

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2014/2558	Ward: Stroud Green
Address: Ednam House Florence Road N4 4DH	
Proposal: Demolition of garages adjacent to Ednam House and infill development of 2 x three storey terraced houses	
Applicant: Mr Myles Warren, LB Haringey	
Ownership: Homes for Haringey	
Case Officer Contact: Tobias Finlayson	
Date received: 12/09/2014 Last amended date: N/A	
Drawing number of plans: 5429-08-BASEMENT REPORT, 5429-08-DAYLIGHT, 5429-08-DESIGN AND ACCESS, 5429-08-GROUND CONDITIONS, 5429-08-OVERSHADOWING, 5429-08-PLANNING_sml	
Reason for referral to committee:	
The council is the applicant and as such this application is referred to committee under the current scheme of delegation.	
Planning designations:	
Stroud Green Conservation Area Not a Listed Building CPZ	
2. SUMMARY OF KEY REASONS FOR RECOMMENDATION	
<ul style="list-style-type: none">• The proposal is acceptable in principle as it would increase the borough's housing stock;• The impact of the development on neighbouring residential amenity is acceptable;• The design and appearance of the proposal is acceptable and would not harm the character and appearance of the Conservation Area;• There would be no significant impact on parking; and• The proposal meets the standards outlined in the London Plan SPG Housing	

2. RECOMMENDATION

The proposal seeks permission for the demolition of garages adjacent to Ednam House and infill development of 2 x three storey terraced houses.

The proposal is seen to be an acceptable development to provide additional affordable family sized housing. The proposed housing is well proportioned and would not harm the amenities of surrounding neighbours.

Given the above, it is recommended that the Committee resolve to GRANT planning permission subject conditions.

Conditions:

- Time limit
- In accordance with approved plans
- External materials to be approved
- Code for Sustainable Homes
- Removal of permitted development rights
- Construction hours
- Construction management plan
- Cycle parking
- Land contamination investigation works
- Contamination remediation if required
- Control of dust
- Combustion and energy plant

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3.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS

3.1 Background

3.1.1 These sites form part of the Council's new build programme which aims to provide a mix of tenure types. This will include housing products aimed at providing entry to home ownership and discounted rents for people on lower incomes as well as new socially rented homes. This is the first phase of a programme and funding is in place to deliver these new homes.

3.2 Proposed development

3.2.1 The proposal seeks permission for the demolition of garages adjacent to Ednam House and infill development of 2 x three storey terraced houses.

3.3 Site and Surroundings

3.3.1 The site comprises four garages with a garden to the rear located on the northern side of Florence road. It forms a gap between a row of 3-storey Victorian terraces and a 3-storey block of flats.

3.3.2 The surrounding area is predominantly residential and mainly comprised of 3 storey blocks. There is an area of open space adjoining the site to the north.

3.4 Relevant Planning and Enforcement history

3.4.1 No planning or enforcement history.

4.0 RELEVANT PLANNING POLICY

4.1 National Planning Policy Framework

4.1.1 The NPPF was formally published on 27 March 2012. This document sets out the Government's planning policies for England and supersedes the previous Planning Policy Statements (PPSs) and Planning Policy Guidance notes (PPGs). The following chapters are relevant:

Chapter 7 Requiring Good Design
Chapter 8 Promoting Healthy Communities
Chapter 12 Optimising Housing Potential

4.2 London Plan 2011

Policy 3.3 Increasing housing supply
Policy 3.4 Optimising housing potential
Policy 3.5 Quality and design of housing developments
Policy 3.8 Housing choice
Policy 6.3 Assessing effects of development on transport capacity
Policy 6.13 Parking
Policy 7.4 Local character
Policy 7.6 Architecture

4.3 Haringey Local Plan 2013

- Policy SP2 Housing
- Policy SP4 Working towards a low carbon Haringey
- Policy SP6 Waste and recycling
- Policy SP7 Transport
- Policy SP11 Design
- Policy SP12 Conservation

4.4 Haringey Unitary Development Plan 2006 'Saved Policies'

- Policy UD3 General principles
- Policy UD7 Waste storage
- Policy M10 Parking for development

4.5 Supplementary Planning Guidance

Mayor of London 'London Housing Design Guide'

5.0 CONSULTATION

5.1 Pre-application Committee: Pre-application briefing was held on the 28th July 2014.

5.2 The minutes set out that: 'It was advised that Councillors had asked that the proposed design be revised to incorporate a more traditional porch and bay window design and to reconsider the provision of a green roof in light of concerns over maintenance.'

