

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2012/0166		Ward: Highgate
<p>Address: Ridgefield, Courtenay Avenue N6 4LP</p> <p>Proposal: Partial demolition and redevelopment of existing house, retaining the front facade with minor alterations (householder application)</p> <p>Existing Use: Residential</p> <p>Proposed Use: Residential</p> <p>Applicant: Keyston Limited</p> <p>Ownership: Private</p>		
DOCUMENTS		
Title		
Design & Access Statement		
Lifetime Homes Report		
Heritage assessment		
Tree Survey		
PLANS		
Plan Number	Revision	Plan Title
1186/LP01		Location Plan
1186/S01		Existing site plan
1186/S02		Existing elevations
1186/S03		Existing elevations
1186/AP01		Comparison of existing and proposed elevations
1186/AP02		Proposed site plan
1186/AP03		Proposed plans
1186/AP04		Proposed elevations
<p>Case Officer Contact: Matthew Gunning P: 0208 489 5280 E: matthew.gunning@haringey.gov.uk</p>		

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	<ul style="list-style-type: none"> • The design, form and appearance of the proposed extensions; • Impact on the streetscene and character and appearance of Conservation Area, • impact on the amenity of adjoining/ neighbouring properties; • Impact on trees.
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<p>SUMMARY OF REPORT: The site in question consists of a large detached dwelling located almost at the end of Courtney Avenue on its eastern side. The proposal is for the partial demolition and redevelopment of the existing house, retaining the front facade with minor alterations. The proposal largely involves extending the main bulk of the house further into the garden, but retaining a generous open space to the back. The proposal will involve changes to the garage wing and some minor changes to the front elevation of the main body of the house, however overall there will be no significant change to the streetscape or view from the public realm. The existing property has a basement which sits below part of the main garage wing and under part of the main body of the house. The proposed basement will extend underneath the footprint of the main bulk of the house by 5m. The design and layout of the basement floor takes advantages of the slope of the site. The 5m element which extends beyond the main bulk of the house will have a terrace on top. The design of the proposed extensions and proposed alterations to the façade, are considered to be sympathetic and sensitive to the architectural composition of this property and its setting within the Conservation Area. Overall the proposed development has taken careful consideration in terms of its layout and design to ensure that the privacy and amenity of neighbouring occupiers are not adversely affected</p>	

1.0 SITE PLAN



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Site plan

Ridgefield, Courtenay Avenue, Highgate, N6 4LP



**Directorate of
Place &
Sustainability**

Lyn Garner
Director
Place & Sustainability
River Park House
London N22 8HQ
Tel 020 8489 1000
Fax 020 8489 5220

