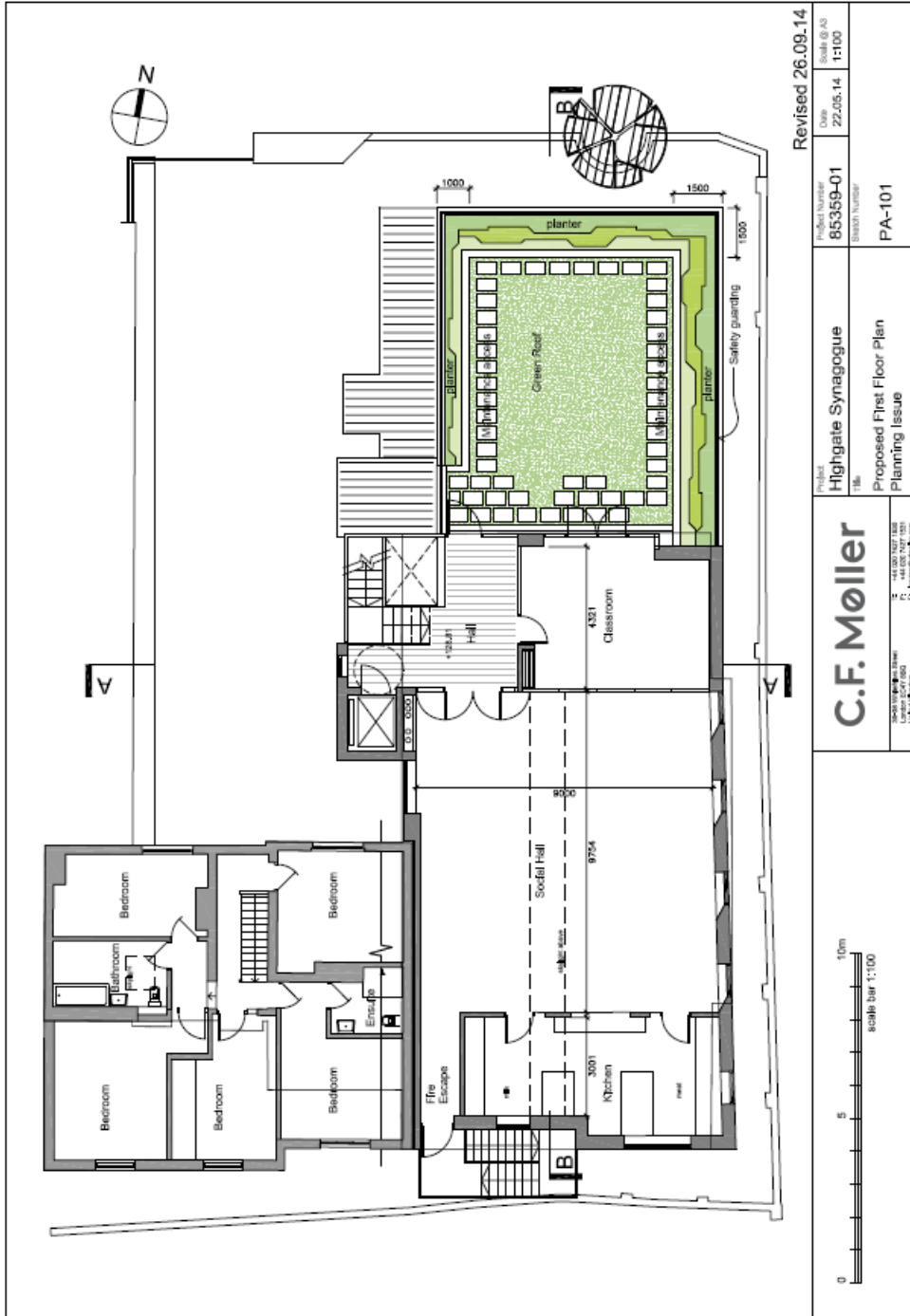


<p>Revised 15.08.14</p> <p>Date 22.05.14</p> <p>Scale @ A3 1:100</p>		<p>Project Number 85359-01</p> <p>Sketch Number PA-100</p>
		<p>Project Highgate Synagogue</p> <p>Title Proposed Ground Floor Plan</p> <p>Planning Issue</p>
<p>C.F. Møller</p> <p>34-36 Wilkes Street London EC4A 3DF United Kingdom</p> <p>T: +44 (0)20 7427 1830 F: +44 (0)20 7427 1831 E: london@cfmoller.com</p>		
<p>0 5 10m</p> <p>scale bar 1:100</p>		<p>431</p>

Proposed Ground Floor Plan

For Sub Committee

OFFREPC
Officers Report



Revised 26.09.14

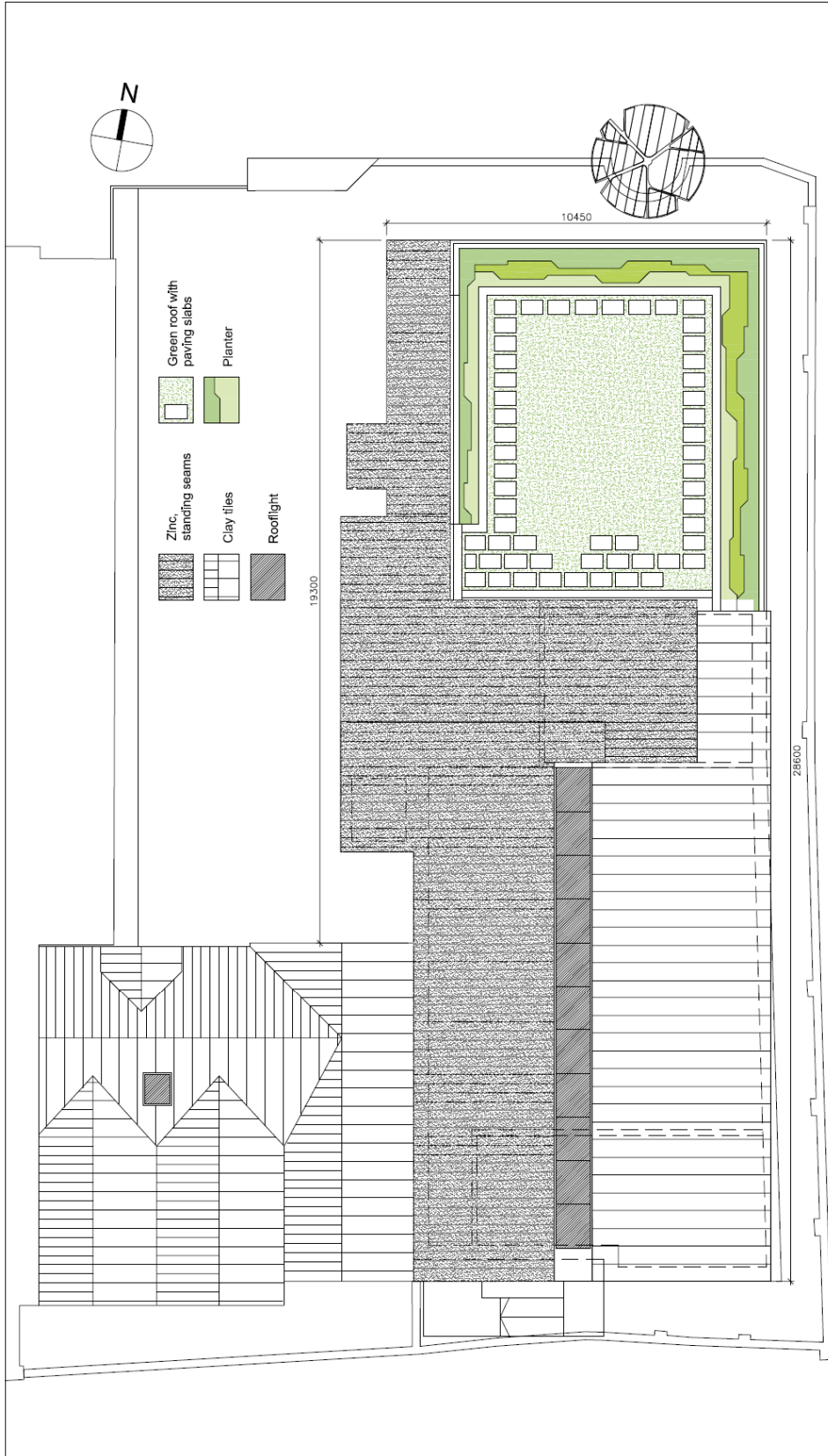
Project Number: 85359-01
 Date: 22.05.14
 Scale: @ A3
 Sheet Number: 1/100