5.2 Haringey Design Panel briefing was held on 8th May 2014.

5.3 The following parties were consulted:

Local:

- Adjoining and nearby neighbours
- Stroud Green CAAC
- Stroud Green Residents Group
- Friends of the Parkland Walk

Internal:

- LBH Housing
- LBH Cleansing
- LBH Conservation
- LBH Building Control
- LBH Transportation Planning

External:

- Thames Water:
- London Fire Brigade

5.4 The following responses were received:

- LBH Transportation Planning: No objection to the proposal subject to conditions.
- LBH Environmental Health: No objection to the proposal subject to conditions.
- LBH Conservation Officer The garages do not contribute to the character and appearance of the conservation area and therefore there would be no objection to their demolition. The proposed semi-detached houses are similar in height to the Victorian terrace and follow their established building line. In terms of design and appearance the new building is considered to be simpler and more contemporary interpretation of the established terrace. As such, their scale and appearance would complete the street frontage, enhancing the conservation area and its character. It is, therefore, acceptable from a conservation point of view. Conclusion: Acceptable. Materials to be conditioned.

5.5 The following issues were raised in 2 representations received:

- Concern that structural damage will be caused to the adjoining property while carrying out the building work.
- Suggestion that the old bricks should be used for front external wall to match bricks of the houses in this street or plastered same as no's 27 and 29.
- The users of the garages are being required to go to considerable expense to relocate with little alternatives.
- Area is a nice place to live and do not require more buildings in a small space ruining the quality of life with a reduction in the area of play space as well as loss of a tree.
- Disturbance and inconvenience caused during construction.

6.0 ANALYSIS/ASSESSMENT OF THE APPLICATION

6.1 Summery of main issues

6.1.1 The main planning issues raised by the proposed development are:

1. Principle of the development;
2. Design and character and appearance of the conservation area;
3. Impact on the amenity of adjoining occupiers;
4. Living conditions for future occupants;
5. Parking and highway safety;
6. Trees and play space;
7. Sustainability;
8. Contamination;
9. Waste; and
10. Accessibility.

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.

- 6.2.2 The NPPF, London Plan Policy 3.3 and Local Plan Policies SP1 and SP2 seek to maximise the supply of additional housing to meet future demand in the borough and London in general. The proposal is for the creation of two 3 bed flats. The principle of introducing residential units at the site would meet the intent of the NPPF, London Plan Policy 3.3 and Local Plan Policies SP1 and SP2, albeit all other material planning considerations are to be met.

6.3 Design and character and appearance of the conservation area

- 6.3.1 The NPPF should be considered alongside with London Plan 2011 Policies 3.5 and 7.6 and Local Plan 2013 Policy SP11, which identifies that all development proposals, should respect their surroundings, by being sympathetic to their form, scale, materials and architectural detail.
- 6.3.2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that special attention should be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. 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 case.
- 6.3.3 Paragraph 129 of the National Planning Policy Framework (2012) states that LPAs should identify and assess the particular significance of any heritage asset that may be affected by a proposal; Policy 7.8 of the London Plan 2011 seeks to ensure that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. Similarly Local Plan Policy (2013) SP12 seeks to ensure the conservation of heritage assets, their setting and the wider historic environment.
- 6.3.4 The proposal involves the erection of 2 x 5 bedroom, three storey terrace houses.
- 6.3.5 The applicant engaged in pre-application discussions and presented the proposal to the design review panel on 8th May 2014 in order to design a scheme that would hopefully be of acceptable design and that would not harm the character and appearance of the surrounding conservation area.
- 6.3.6 The Design Review Panel had significant concerns, particularly the materials and detailing of bay windows and lintels and general approach of pastiche. Changes were also made in response to Councillors concerns as raised at pre-application briefing.
- 6.3.7 In response to the Design Panel concerns, through a series of revisions, the applicant has subsequently resolved the issues and designed a scheme whereby the new build terraced dwellings will strengthen the presence of the Victorian terraces in Florence Road by keeping the same height and following their building line, stepping forward by 1.5-2 m from the 3 storey flatted block to the south east.

- 6.3.8 The garages do not contribute to the character and appearance of the conservation area and therefore there is no objection to their demolition. The proposed semi-detached houses are similar in height to the Victorian terrace and follow their established building line. In terms of design and appearance the new building is considered to be simpler and a more contemporary interpretation of the established terrace. As such, their scale and appearance would complete the street frontage, enhancing the conservation area and its character. It is, therefore, acceptable from a conservation point of view preserving and enhancing the Conservation Area and not causing harm.
- 6.3.9 To ensure that the detailed materials are acceptable with regard to the character and appearance of the conservation area, a condition requiring the submission and approval of samples has been included.
- 6.3.10 A condition is recommended removing permitted development rights from the proposed buildings. This is to ensure any future plans to enlarge the properties can be adequately assessed to ensure that any additions are satisfactory in relation to the individual plot sizes and the individual buildings as well as that there is no harm to neighbouring amenity.
- 6.3.11 Overall, the proposal is considered to be acceptable and to preserve the character and appearance of the conservation area and does not cause harm in accordance with the above policies.