 NORTH	Drawn by	MT
	Scale	1:1250
	Date	20/06/2012

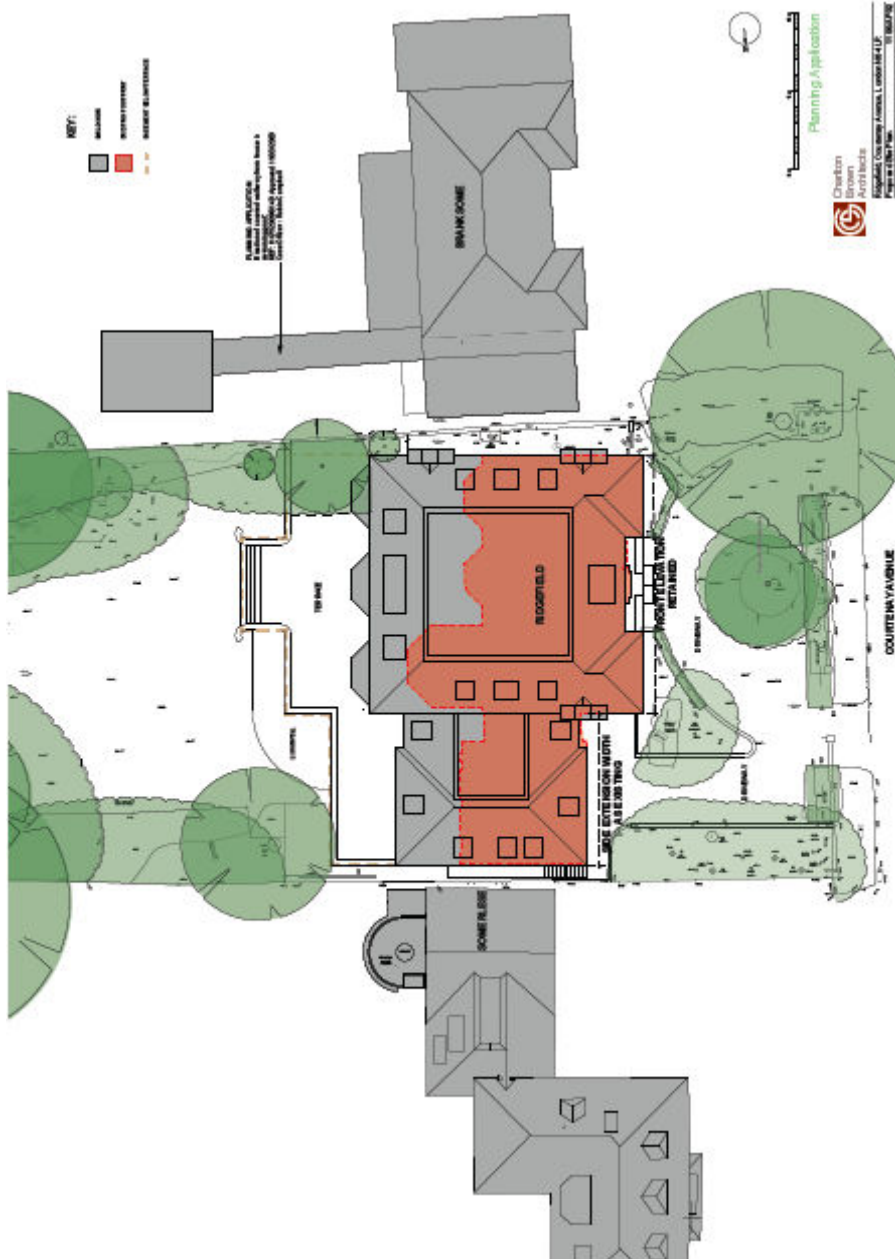
2.0 PHOTOGRAPHS & IMAGES



Existing Front Elevation



Existing Front Elevation



Proposed Site Plan

3.0 SITE AND SURROUNDINGS

- 3.1 The site in question consists of a large detached dwelling located almost at the end of Courtney Avenue on its eastern side. Courtenay Avenue is a gently sloping private road that falls from the junction with Hampstead Lane down to the boundary of the Highgate Golf Club, which provides a view over a rolling landscape and a semi-rural setting. The houses are spaced out in large plots, and set back behind mature gardens with mature trees and hedges; many of which are original mature oak trees which remain from the former Bishop's Wood.
- 3.2 Courtenay Avenue is similar to Compton Avenue in terms of layout and style of houses, the width of the street and the number of street trees. Compton Avenue is also a private road with very large detached mansion houses with views into Highgate Golf Club at the bottom of the road. The street has no formal pavements, just verges, which gives it a semi-rural feel. The slope of the street is fairly pronounced, and houses on the West of the road are above road level whilst those on the east are below or level with the road.
- 3.3 The site is located within Highgate Conservation Area which has a diverse character. This is reflected in the varied nature of the immediate environs of the site which contains a range of building ages, types and quality. There are a number of sub areas within the Conservation Area with the site in question falling within the Bishops Sub-Area.
- 3.4 Central to the development of this area, which mostly occurred between 1914 and 1930, was a developer called Walter Quennell, a brother of the Arts and Crafts architect Charles Henry Bourne Quennell. He designed several of the houses in the area in a free English domestic style influenced by vernacular and late Arts and Crafts, which was also used by other architects and developer builders in the area. Within the Bishops Sub-Area the house styles also include neo-Georgian Free Style prevalent in the Edwardian period. There are a variety of individual treatments and materials, however red facing brickwork is the predominant facing material with some render & pebbledash, with white painted casement windows. Hipped and gable roofs are finished in clay tile roofing, some in slate, and frequently feature tall brickwork chimneys.
- 3.5 Both the 1894 OS map illustrates how the area to the north of Hampstead Lane was part of Bishop's Wood before it was laid out for residential development. Stormont Road was the first road to be laid out with the earliest house erected in 1906. The 1920 OS map records the number of plots for houses along the road by this date. The 1936 OS map shows the final pattern of development with Courtney Avenue, Compton Avenue, both cul-de-sacs, as well as Sheldon Avenue and Stormont Road which were all set out to the north off Hampstead Lane. The form of development shows large detached houses on wide fronted plots, each with substantial gardens along these Avenues.
- 3.5 The style of architecture along Courtenay Avenue is notably later than that of Stormont Road, though the houses show a mixture of designs by CHB Quennell and Christopher Cooper. Quennell is believed to have designed 4 of the