Project: Highgate Synagogue
 Title: Proposed First Floor Plan
 Planning Issue: PA-101

C.F. Møller
 Architects
 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
 London EC4A 3DF
 UK: +44 (0) 20 7477 0000
 USA: +1 212 633 1000
 Email: info@cfmoller.com

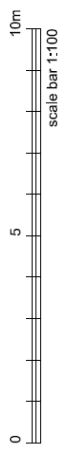
0 5 10m
 scale bar 1:100

Proposed First Floor Plan



Revised 26.09.14

C.F. Møller <small>35-38 Whitehorse Street London EC4V 3SD United Kingdom T: +44 (0)20 7427 1530 F: +44 (0)20 7427 1531 E: info@cfmoller.com</small>	Project Highgate Synagogue	Project Number 85359-01	Scale @ A3 1:100
	Title Proposed Roofplan Planning Issue	Sketch Number PA-102	Date 22.05.14



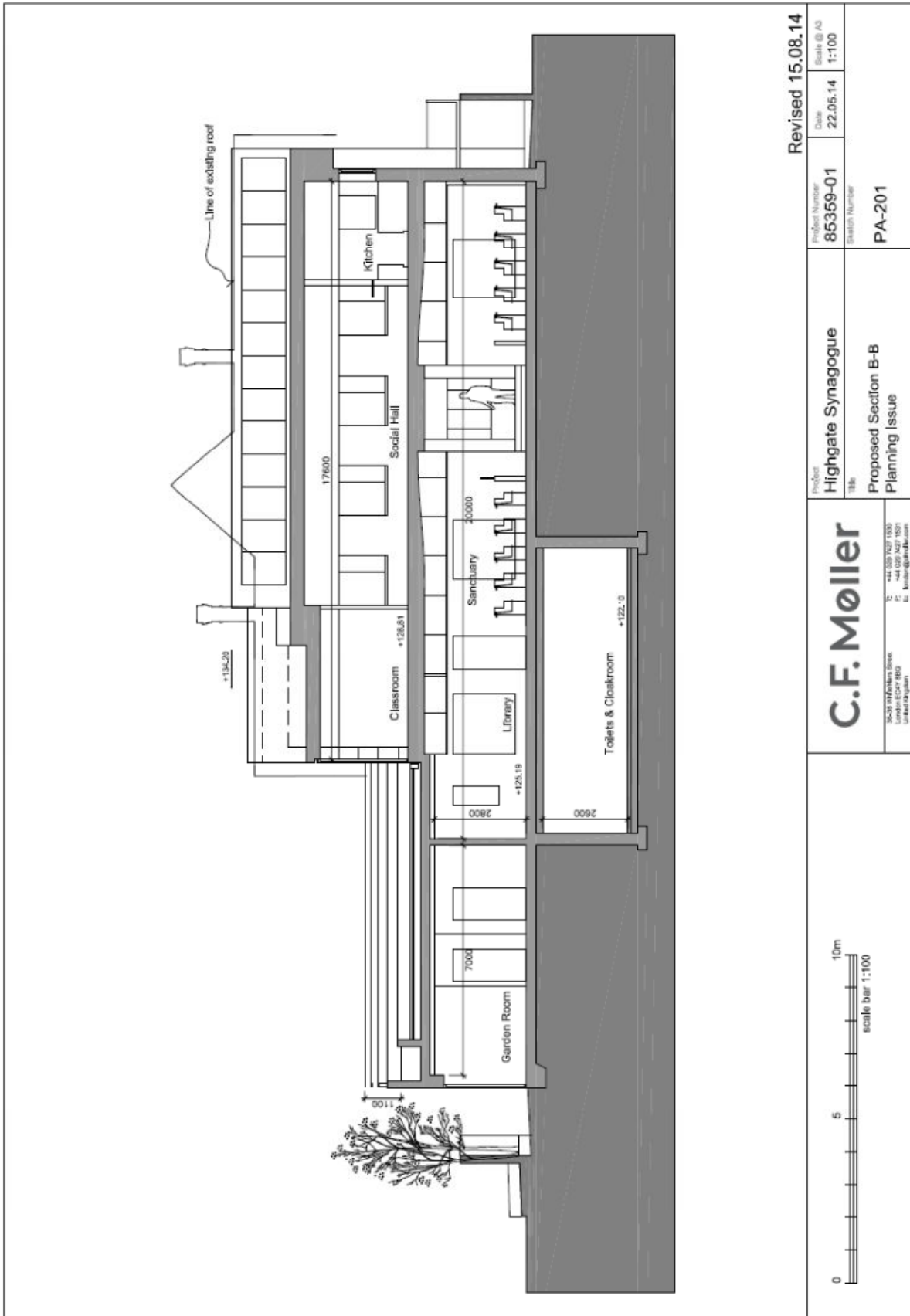
A3.L

© C.F. Møller Architects UK Ltd

Roof Plan

For Sub Committee

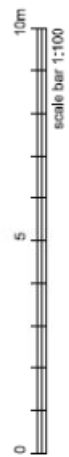
OFFREPC
Officers Report



Cross Section

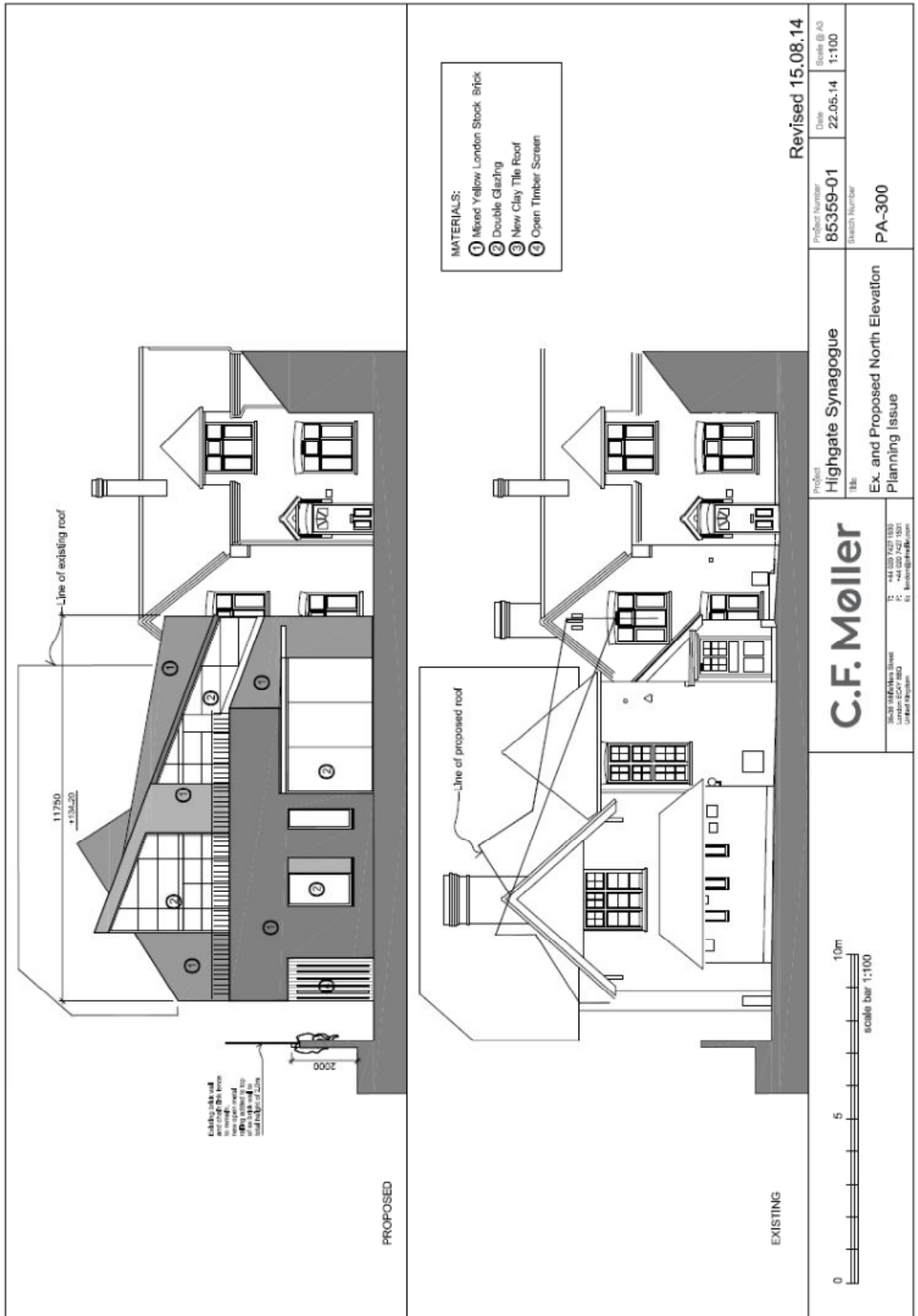
Revised 15.08.14

C.F. Møller <small>36-39 Trafalgar Square London WC2N 2DF Tel: +44 (0) 207 7333 1000 Fax: +44 (0) 207 7333 1001 E: london@moller.com</small>	Project Highgate Synagogue	Project Number 85359-01	Date 22.05.14	Scale @ A3 1:100
	Title Proposed Section B-B Planning Issue	Section Number PA-201		