6.4 Impact on the amenity of adjoining occupiers

- 6.4.1 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 that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy.
- 6.4.2 The proposal has been accompanied by a daylight/sunlight report and shadowing report. These reports confirm that there would be no harmful loss of daylight/sunlight to adjoining neighbours. It is also noted there are no residential properties adjoining the application site to the rear (north east) this being Parkland Walk. The properties on the opposite side of Florence Road are sufficiently separated by the highway so that the residential amenities of adjacent occupants will not be unduly harmed by way of overlooking, sense of enclosure, dominance or loss of light.
- 6.4.3 Noise pollution is dealt with under saved UDP Policy UD3 which resists developments which would involve an unacceptable level of noise beyond the boundary of the site. This stance aligns to the NPPF and with London Plan Policy 7.15 and Policy SP14 of Haringey's Local Plan.
- 6.4.4 The number of occupants is unlikely to cause a degree of noise and disturbance such as to unduly impact upon nearby resident. Any un-neighbourly noise from

the domestic use of the proposed flats would be controlled by the Council's Noise Control team.

6.5 Living conditions for future occupants

- 6.5.1 London Plan Policy 3.5 and accompanying London Housing Design Guide set out the space standards for all new residential developments to ensure an acceptable level of living accommodation offered.
- 6.5.2 In assessing the proposal against these requirements, all the houses would accord with the minimum unit size requirements. The minimum standards prescribed for individual rooms are set out within The London Housing Design Guide and the proposed rooms conform comfortably with these standards. Furthermore, the proposal would provide sufficient private amenity space to each house. Therefore, the proposal would provide an acceptable level of amenity for future occupiers.

6.6 Parking and highway safety

- 6.6.1 The proposed site is in an area with medium public transport accessibility level (PTAL 3) with good public transport connectivity to Finsbury Park Underground and Rail station with bus routes W3, W7, W5 and 210 providing some 42 buses per hour for frequent connection. There is concern that the site falls within the Stroud Green Restricted Conversion Area in the Saved Policies of the UDP, however the applicant's Transport Planning consultant TTP Consulting has conducted a parking survey in line with the Lambeth Methodology, the results of the survey concluded that there is sufficient residual parking in the area to facilitate the additional parking demand that will be generated by the 2 additional residential units.
- 6.6.2 The Council's Transportation Team has assessed the proposal and do not raise an objection concluding that the proposal is unlikely to have any significant impact on the surrounding highway network or on parking demand at this location.
- 6.6.3 In accordance with Transport for London standards, a condition is included requiring the provision of two cycle spaces for each of the new units (4 in total).
- 6.6.4 A further condition is included requiring the submission of a construction management plan.
- 6.6.5 Overall, the proposal is considered to be acceptable with regard to parking and highway safety and would promote sustainable modes of travel over the private motor vehicles in accordance with London Plan 2011 Policy 6.9 and Local Plan 2013 Policy SP7.

6.7 Trees and play space

- 6.7.1 An objection has been raised with regards to the loss of one tree on the site and the loss of outdoor garden/play space associated with the adjoining property (Ednam House).

- 6.7.2 Whilst the loss of the tree is unfortunate, in mitigation, it is not subject to a Tree Preservation Order and the larger, more established and mature tree further to the rear will be retained. It is also noted that the removal of the tree is to facilitate the provision of affordable housing units.
- 6.7.3 With regard to garden/amenity space, the proposal would make use of an existing area to the rear of the garages. The use of the green area as rear gardens for the proposal is not considered to unduly diminish the amenity of the adjoining property (Ednam house) whilst also allowing the proposed family sized units to benefit from having access to private rear gardens.
- 6.7.4 It is also noted that to the rear of the application site and the adjoining Ednam House there is a large area of outdoor amenity space known as Parkland Walk. Given the abovementioned accessibility to well maintained formal open and play spaces, the proposal is not considered to harm tenants of Ednam House with regards to diminished access to open space.

6.8 Sustainability

- 6.8.1 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 SP4 of Haringey's Local Plan and SPG 'Sustainable Design & Construction' set out the sustainable objectives in order to tackle climate change. The Council requires new residential development proposals to meet the minimum Code for Sustainable Homes Level 4 criteria as required under Local Plan Policy SP4.
- 6.8.2 There is no evidence within the submission to demonstrate how the applicant has considered energy efficiency measures/options as part of their proposal, and the absence of an energy/sustainable report fails to show how the development achieves a min. Code Level 4. However, a condition to this effect requiring the units to be constructed to Code for Sustainable Homes (CfSH) Level 4 is included and would ensure the proposal accord with the NPPF 2012 and to London Plan 2011 Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, as well as Policy SP4 of Haringey's Local Plan 2013, which require all residential development proposals to incorporate energy technologies to reduce carbon emissions.
- 6.8.3 A further condition has been included by the Council's Environmental Health Officer requiring the submission of details regarding the gas boiler details and ensuring these are efficient and accord with the London Plan's NOx emission standards.

6.9 Contamination

- 6.9.1 The proposal has been viewed by the Council's Pollution Officer who raises no objection to the scheme, however, conditions are recommended with regards to site investigation and/or remediation should it be required.
- 6.9.2 The proposal, subject to a thorough site investigation and appropriate remediation (where required), is therefore considered to be acceptable and appropriate for a residential development and is in general accordance with

Policy 5.21 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

6.10 Waste

6.10.1 The LBH Waste Management Team has not objected to the proposed development. Furthermore, there is sufficient space within the front of each property for sufficient refuse and recycling stores.