original houses on the road: High Birch, Guildens, Blue Orchard and Courtney House. Cooper, although not an architect, designed most of the remaining houses. Other houses in the street show Arts and Crafts features such as the tile-hung gable on 'Ridgemount'. There are some in fill houses and many replacement houses along Courtney Avenue, particularly on the western side of the road, such as 'High Birch', 'Red Gables', 'Oak Bank', 'Woodlands' and 'Courtney House' which replace original Cooper and Quennell designs. These are generally built closer together than the original layout

- 3.6 Ridgefield is a two-storey property of symmetrical design with accommodation within the roofspace and a part basement floor; built of brown brick, interlocking roof tiles and Critall steel windows. To the side of this property is a garage wing consisting of a double garage with accommodation above, which is linked to the main dwelling. This building is stepped back and stepped down from the main bulk of the house.

4.0 PROPOSAL

- 4.1 The proposal is for the partial demolition and redevelopment of the existing house, retaining the front facade with minor alterations. The proposal largely involves extending the main bulk of the house further into the garden, but retaining a generous open space to the back.
- 4.2 The proposal will involve changes to the garage wing and some minor changes to the front elevation of the main body of the house, however overall there will be no significant change to the streetscape or view from the public realm.

5.0 PLANNING HISTORY

5.1 Planning Application History

HGY/1995/0457 - Front extension to existing garage, erection of dormer window to front roof of existing garage. Erection of part single storey, part 2 storey rear extension to swimming pool enclosure – Approved 09/01/1996

HGY/1994/0440 Erection of two/three storey side link between main body of house and garage/games room and ground floor rear conservatory extension. – Approved 19/07/1994

5.2 Planning Enforcement History

None

6.0 RELEVANT PLANNING POLICY

6.1 National Planning Policy

The NPPF was formally published on 27th 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 proposed development is considered to be consistent with the Framework which seeks to approve proposals that accord with the local development plan. The NPPF has at its core a strong presumption in favour of sustainable development.

6.2 London Plan 2011 – (Spatial Development Strategy for Greater London)

Policy 3.5 Quality and design of housing developments
 Policy 5.1 Climate change mitigation
 Policy 5.2 Minimising carbon dioxide emissions
 Policy 7.8 Heritage assets and archaeology

6.3 Unitary Development Plan

G1 Environment
 G2 Development and Urban Design
 G3 Housing Supply
 UD2 Sustainable Design and Construction
 UD3 General Principles
 UD4 Quality Design
 OS17 Tree Protection, Tree Masses and Spines
 CSV1 Development in Conservation Areas
 CSV5 Alterations and Extensions in Conservation Areas
 CSV7 Demolition in Conservation Areas

6.4 Supplementary Planning Guidance / Documents

SPG1a Design Guidance and Design Statements
 SPG2 Conservation & Archaeology
 SPD Housing 2008
 SPG5 Safety by Design
 SPG8b Materials
 SPG9 Sustainability Statement

6.5 Other

Haringey Local Development Framework – Draft Core Strategy (Submitted for Examination March 2011)
 Haringey Draft Development Management Policies (Published for Consultation May 2010)
 Haringey ‘Draft Supplementary Planning Document on Sustainable Design and Construction’
 Mayor of London ‘London Housing Design Guide’ 2010

7.0 CONSULTATION

Internal	External
Transportation Group Cleansing	<u>Amenity Groups</u> Highgate Society Highgate CAAC

Building Control Conservation Team Ward Councillors Arboricultural Officer	<u>Local Residents</u> Branksome, Summerlees and other neighbouring residents.
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8.0 RESPONSES

Highgate CAAC

- 8.1 “The CCAC wishes to object strongly to this application. The Supporting information is inadequate; there is no arboricultural report nor has any effort been made to assess the possible impact on surrounding properties and the wider hydrological environment of the large basement proposed. There is no indication of how spoil would be disposed of or of any construction management plan. This cannot be considered sustainable development. The house as designed is over-extended at the rear in a way which is not considerate of neighbours' amenities. This application must be refused as inadequately documented and with an unacceptable increase in bulk.”