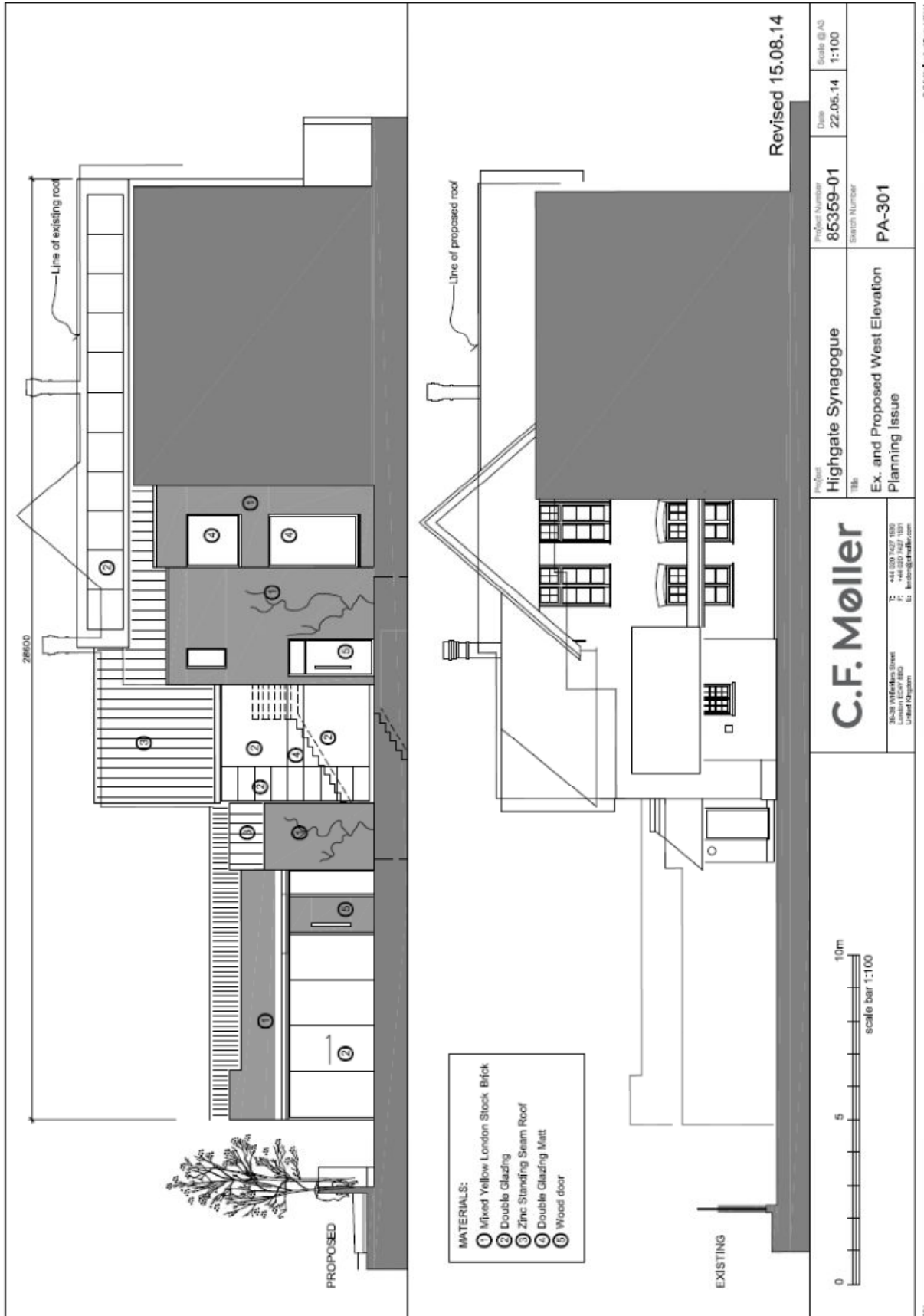


4/1

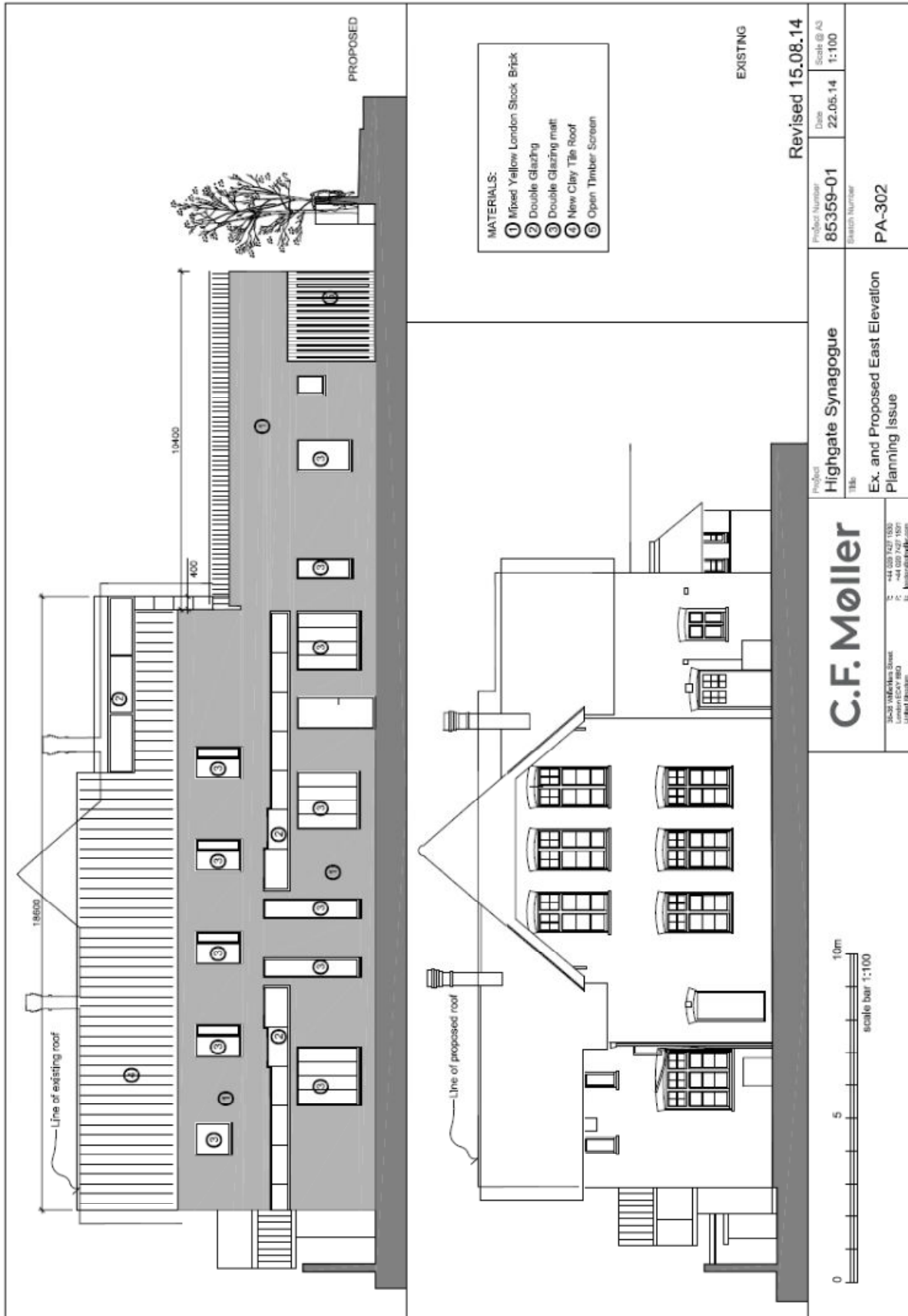
© C.F. Møller Architects Ltd



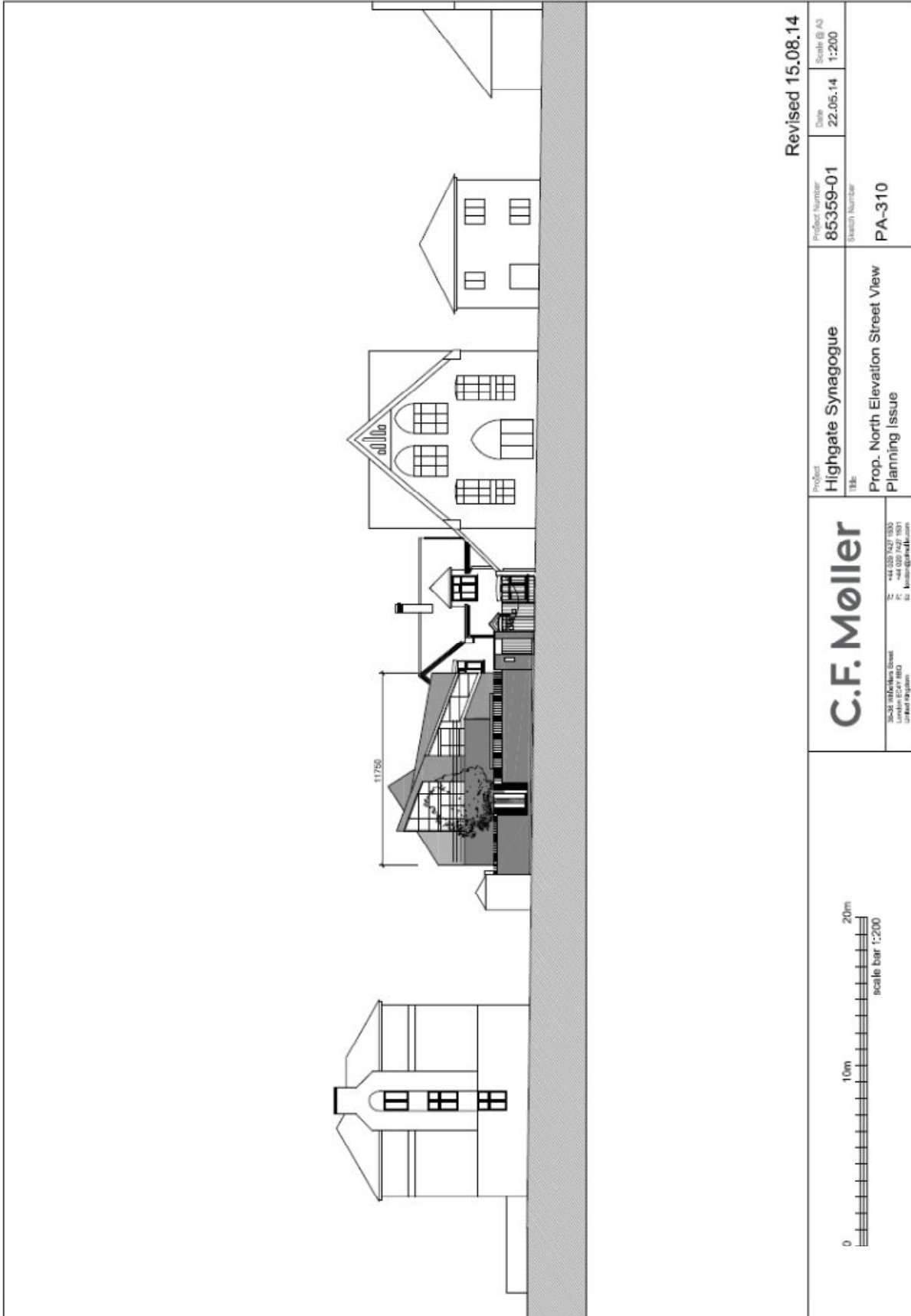
Existing and Proposed Front/ North Elevation



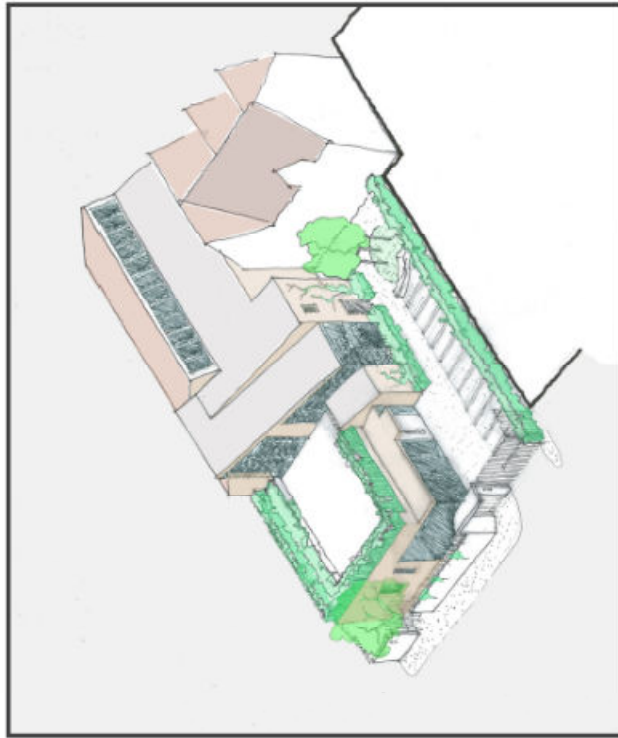
Existing and Proposed West Elevation



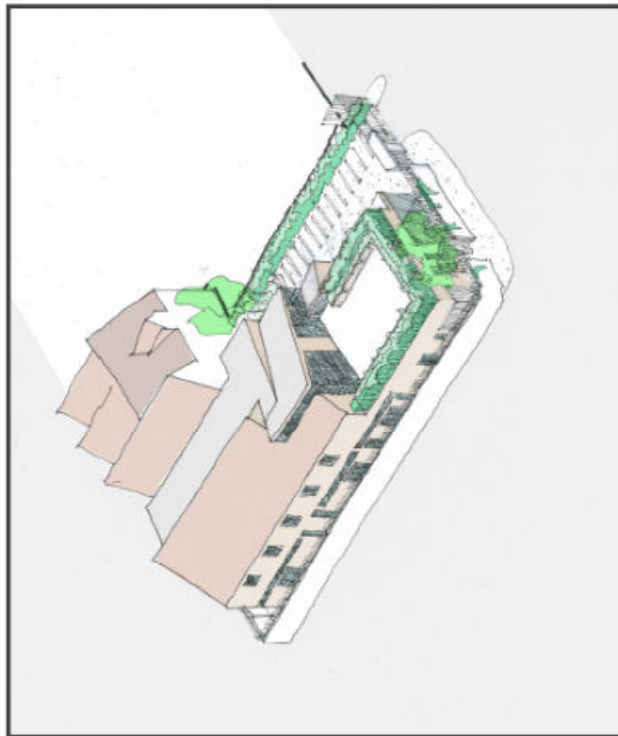
Existing and Proposed East West Elevation



Proposed Street Elevation



Aerial View from the North West



Aerial View from the North East

Project Number: 85359-01

Phase:

Sketch Number: PA-152

Title:

Highgate Synagogue

Illustrative Image

Aerial Views from NE and NW

Date: 22.08.2014 Scale: @A3 Not To Scale

C.F. Møller

© C.F. Møller Architects UK Ltd

ANLB

Illustrative Image: From NE & NW



Existing view of site from NE



Illustrative image of proposal from NE



Illustrative image of proposal from NW



3



6



2



5



1



4



Site Photos

For Sub Committee

OFFREPC
Officers Report



3



6



2



5



1



4

Site Photos

For Sub Committee

OFFREPC
Officers Report

Appendix 2: Minutes of Design Panel Meeting - Thursday 24th July 2014

ATTENDANCE

Panel

Deborah Denner
Stephen Davy
Phyllida Mills
Claudio Novello
Peter Sanders

Observers

(all Haringey Council unless otherwise stated)

Cllr Sheila Peacock.....Northumberland Park
Cllr Bob Hare.....Highgate

Stephen Kelly (Chair) Assistant Direct of Planning
Richard Truscott (Facilitator) Design Officer
Nairita Chakraborty Conservation Officer
Matthew Randall Planning Policy Officer