6.11 Accessibility

6.11.1 Policy HSG1 of the UDP and Policy 3.6 of the London Plan require that all units are built to Lifetime Homes Standard. This standard ensures that dwellings are able to be easily adapted to suit the changing needs of occupiers, particularly those with limits to mobility. All of the proposed houses have a level entry point and are considered to be easily converted to be accessible should a future occupant be partially ambulant or a wheelchair user.

7.0 HUMAN RIGHTS

7.1 All applications are considered against a background of the Human Rights Act 1998 and in accordance with Article 22(1) of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003 where there is a requirement to give reasons for the grant of planning permission. Reasons for refusal are always given and are set out on the decision notice. Unless any report specifically indicates otherwise all decisions of this Committee will accord with the requirements of the above Act and Order.

8.0 EQUALITIES

8.1 In determining this planning application the Council is required to have regard to its obligations under equalities legislation including the obligations under section 71 of the Race Relations Act 1976. In carrying out the Council's functions due regard must be had, firstly to the need to eliminate unlawful discrimination, and secondly to the need to promote equality of opportunity and good relations between persons of different equalities groups. Members must have regard to these obligations in taking a decision on this application.

9.0 CIL

9.1 The proposal is for affordable housing and not subject to CIL.

10.0 CONCLUSION

10.1 The proposal involves the demolition of garages adjacent to Ednam House and infill development of 2 x three storey terraced houses.

10.2 The proposal is seen to be an acceptable development to provide additional affordable family sized housing. The proposed housing is well proportioned and well designed and would not harm the amenities of surrounding neighbours. The proposal preserves and enhances the conservation area and does not cause harm.

10.3 Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

11.0 RECOMMENDATIONS

11.1 That planning permission be GRANTED in accordance with the applicant's drawing no's:

5429-08-BASEMENT REPORT, 5429-08-DAYLIGHT, 5429-08-DESIGN AND ACCESS, 5429-08-GROUND CONDITIONS, 5429-08-OVERSHADOWING, 5429-08-PLANNING_sml

and 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 the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in 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 information submitted with this application, no development shall take place until precise details of the external 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 and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

4. The dwelling(s) 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 in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2011 and Policies SP0 and SP4 the Haringey Local Plan 2013.

5. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 or any Order revoking or re-enacting that Order, no roof extensions; rear extensions; side extensions; front extensions; 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 consistent with Policy 7.4 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

6. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

7. No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 4 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2011 and Policy SP7 of the Haringey Local Plan 2013.

8. Before development commences other than for investigative work:

- a) 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 for written approval.

- 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.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan.

9. 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 in accordance with Policy 5.21 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan.

10. No works shall be carried out on the site until a detailed report, including risk assessment, detailing management of demolition and construction dust has been submitted and approved by the Local Planning Authority (reference to the London Code of Construction Practice) and that the site of contractor company

be registered with the considerate constructors scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out on site.

Reason: To safeguard the amenities of the area consistent with Policies 6.3, 6.11 and 7.15 of the London Plan 2011, Policies SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

11. Prior to the first occupation of the hereby approved two (2no) residential units, installation details of the boiler to be provided for space heating and domestic hot water are to be submitted to and approved in writing by the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40mg/kWh (0%). The boilers are to be installed and permanently retained thereafter, or until such time as more efficient technology can replace those previously approved.

Reason: To ensure that the Code for Sustainable Homes assessment obtains all credits available for reducing pollution, as required by the London Plan 2011 Policy 7.14.

INFORMATIVE 1: 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 foster the delivery of sustainable development in a positive and proactive manner.

INFORMATIVE 2: 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 3: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