Highgate Society

- 8.2 The Society object to the application on the following grounds:

- The house currently is an elegant house with Arts and Crafts detailing. The alterations which are proposed to the front elevation, although described as minor are crude and radically alter the careful handling of proportions of the front elevation. Particular problems are the reduction in width to the second floor dormer, lowering the cill of the windows over the garage, removal of the double height feature window to the left hand side of the front door and the altering of the roof pitch which results in a bulky appearance. The proposed frontispiece of Doric columns and pilasters with a pediment over is completely inappropriate for a building of this style and period.
- The description of the application omits the proposed basement . This is massive being between 2 and 3 times the footprint of the original house and is larger than the footprint now proposed. There is a swimming pool proposed in this basement which will result in excavations of 7-8 metres deep. This application is just one of a number of similar applications in this area involving the excavation of a subterranean floors with additional depth for a swimming pool. However, despite the fact that the site is sloping, is in an area with a very high water table, complicated by complex hydrology and is very close to a neighbouring buildings, this application, contains no hydrological or geotechnical information.
- A basement of this extent and depth will require considerable volume of spoil to be removed. This will have a lengthy and considerably disruptive effect on the neighbours but no Construction Plan is enclose with this

OFFREPC
Officers Report

application. This should form part of the application and be subject to approval with the application rather than conditioned.

- The new footprint is considerably larger than that existing and this is achieved by increasing the depth of the building particularly on the elevation facing the adjoining property, Branksome, to the south
- No side elevations are included in the application. However, the plans indicate that these elevations have been penetrated by windows close to and overlooking the adjoining properties, particularly Branksome. This will have a considerable impact on the amenity and privacy of these properties. The Design Statement states the Architect has taken overlooking into consideration but I can see no evidence as to how this has been achieved.
- The extent of the basement will result in the loss of a considerable number of trees and this will have a detrimental effect on the leafy character of the area.

Arboricultural Officer

- 8.3 “States that the T1 (Oak tree) has some dieback and deadwood in the canopy but must be retained and managed appropriately. It could be subject to a crown reduction of 50% or even pollarded. It is protected under the area TPO. The proposed root protection area for the rear garden must be adjusted to ensure this tree is adequately protected. The proposed removal of T8-T11 should be permitted as they are in unsuitable locations and / or of low amenity and value”.

9.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

- 9.1 The main issues are considered to be:

- the design, form and appearance of the proposed extensions;
- impact on the streetscene and character and appearance of this part of the Conservation Area,
- impact on the amenity of adjoining/ neighbouring properties;
- & impact on trees.

Design & form of proposed alterations & extensions

- 9.2 UDP Policies UD3 and UD4 of the Haringey Unitary Development Plan seek to ensure that proposals compliment the character of the local area and are of a nature and scale that is sensitive to the surrounding area and of a high design quality. Furthermore, it is stated that the spatial and visual character of the development site and the surrounding streetscene should be taken into account and attention should be given to the building lines, form, rhythm and massing, height and scale and fenestration.