The following topics were considered by the Panel:

Proposed reconfiguration of Tottenham Chances, 399 High Road, Tottenham N17

David Alton ADA Architects
Robert ADA Architects
Elizabeth Heritage Consultant

Revised proposals for Highgate Synagogue, North Road, Highgate (earlier scheme originally reviewed 20/01/11)

Teva Hesse C F Møller Architects,
Jeff Springer member of the synagogue

Landscaping to Unit 11, Mowlem Trading Estate

Stephen Kelly Assistant Direct of Planning, Haringey Council

Highgate Synagogue, North Road, Highgate

Project Description

This was a return visit, earlier proposals having been presented to the panel in January 2011. The existing building, which is too small for their needs, is a traditional brick building with pitched roof on a small cul-de-sac off the west side of North Hill, Highgate, between Grimshaw Close, a 4 story block of flats facing North Hill and The Drill Hall; these three together with the former Fire Station flats behind the Synagogue to the south form a coherent group of mid nineteenth century neo-vernacular buildings all by the same architect/developer. However, in complete contrast, to the north of the cul-de-sac, is the Grade I Listed 1930s Modernist "Highpoint" by Lubetkin, with the chauffeurs garages to that complex closest to the synagogue.

The existing synagogue has become too small for this growing community who want to provide educational and religious studies provision within the building as well as more seating space, better circulation including lift access and accessible toilets. Security is also a major concern, but they would also like to be able to open the building out to an enclosed court for special events.

Therefore the proposal is to remodel and substantially extend the “front” of the building, taking it closer to the cul-de-sac but with a small gap to a substantial wall with gate. This will formalize and re-order the existing arrangements for additional seating, function and education rooms on the ground and first floors. It will also be extended to the side for circulation, but leave a good sided paved courtyard for pedestrians, occasional service and three parking spaces only. They have extensively developed the design proposals since 2011, including in response to the panels comments, neighbouring residents’ concerns and analysed rights of light.

Panel Questions

What is the landscaping scheme and how much landscaping is likely to be practical? Are the existing trees being removed?

The garden in front of the cottage would have stone pavers with grass. There will be perimeter wall landscaping along with roof planters to the front of the building. The existing trees are not considered to be of high quality and would be removed.

Are there any privacy issues from the adjoining terraces? How have these been addressed?

This issue has been raised. The terrace along Grimshaw Close has two levels of deck access. The properties in Northfield Hall also have two decks. So there are no private spaces facing the building. To avoid any privacy issues, matt glass, green or privacy screens would be proposed.

How often is it likely that the venue would be very busy?

The maximum capacity of the venue would be 150, which is similar to its existing capacity. It is likely to get busy for no more than 10 times in a year.

Would this not add to the parking pressures in the area? What about the activities on the roof? Do they happen during the day, evening or night? How would that impact on the residents?

No additional capacity is being provided. The activities and the usage of the building would remain as at present. However, the scheme intends to reconfigure the layout of the building to provide equal seating spaces for men and women, which is currently 2/3 reserved for men and only 1/3 for women. The usage of roof would allow up to 30 more spaces but this would only be used occasionally. The reconfiguration would allow better space usage and would in fact reduce noise levels. At present noise levels are higher as people are forced to queue or stand outside the building.

How would the building contract be procured? Would the architects remain in the project up to delivery?

The architects would be employed till the delivery and would be expected to work closely with the contractors. The applicants intended to use a small contractor and have interviewed two.

What are the proposed materials? If there is a trellis over the balustrade, would that lead to right to light issues?

The materials are primarily brick with a lot of glass in the lobby with obscured glazing to the staircase. At present it is proposed to have railings to the roof and there is an intention to use the terrace. Along North Road, the building would have brick and

glazing facing the courtyard and would be 2.5-3m set back. There would be no light to right issues.

The landscape courtyard also shows three parking spaces. It is likely that the proposed stone and grass paving would be covered by cars most of the times. How have you addressed this?

Out of the three, two spaces are for the Rabbi and one additional for elderly users. It is likely that the paving would be dominated by car, but the perimeter wall with landscaping should mitigate this impact.

What is the start and finish time for the project?

The construction is likely to begin after the Jewish holidays and would be finished within 11 to 11.5 months, just before the next high holidays.

What measures are being taken for energy efficiency as the building has a lot of glass?

The building would be more efficient than the existing building and will comply with the existing standards.

Panel Discussion

1. Whilst there were concerns raised regarding the constrained size of the site and its usage, the Panel were generally supportive of the design and the architectural composition of the proposed building.
2. The panel noted that the building would be used to its full capacity only very rarely through the year. Provision of a better community facility that facilitates the cultural use of the building was welcomed.
3. The Panel appreciated that the scheme had been developed over four years and addressed the context and issues of right to light and privacy in an innovative way. The building was designed in a well proportioned way with a gable to address the street frontage. They felt that the scheme replaced a neutral building with an architecturally attractive building that would enhance the area. They agreed that the choice of bricks as the main material for construction with the glass was acceptable, however, further detail of mortar type and style would be required. They also requested for some 3D views.
4. The Panel remained unconvinced of the roof treatment to the staircase and suggest that the management of use and potential overlooking from the proposed terrace area needed careful consideration by the planning authority.
5. Regarding landscaping, the Panel were not convinced with the stone paving with grass in courtyard, which they thought would be dominated by parking. They felt that the scheme could be improved if the quality of landscaping were to be 'translated' on the terrace.
6. **Conclusions:** The Panel were of the opinion, having regard to the statutory duty of the Local Planning Authority to consider the impact of the development on the Conservation Area and the setting of nearby Listed Buildings, that the design

approach, subject to consideration of the above, was capable of support.

Appendix 3: Comment on objections/ responses

No	Stakeholder	Question/Comment	Response
1	LBH - Conservation	Raise no objection	
2	LBH – Transportation	Raise no objection	Condition requiring a CMP and CLP added.
3	Local Residents	<p>The plans constitute overdevelopment of a small site in the middle of a densely populated area.</p> <p>The building will not be big enough for present purposes, much less if the membership increases.</p> <p>Proposed scheme is not in keeping with the built environment and architecture of its surroundings.</p>	<p>The proposed increase in accommodation here is modest in relation to the size of the current building and site. The total above ground uplift is 103 sq.m GEA on a site that measures 657 sq.m. The footprint and massing retains a comfortable distance and setbacks from adjacent buildings and is smaller than the mass and footprint of Northfield Hall. Like many buildings used for place of worship and D1 uses generally, the building footprint/ plot-coverage ratio are generally high and are not the same as those with a residential block.</p> <p>The proposal is to improve the accommodation/ facilities for a community group rather than to increase membership. As indicated by the agent “the Synagogue primarily serves the needs of the local Jewish community and while it has grown in recent years there is neither the capacity nor ambition to increase it further. The limited capacity of the Synagogue means that attendance is usually self-regulating, i.e. through advance booking of places for special events or by the fact that some congregants stay away or go to another synagogue when there is a special event such as a bar or bat mitzvah, so that there is room for the friends and guests of the family holding the celebration.”</p> <p>There is a range of building types in the immediate surroundings, both in size and architectural period, ranging from Georgian, Victorian to early twentieth century development. A good quality contemporary</p>