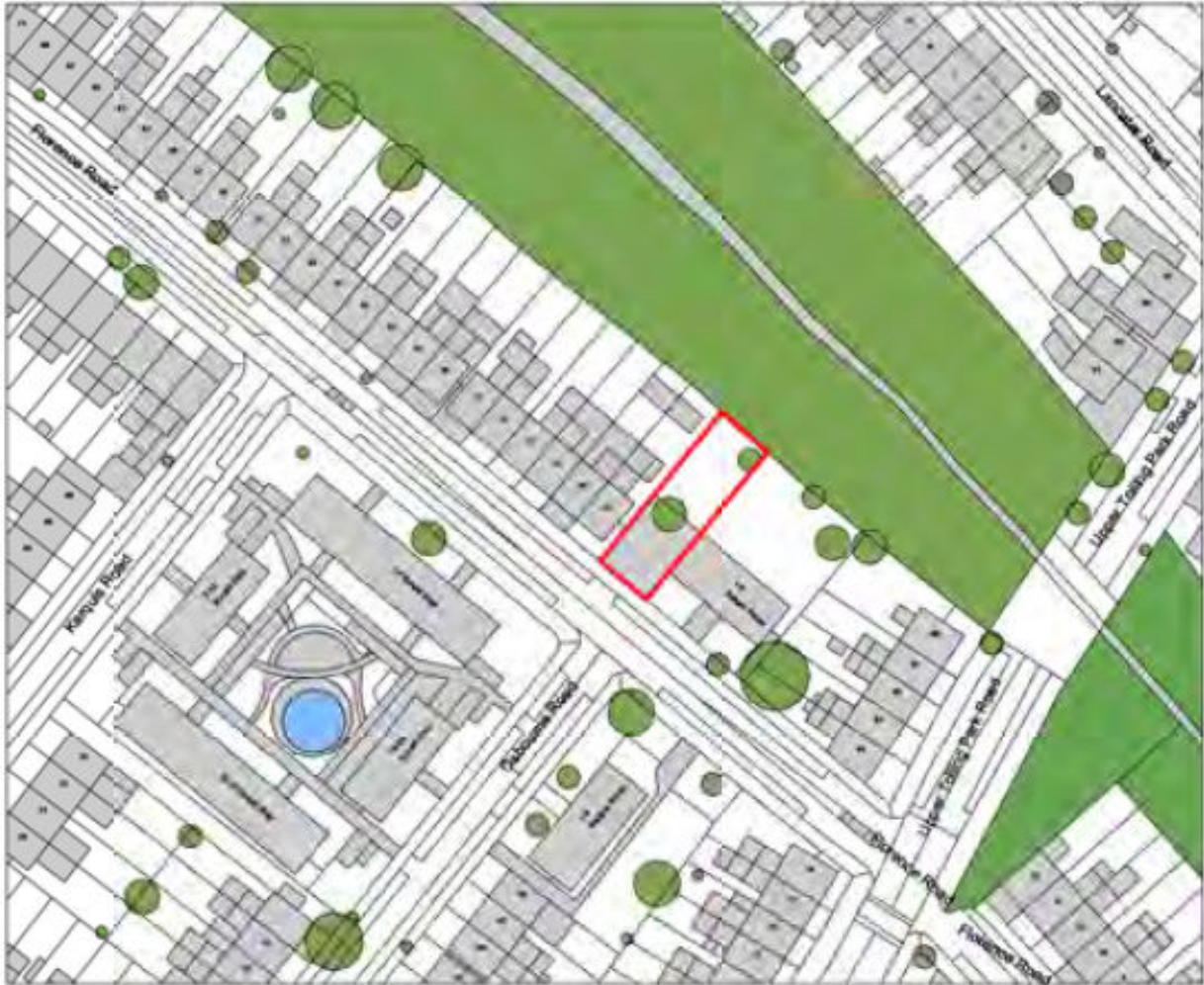
APPENDIX 1: Consultation responses

No	Stakeholder	Questions/Comments	Responses
1	LBH Transportation Planning	No objection to the proposal.	Conditions recommended
2	LBH Environmental Health	No objection to the proposal.	Conditions recommended
3	LBH Conservation Officer	<p>The garages do not contribute to the character and appearance of the conservation area and therefore there would be no objection to their demolition.</p> <p>The proposed semi-detached houses are similar in height to the Victorian terrace and follow their established building line. In terms of design and appearance the new building is considered to be simpler and more contemporary interpretation of the established terrace. As such, their scale and appearance would complete the street frontage, enhancing the conservation area and its character. It is, therefore, acceptable from a conservation point of view.</p> <p>Conclusion: Acceptable. Materials to be conditioned.</p>	Materials conditioned
4	<p>Neighbouring Properties:</p> <p>2 representations have been received</p>	<p>Matters raised (response in italics below)</p> <p>Concern that structural damage will be caused to the adjoining property while carrying out the building work. <i>Officer comment: structural integrity is a matter dealt with under building regulations and the requirements of the Party Wall Act will also need to be met.</i></p> <p>Suggestion that the old bricks should be used for front external wall to match bricks of the houses in this street or plastered same as no's 27 and 29. <i>Officer comment: The garages to be demolished do not contain sufficient bricks to be able to be re-used in the replacement building. To ensure the detailed materials of the replacement building are satisfactory, a condition requiring submission and approval is recommended.</i></p> <p>The users of the garages are being required to go to considerable expense to relocate with little alternatives.</p>	

		<p><i>Officer comment: This is matter between the tenants and the landlord, the garages are let on a commercial basis with a short notice period (1 week). In addition, for the most part, the garages are not being used for their originally intended purposes as car parking rather as storage. There are also other garages available to let under a commercial lease basis.</i></p> <p>Area is a nice place to live and do not require more buildings in a small space ruining the quality of life with a reduction in the area of play space as well as loss of a tree.</p> <p><i>Officer comment: The proposal will 'infill' the terrace and is designed to conform with the design and style of the surrounding properties. Furthermore, sufficient amenity space for both the new dwellings and the adjoining Ednam House will remain. The one tree to be removed, whilst within a conservation area, is not subject to a Tree Preservation Order and it is considered that the provision of affordable housing outweighs the loss of the tree particularly when the more mature, tree further to the rear will remain.</i></p> <p>Disturbance and inconvenience caused during construction.</p> <p><i>Officer comment: Standard conditions are recommended to mitigate potential construction impacts as detailed in section 6 below.</i></p>	
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APPENDIX 2: Plans and images