- 9.3 The main aspect of the proposal involves extending the house further into the site. The depth of the main part of the house will be extended by approximately 8.25m. The flank wall facing Brankesome will be extended by 7m. The flank elevation of the garage wing facing Summerlees will be extended by approximately 4m. The extended flank elevation which will face the side with Brankesome will have two chimney stacks and will therefore keep a feature which is important to the design and appearance of the existing property. The existing house at Brankesome already sits approximately 3.75m further into its site compared to Ridgefield; in addition there is a gap of approximately 7m between the flank walls of these properties.
- 9.4 The overall form of the extended house will be a dwelling of a square plan with a garage wing linked to the main house. The new building will extend further into the site however the plot still has a very generous garden size. The proposal is rationalised by removing the later additions and bays and replacing them with three symmetrical canted bays and an arcade. The new rear elevation will be of symmetrical design. The new extension will allow for more generous sized rooms at ground and first floor level.
- 9.5 The proposal will involve minor changes to the front elevation, principally to the fenestration to give the house a more centred front door and defined entrance. The proposed entrance frontispiece will incorporate columns and pilasters with a modest central pediment. The columns and pilasters will be made of cast stone, in the Doric order. Bath stone is envisaged to be used as opposed to Portland, so as not to give a harsh contrast with the dark brickwork. A modest triangular pediment will denote the main entrance and will be also made of cast stone matching in colour and texture to the columns. This feature will sit behind the front bays. While it is noted that an objection has been raised by Highgate Society, this feature is of a modest scale relative to the size of the property and projecting bays and can sit comfortably along the front faced without appearing overly expressive. It is important to point out that changes to fenestration and the introduction of a porch is something that can be carried out under permitted development without the need for planning consent.
- 9.6 The garage wing will also be altered, to allow more efficient use of its footprint and to enhance the front elevation, which, at present, suffers from poor quality garage doors which dominate the elevation. The ground and first floor accommodation of the garage wing will still sit behind the front elevation of the main body of the house. The roof of the garage wing will be heightened, but will still remain subservient to the main bulk of the house.
- 9.7 The extensions will be faced in brickwork. The new brickwork will match the existing brown brick; relieved with dressings as shown on the drawings. The new brickwork will respect the existing in terms of size, bond, mortar colour, texture, and detailing. Relieving arches cills, jambs will all be in the manner of the existing.
- 9.8 The proposed new roof will match the original pan-tiled roof. The existing tiles will be salvaged if possible, but it is recognised that they are not of the best

quality. The existing front dormer window will be remodelled in the same location; however the proportions changed to suit the alterations to the façade.

- 9.9 The existing property has a basement which sits below part of the main garage wing and under part of the main body of the house. The proposed basement will extend underneath the footprint of the main bulk of the house and extend out an additional 5m. This space will accommodate additional functions such as, the pool, sauna, games room, cinema room, lounge, living room and staff accommodation. The design and layout of the basement floor takes advantages of the slope of the site. The 5m element which extends beyond the main bulk of the house will have a terrace on top.
- 9.10 Whilst it is acknowledged that the basement is relatively large, at the same point it exploits difference in levels within the site. It will not be visible from Courtney Avenue as it will be underground and will not involve the creation of lightwells to the front of house. Visually, the effect on Courtney Avenue and the wider conservation area will be negligible. The site is located within a Flood Zone 1 area and so the site is of minimal risk of fluvial flooding. Further to this, neither the Strategic Flood Risk Assessment for the Borough has identified flood risks for the site that cannot be managed. The proposed development is unlikely to affect the ground water table or drainage in the area. The basement floor will not be built up to the boundaries of the site. A condition will be applied requiring the submission of a hydrology report and a construction management plan.
- 9.11 The building will be complimented by the retention of existing mature healthy trees. The vehicle entrance will remain as existing, via the front area at grade from the road; however, the new garage will be lowered to allow step-free access at the new proposed basement level.

Impact on street scene/ character & appearance of the Conservation Area

- 9.12 UDP Policy CSV5 states that the Council will require developments which involve alterations or extensions to buildings in Conservation Areas to preserve and enhance the character of the Conservation Area and retain or reinstate characteristic features or materials of buildings.
- 9.14 While a number of the properties along this road have been replaced the existing building has a domestic character, reflective of the “Arts and Crafts” style of houses.
- 9.15 The existing house is designed in a late “Arts and Crafts” style and possesses some of the architectural qualities found in other buildings that typify this part of the conservation area. The house is believed to have been designed and built by Christopher Cooper, who was not a chartered architect.
- 9.16 The house is two storeys high in a partially symmetrical design to the front elevation, which is to be retained. The rear elevation has no symmetry and has suffered from alterations and additions. As noted above the building is

constructed of a dark brown brick, with interlocking green glazed roof tiles, which are not very characteristic of the street.