No	Stakeholder	Question/Comment	Response
		<p>Loss of privacy and noise and disturbance from roof terrace.</p> <p>Any proposed screening to lessen the effects of noise from the terrace will not work effectively to safeguard privacy.</p> <p>Noise from people leaving late events, bar/bat mitzvahs, music at weddings, children left unattended during late services etc.</p> <p>Glass doors openings onto spaces facing Northfield Hall properties will be enormously noisy during events.</p> <p>Infringement on right to light because of the increase in bulk and roof lines.</p>	<p>building is generally seen as an appropriate architectural response for a new building, even within conservation areas, rather than a that mock or pastiche of an earlier architectural style. The setting of the new building is not visible from the main public realm or primary streetscape of North Road, nevertheless the scheme here adopts materials of the surrounding buildings (brick with tile roofs) and is of good architectural quality.</p> <p>A raised roof planter of between 1 to 1.5 metres deep on all three sides of the flat roof has been added and the use of the flat roof is now limited only to use in connection with the annual eight day 'Festival of Tabernacles'.</p> <p>Note comment above.</p> <p>A condition on the control on the use of flat roof has been added. It needs to be appreciated that the use of the site is established here and places of worship are found in residential areas with associated comings and goings. In this particular case the vast majority of events take place over the weekend and are finished before 2pm.</p> <p>The glazing to the new building will be of high acoustic standard. Most activities here will take place inside so noise from activities will be better contained within the building. This development should result in a quieter environment for neighbours.</p> <p>The proposed massing ensures that existing conditions to rights of light/ daylight/ sunlight are</p>

No	Stakeholder	Question/Comment	Response
		<p>Exhaust fumes from cars parking on site next to patios and French windows of 2, 3 and 4 Northfield Hall;</p> <p>Proximity of basement to neighbouring properties and inadequate site investigations;</p> <p>Impact on shallow foundations, risk of water or structural damage to neighbouring buildings;</p> <p>Concerns in relation to rain and surface water flooding.</p> <p>Grimshaw Close has already experienced subsidence in their properties and heavy construction traffic together with a basement excavation will only have a further detrimental effect on this.</p>	<p>protected and as tested in the Daylight/Sunlight report submitted.</p> <p>There is only one parking space where this might be a problem (the space closest to the Rabbi's Cottage); the rear of other parking spaces are against a solid wall. The Synagogue has agreed with Northfield Hall residents to plant a green hedge along this boundary. The revised landscaping proposal shows both a hedge and a planted border along this boundary to keep parked cars further away from the boundary. These measures should be sufficient to keep any exhaust fumes away from Northfield Hall.</p> <p>The proposed partial basement is over 6.5 metres from the closest adjacent structure. The desk study report submitted in support of this application has reviewed existing historical and geotechnical data and concluded that there are no concerns about groundwater flow, surface water flooding or land stability for this site.</p> <p>As addressed in the point above and within the report.</p> <p>Addressed in the point above and within the report.</p> <p>Structural defects within an adjoining building cannot be in itself a reason to withhold/ refuse planning consent. The Synagogue are however committed to instruct and pay for a surveyor to prepare schedules of condition of each of the neighbouring flats at Grimshaw Close and Northfield Hall.</p>

No	Stakeholder	Question/Comment	Response
		<p>Noise and dust from construction/ demolition.</p> <p>Major health and safety issues need to be addressed.</p> <p>Increased congestion.</p> <p>Enlargement will attract more members from surrounding suburbs which will means more cars.</p> <p>Lane is narrow and is clogged/ congested with many cars.</p> <p>North Road has no designated pedestrian footpath so residents and public would have to walk in and around construction traffic.</p> <p>Impact on pedestrian safety in particular on parents and school children.</p> <p>Parking around the current building on the few non- Sabbath events is already problematic.</p> <p>Every week the Synagogue proves to be very noisy in an otherwise very quiet neighbourhood.</p>	<p>This is not a reason in itself to withhold/ refuse planning consent; however the conditions to be imposed can ensure that the development does not prejudice the enjoyment by neighbouring occupiers of their properties.</p> <p>As above.</p> <p>The proposals reduce the number of parking spaces from the current maximum of 9 on site spaces to 3 on site spaces (including one disabled space). This should significantly reduce traffic noise and 'congestion'.</p> <p>The proposal is to improve the accommodation/ facilities for a community group rather than to increase membership.</p> <p>There will be no delivery vehicle larger than the typical LB Haringey refuse lorry which currently drives down the North Road spur.</p> <p>As with all building projects safety of pedestrian can be safeguarded. A CMP will be required and measures to avoid AM and PM peak periods in specific required.</p> <p>As above.</p> <p>There is no evidenced to demonstrate this or to withhold planning consent.</p>

No	Stakeholder	Question/Comment	Response
		<p>Concern about construction and access/ space for construction vehicles (diggers, cranes, materials, skips or other vehicles etc).</p> <p>Request that working hours be respected with no weekend working.</p> <p>Current canopy of the trees on access road are too low to allow heavy construction traffic through.</p> <p>No evidence of benefit to the wider community.</p>	<p>Highgate Synagogue occupies a community building and therefore some sound/ noise is inevitable. The situation can improve with a purpose built/ better sound insulated structure. The activities on site are also limited with the building not in use for large parts of the week.</p> <p>A CMP and CLP are required to be submitted prior con construction. In addition the development will be required to use a contractor to fully comply with the considerate contractor's scheme, which prohibits construction activities and deliveries outside of peak hours.</p> <p>The contractor(s) here will not work on Saturdays or during Jewish holidays, so there will be no weekend working.</p> <p>There will be no delivery vehicle higher than the LB Haringey refuse lorry which currently drives down the North Road spur.</p> <p>As indicated by the applicant/ agent: "There has been a Jewish presence in Highgate since the 1650s. The proposals seek to improve and strengthen an existing, long-standing cultural and religious centre for local residents, which through its educational programs promotes greater understanding and tolerance within the wider community. The Synagogue is being redeveloped to improve accessibility, so that it can better support the needs of the infirm and disabled. The proposed facility is inclusive, meaning we have an open-door policy and guests of all denominations/religions frequently attend our activities. Wider community</p>