Site location plan



Aerial photograph



Photographs



VIEW FROM OSBORNE ROAD



VIEW OF THE SITE FROM THE GREEN PATH AT THE REAR

3D representation of proposals

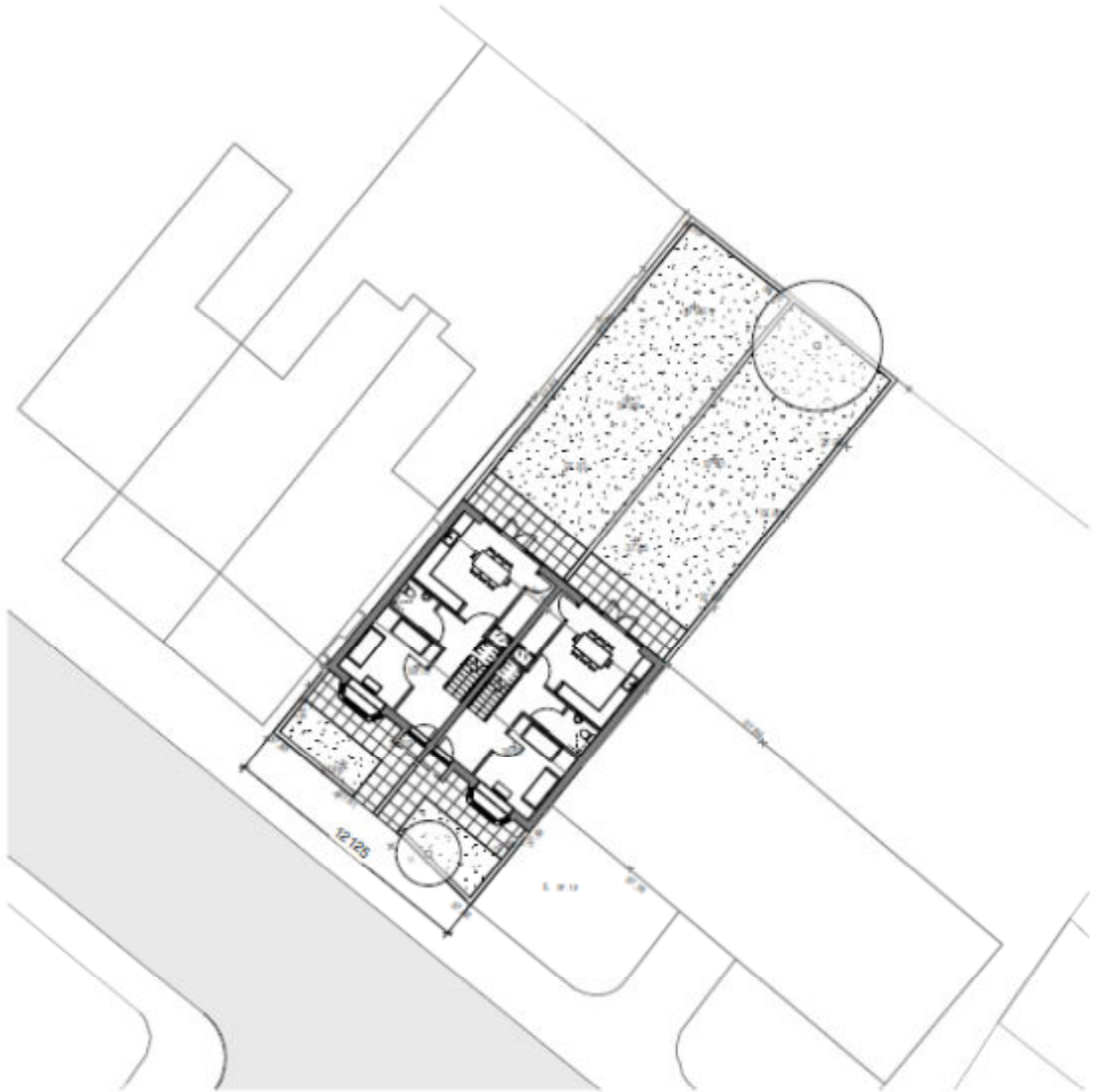
Front elevation



Rear elevation