- 9.17 Officers view the building as making a modest but positive contribution to the Conservation Area. As outlined above the proposal is to retain the front façade of the building and its associated form, height and width as viewed from the street, due to its modest but important contributions to this part of the conservation area, as expressed by Officers in pre-application discussions.
- 9.18 Whilst there will be a sizeable amount of demolition behind the front façade the proposal will allow the freestanding form and appearance of the original building to be largely kept. The design and detailing of the extensions respect the character and appearance of the building. The proposed alterations to the front façade will not over balance or dominate existing features important to the building.
- 9.19 The design of the proposed extensions and proposed alterations to the façade, are considered to be sympathetic and sensitive to the architectural composition of this property and its setting within the Conservation Area. The proposal is considered to be in accordance with policy CSV5 'Alteration and Extension in Conservation Areas'.

Impact on Trees

- 9.20 The boundary screening around the site will be largely kept, however some trees will be removed to enable the development. The proposal will involve excavation of land to the west of T1, an Oak located to the back of the house along the boundary with Somerlese. The Tree Survey Report indicates that "it is a safe assumption that T1 has no roots of any significance underneath the basketball court" which sits to immediately in front of this tree. The report indicates that the tree is showing signs of die-back. The report states that it would be possible to build to the immediate west of this Oak at the same distance as the existing basketball court. The Oak tree is required to be kept.
- 9.21 The proposal will involve the loss of some trees along the boundary with Brankesome. Trees nos. 10 and 11 are Lawsons which Officers accept are growing in an unsuitable locations. Trees T9 is a shrubby Yew and T8 a Holly, which will also be removed.

Impact on privacy & amenity

- 9.22 The LPA expects new development to maintain the level of privacy enjoyed by adjoining properties and not to create problems of overlooking. As discussed above the main bulk of the house will extend further back into the site with the incorporation of additional windows along the side elevation of the building.
- 9.23 There will be 3 ground floor and 3 first floor windows along the side of the garage wing which will face the side of a similar wing to Somerlese. The roof form of the current garage wing has no windows. As there is a sizeable drop in levels between these properties, the side facing dormer to Somerlese sits at a

similar level to the proposed ground floor side windows. In order to safeguard the amenity of this adjoining property it will be conditioned that all of these side facing windows have obscure glazing.

- 9.24 The new flank elevation facing towards Brankesome will have additional windows in comparison to those which currently exist. At first floor level there will be 4 windows along the side elevation. Two of these will serve dressing rooms and one a bathroom. At roof level there will be 3 windows, one serving a dressing room, one a bedroom and the other a bathroom. There are no windows on the side flank wall of Brankesome, however there are roof lights along the side roof slope. It will be requested by way of a condition that the first and second floor windows have obscure glazing.
- 9.25 While the new house will project further back into the site compared to the existing house, it is considered that given the plot width, the gaps that will remain between this building and neighbouring properties, in addition to the presence of mature boundary planting, the proposal will not give rise to loss of sunlight, daylight, outlook or loss of privacy to neighbouring occupiers.
- 9.26 Overall the proposed development has taken careful consideration in terms of its layout and design to ensure that the privacy and amenity of neighbouring occupiers are not adversely affected. As such the proposal is considered to be in accordance with policy UD3 and with sections 8.20-8.27 of the Housing SPD.

10.0 CIL APPLICABLE

- 10.1 The proposal will be liable for the Mayor of London's CIL as the additional floorspace would exceed 100sqm. As such a charge of £35 per additional sqm would be liable. This would be collected by Haringey after implementation (if permission were granted) and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, or and indexation in line with the construction costs index.

11.0 HUMAN RIGHTS

- 11.1 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.

12.0 EQUALITIES

- 12.1 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.

13.0 CONCLUSION

12.1 The design, form and scale of the proposed extensions are sensitively considered to reflect the design and detailing of the original house, its relationship with neighbouring properties, its setting within the Conservation Area and to respect the gaps found between properties along this side of Courtenay Avenue. The proposed development has taken careful consideration in terms of its layout and design to ensure that the privacy and amenity of neighbouring occupiers will not be adversely affected. As such the proposal is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design', G10 'Conservation', CSV1 'Development in Conservation Areas' and CSV5 'Alteration and Extensions in Conservation Areas' of the adopted Haringey Unitary Development Plan 2006 and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's 'Housing' Supplementary Planning Document. Given the above this application is recommended for APPROVAL.