No	Stakeholder	Question/Comment	Response
		<p>No evidence of an increased congregation.</p> <p>Plans provide the same number of classrooms which is contradict the original reason to extend.</p> <p>Question about in the event of damage or claims who will be liable/ who is the legal owner of the site.</p> <p>Little consultation with neighbours.</p> <p>Security risks.</p>	<p>benefit can be demonstrated by our contribution to several objectives set out in the Highgate.”</p> <p>As provided by the agent: “Official Community statistics. 2008 – 190 families = 300 adult members and approx. 120 children aged 0 – 18. Current statistics 250 families = 400 adult members and approx. 200 kids aged 0 – 18”.</p> <p>At present only the upstairs social hall can accommodate educational activities. The proposed plans retain a reconfigured upstairs social hall and add a dedicated classroom space on the first floor along with a library and garden room on the ground floor, so the proposed scheme will have four distinct spaces where learning can take place simultaneously, whereas there is only one at present.</p> <p>United Synagogue are the legal owner of the site and guarantee the project. As indicated by the agent United Synagogue are committed to instruct and pay for a surveyor to prepare schedules of condition of each of the neighbouring flats at Grimshaw Close and Northfield Hall.</p> <p>Up to 15 meetings with Highgate Society, neighbours in Highpoint, Northfield Hall and Grimshaw Close have taken place, in addition to consultation via the formal planning process.</p> <p>Security issues in respect of the building have been reviewed by Community Security Trust (CST), a body who provide security advice and training for Jewish schools, synagogues. CST have indicated</p>

No	Stakeholder	Question/Comment	Response
		Inaccuracies in the Design Panel findings.	<p>that they are “very comfortable with the intended arrangements”.</p> <p>The following inaccuracies are noted:</p> <p>The opening Project Description of the report incorrectly describes the neighbouring Grimshaw Close block of flats as 4 storeys rather than 3.</p> <p>The flats in Grimshaw Close as facing west (towards the synagogue) rather than east as the project description section of the report says.</p> <p>That contrary to the applicant’s answer to a panel question asking if there any privacy issues from the adjoining terraces (the applicant answered that there are no private spaces facing the building), there are habitable room windows at the northern end of the block, beyond then end of and forward of the line of Grimshaw Close’s access deck, who’s privacy would be compromised by proximity to the proposed 1st floor deck to the synagogue.</p> <p>The purpose of the design panel was to review the design of the scheme rather than to give specific judgments on amenity issues.</p>
4.	Highgate CAAC	<p>The site is too small for the use and the development would constitute overdevelopment and will impinge greatly on the amenities of the immediate neighbours.</p> <p>Access to the site is awkward and will present problems.</p> <p>Any increase in traffic in connection with the use of the site will affect amenity.</p>	<p>Point on overdevelopment addressed above and in addition issues of amenity addressed in detail in Officer’s report.</p> <p>Addressed above.</p> <p>The development would not result in increased traffic movements to and from the site, or an</p>

No	Stakeholder	Question/Comment	Response
		<p>The use of the first floor flat roof as a roof terrace is unacceptable as it will be directly in line with the bedroom windows of the flats in the former drill hall.</p> <p>The roof should be a green roof with a sedum cover.</p> <p>There should be no more than one car parking space on the site.</p> <p>The hall and the cottage constitute a coherent whole making them a valuable feature of the Conservation Area which would be lost.</p> <p>The use of the flat roof or terrace should be restricted to access for maintenance in view of its proximity to adjoining residential properties.</p>	<p>increase need for parking over and above that already created by the existing established use.</p> <p>The extent of the use of the flat roof has changed.</p> <p>The flat roof will have a degree of vegetation.</p> <p>Off street parking will be limited.</p> <p>The demolition of the building will cause limited to negligible harm to the conservation area as the replacement building will be a high quality new development successfully overcoming harm and enhancing the conservation area.</p> <p>Addressed in the report and in conditions to be imposed.</p>
5.	Highgate Society	<p>Concerns that the requirements of the Synagogue can be met on the site.</p> <p>Tabernacle which would be placed on the roof terrace would be unacceptable for neighbours.</p> <p>Overlooking of Grimshaw Close properties.</p> <p>The use of the terrace would be an intrusion on the neighbours' quiet enjoyment of their homes and would cause an unacceptable loss of</p>	<p>The issue of need and requirements of the Synagogue are extensively discussed in report.</p> <p>This is for a very limited period and as per the current arrangement on site a Tabernacle is erected each year.</p> <p>There will be no harmful overlooking or loss of privacy caused by the replacement building.</p> <p>Addressed above.</p>

No	Stakeholder	Question/Comment	Response
		<p>privacy.</p> <p>Question as to whether one disabled parking space is enough.</p> <p>Concerns about car parking spaces next to the Drill Hall.</p> <p>Cars would have to reverse out as there is no turning circle.</p> <p>Very little planting is now included in the ground level landscaping proposals.</p> <p>Embodied energy lost in demolition.</p>	<p>No objection raised by Council's Transportation Team.</p> <p>As addressed previously there is only one parking space where this might be a problem; mitigation is however proposed.</p> <p>No objection raised by Council's Transportation Team.</p> <p>The site currently has limited vegetation however a degree of planting is proposed.</p> <p>There is no policy basis to refuse planning permission on such a ground. The replacement building can however provide a more sustainable and energy efficient building.</p>

Appendix 4: Fact sheet on floorspace/ seating/ use etc

	Present Building Sq.M²	Proposed Building Sq.M²
Ground Floor	178 (GIA)	270 (GIA) = +92
First Floor	161 (GIA)	172 (GIA) = +9 (heavily reduced from previous application) + roof space of 53.5 (reduced from 75 to restrict numbers on roof and increase distance to neighbours)
Basement	0	87 (GIA) (heavily reduced from previous application)
Car Parking	9 spaces: (8 parking & 1 disabled bay)	3 spaces total: (2 for the Liss family, 1 combined disabled bay and delivery drop-off bay)
Number of Seats:		Above and beyond the extra ladies' seating in the new design, the most critical difference is the orientation of the Synagogue. Now that the Holy Ark will be facing East rather than South we can position the ladies' section next to the men's one rather than behind it; an important change that we (and the ladies of our community) feel very strongly about.
Total Number of Seats in the Shul	174	227 (including 2 wheelchair spaces)= +53
Number of Ladies Seats	70	117 (including wheelchair space) = +47
Number of Gentlemen's Seats	104	110 (including wheelchair space) = +6
Number of Disabled Seats	0	2 (included in numbers above)
Lifts	0	1 – one of the drivers of the project is to make the building disabled friendly.
Use of Building		Time wise as before but with extra space for children's services on a Saturday morning, increased capacity for services and social events and to bring back three of the six Sunday morning classes that are currently off site. Besides for weekend services, festival services and classes, the site is used for approximately one evening lecture a week (for up to 50 people) and for up to 4 or 5 social events a year (for up to 100 people)