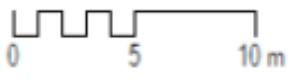


Proposed site plan



PROPOSED SITE PLAN

1 : 200



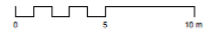
Elevations



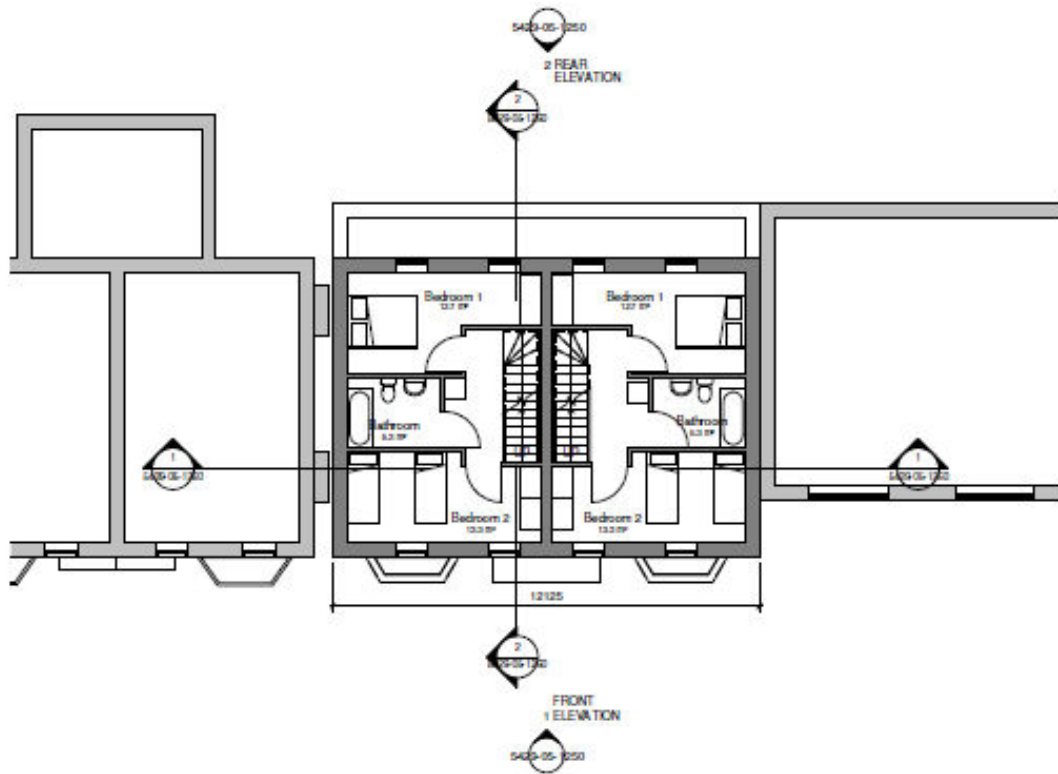
FRONT ELEVATION
1:100



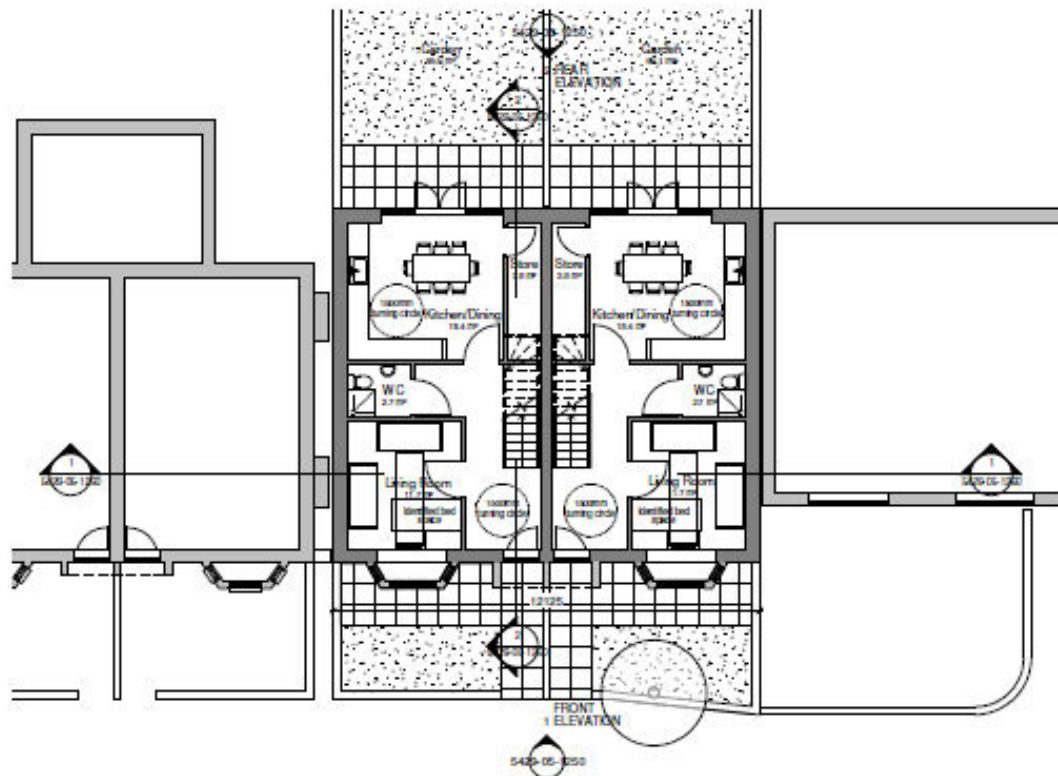