13.0 RECOMMENDATIONS

GRANT PERMISSION

Registered No. HGY/2012/0166

Applicant's drawing No.(s) 1186/LP01, 1186/S01, 1186/S02, 1186/S03, 1186/AP01, 1186/AP02, 1186/AP03 and 1186/AP04

Subject to the following conditions:

IMPLEMENTATION

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 complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority

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

EXTERNAL APPEARANCE

3. The materials to be used in the construction of the external surfaces of the extensions shall match those used in the existing building.

Reason: To safeguard the character and appearance of the Conservation Area and the visual amenities of the area.

4. Notwithstanding the detail shown on the approved drawings, the window shown on the elevation of proposed extensions and replacement windows shall be timber framed and rooflights proposed shall be Conservation rooflights and shall sit flush with the roof line, and the other materials to be used in the construction of the dormer window shall match those used in the existing building.

Reason: To safeguard the integrity of the building and the visual amenities of the locality

TREE PROTECTION

5. A pre-commencement site meeting must take place with the Architect, the consulting Arboriculturist, the Local Authority Arboriculturist, and the Planning Officer to confirm tree protective measures to be implemented. All protective measures must be installed prior to the commencement of works on site and shall remain until works are complete.

Reason: To safeguard the health of existing trees which represent an important amenity feature.

PERMITTED DEVELOPMENT

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A & E of Part 1 to Schedule 2 of that Order shall be carried out on site.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

CONSTRUCTION

7. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm pm on other days unless previously approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.

8. Prior to the commencement of the development hereby permitted an assessment of the hydrological and hydro-geological impacts of the development and any necessary mitigation measures found to be necessary shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the details approved.

Reason: To ensure the development provides satisfactory means of drainage on site and to reduce the risk of localised flooding.

9. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall include identification of potential impacts of basement developments, methods of mitigation of such impacts and details of ongoing monitoring of the actions being taken. The approved plans should be adhered to throughout the construction period and shall provide details on:

- i. The phasing, programming and timing of the works; taking into account additional development in the neighbourhood;

- ii. Site management and access, including the storage of plant and materials used in constructing the development;

- iii. Details of the excavation and construction of the basement;

- iv. Details showing how the front façade will be protected during construction;

- v. Measures to ensure the stability of adjoining properties,

- vi. Vehicle and machinery specifications.

.Reason: In the interests of residential amenity and highway safety.

10. The site or contractor company must 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 the site.

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

OTHER

11. Notwithstanding the details shown on drawing 1186/AP 04 the first floor and dormers windows on the side elevation facing towards Branksome, as well as the ground and first floor windows on the side elevation of the garage wing facing towards Summerlees shall be glazed with obscure glass only and shall be permanently retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties.

APPENDIX 1: Comments on Objections

No.	Stakeholder	Comments	Response
1	Highgate CAAC	<ul style="list-style-type: none"> - Supporting information is inadequate; there is no arboricultural report nor has any effort been made to assess the possible impact on surrounding properties and the wider hydrological environment of the large basement proposed. 	<ul style="list-style-type: none"> - A Tree Survey Report has been submitted. - A hydrological and hydro-geological impact report is required by way of a planning condition.
2	Highgate Society	<ul style="list-style-type: none"> - The alterations are crude and radically alter the careful handling of proportions of the front elevation; - Basement is massive being between 2 and 3 times the footprint of the original house; - The site is sloping, is in an area with a very high water table, complicated by complex hydrology and is very close to a neighbouring buildings; 	<ul style="list-style-type: none"> - The new porch feature is considered to be of a modest scale relative to the size of the property and projecting bays and can sit comfortably along the front faced without appearing overly expressive. - It is important to point out that changes to fenestration and the introduction of a porch is something that can be carried out under permitted development without the need for planning consent. - The design and layout of the basement floor takes advantages of the slope of the site. The 5m element which extends beyond the main bulk of the house will have a terrace on top.

No.	Stakeholder	Comments	Response
		<ul style="list-style-type: none"> - The application contains no hydrological or geotechnical information; - No Construction Plan submitted; - The new footprint is considerably larger than that existing; - No side elevations are included in the application; - The extent of the basement will result in the loss of a considerable number of trees. 	<ul style="list-style-type: none"> - A hydrological and hydro-geological impact report is required by way of a planning condition. - A CMP will be required to be submitted prior to construction. - The plot is large and can accommodate a building of this size. - Side elevations have been submitted. - Trees to be lost are noted above and are not considered to be significant species.