REAR ELEVATION
1:100



Floor plans

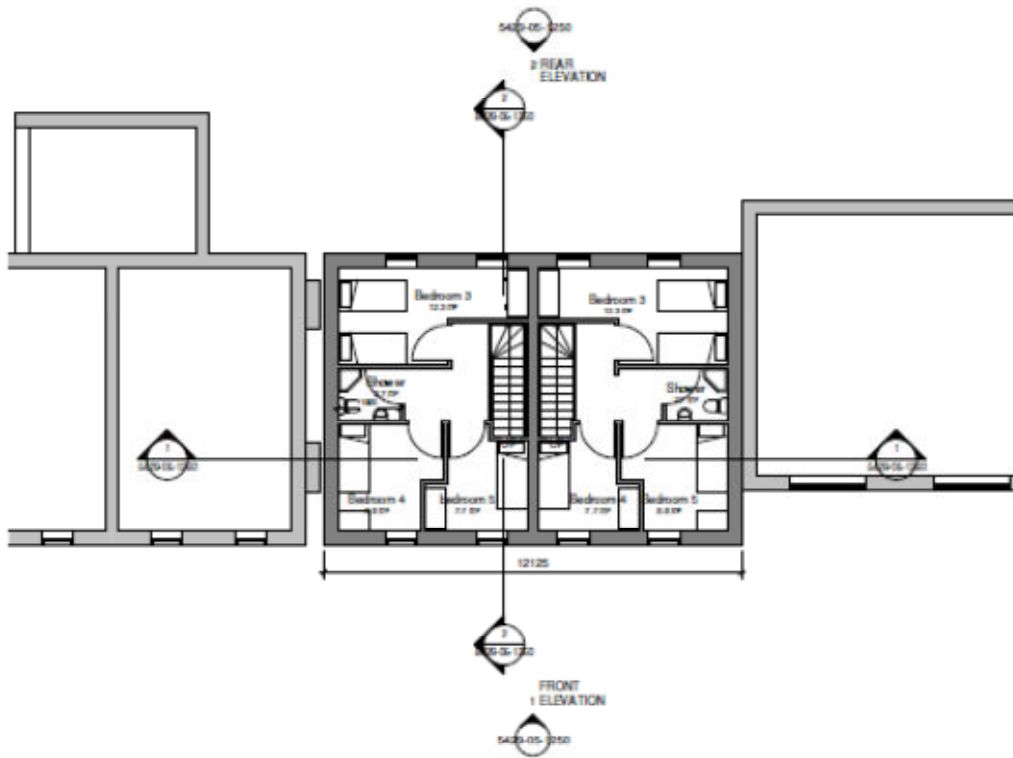


1st FLOOR PLAN
1 : 100

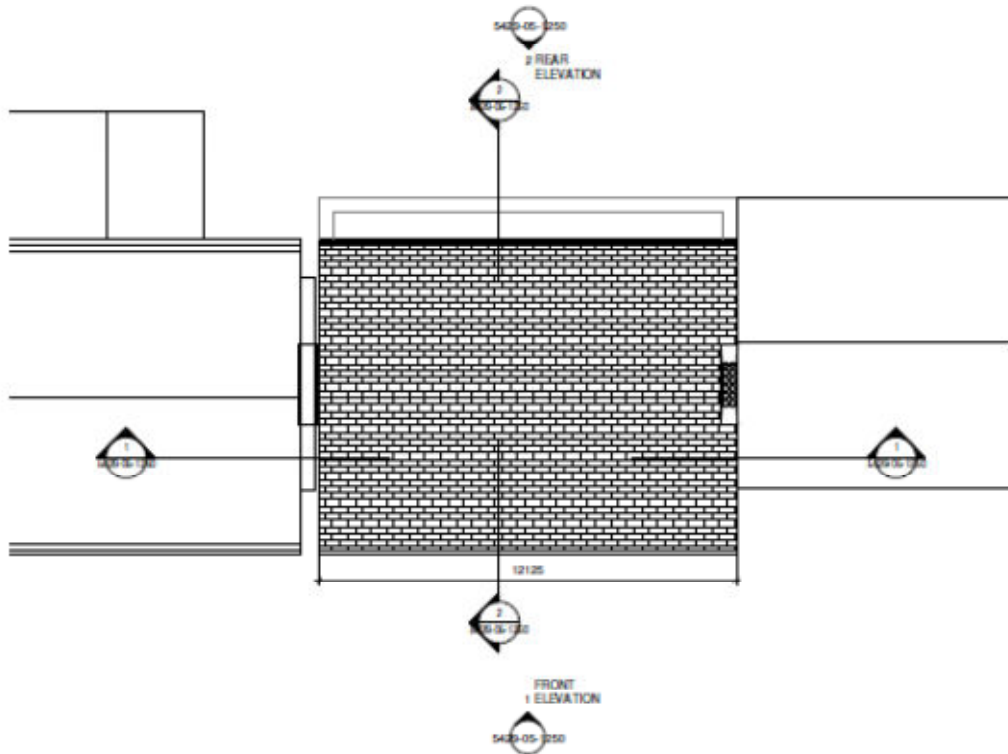


GROUND FLOOR PLAN
1 : 100

Floor plans continued



2nd FLOOR PLAN
1 : 100



ROOF PLAN
1 : 100

