LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 02/03/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/0089 **Ward:** Crouch End

Date received: 09/01/2015

Drawing number of plans: 690/51 - 690/54 incl.

Address: 78 Shepherds Hill N6 5RH

Proposal: Landscaping to front garden to include new retaining walls, staircase from pavement level, hard and soft landscaping and creation of refuse & recycling store

Applicant: Mr Hamid Gholizadeh Pacific Technologies Ltd

Ownership: Private

Site Visit Date: 02/02/2015

Officer contact: Aaron Lau

1. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions
1) Development begun no later than three years from date of decision
2) In accordance with approved plans
3) Materials to match existing

Informatives

1) The NPPF

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

2.1 Proposed development

- This is an application for Landscaping to front garden to include new retaining walls, staircase from pavement level, hard and soft landscaping and creation of refuse & recycling store

2.2 Site and Surroundings

- The subject site is a detached 3-storey house on the north east side of Shepherds Hill N6 close to its junction with Coolhurst Road. The front garden is raised above pavement level with the front wall acting as a retaining wall with a central bin enclosure.

Surrounding development consists of similar large detached houses and mid-20th Century blocks of flats.

2.3 Relevant Planning and Enforcement history

- HGY/2014/0808 - Landscaping to front garden to include new retaining walls, staircase from pavement level, hard and soft landscaping, refuse store and formation of 2 no crossovers – refused 15/05/2014

- HGY/2013/2597 - Amendment following a grant of planning permission HGY/2011/0270 to extend existing basement and insertion of light wells to flanks and rear. – approved 20/02/2014

- TCP/2012/00788 – tree works – case closed 17/12/2012

- HGY/2011/0270 - Erection of two storey rear extension, formation of two lightwells to the front, formation of dormers at roof level, and conversion of property to residential use comprising 9 self-contained flats – approved 29/11/2011

- DEP/2011/00455 – departure from approved plans – case closed 30/11/2011

- TCP/2010/00577 – tree works – case closed 24/09/2010

- HGY/1989/0312 - Change of use to hostel for the homeless. – approved 28/11/1989

- OLD/1980/1343 - Erection of extension to the existing over road shelter to form a workshop. – approved 02/09/1980

3. CONSULTATION RESPONSE

3.1 The following were consulted regarding the application:

- Hornsey CAAC
- LBH Arb
- LBH Cleansing
- LBH Conservation Officer
- LBH Transportation Group

The following responses were received:

Internal:

1) LBH Transportation: No objection.

4. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the site and a number of letters

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

No of individual responses: 0
Objecting: 0
Supporting: 0

6 MATERIAL PLANNING CONSIDERATIONS

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

1. The impact of the proposed development on the character and appearance of the conservation area
2. The impact on the amenity of adjoining occupiers

6.1 Character and appearance of the conservation area

6.1.1 The site concerns a large two-storey, detached house which falls within Highgate Conservation Area. Saved UDP Policy CV5 requires alterations and extensions to preserve and maintain the character of conservation areas and also respect characteristic features such as doors, windows or materials of buildings. This view should be considered alongside Chapter 12 of the NPPF, SPG2 'Conservation and archaeology', saved UDP Policies UD3 and CSV5, London Plan Policy 7.8 and Local Plan Policies SP11 and SP12

6.1.2 The previous planning application ref. HGY/2014/0808 was principally refused by the Local Planning Authority with particular reference to the off-street parking,

"*The proposed development lies in an area of sensitive and special character worthy of retention within a Conservation Area. The proposed development if approved would seriously detract from the important character to the detriment of the vicinity and fail to preserve or enhance its character or appearance*"

6.1.3 This decision was upheld at appeal by the Planning Inspector. The current planning application has been limited to landscaping works only and the parking provision has been removed to overcome the previous concerns. In doing so, Officers consider the landscaping works in general, the relocation of the access and creation of a new refuse storage have been sensitively designed which would respect the visual amenity and character of the property and the conservation area in accordance to the design and conservation aims as laid out in the NPPF, SPG2 'Conservation and archaeology', saved UDP Policies UD3 and CSV5, London Plan Policy 7.8 and Local Plan Policies SP11 and SP12.

6.2 Impact on the amenity of adjoining occupiers

6.2.1 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 Policies 7.4 and 7.6 require buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy.

6.2.2 The works proposed will be restricted at the front of the application site and away from the nearest habitable room windows on and adjacent to the site so as to maintain the existing living conditions enjoyed by occupiers of these units. As such, the proposal will safeguard the amenity of neighbouring properties and be in accordance to saved UDP Policy UD3 and London Plan Policies 7.4 and 7.6.

6.3 Conclusions

6.3.1 The proposed development is acceptable in principle as it would not adversely affect the residential amenity in terms of daylight/sunlight and outlook of neighbouring properties and has been sensitively designed to maintain the character and visual amenity of the conservation area.

6.3.2 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. CIL APPLICABLE

7.1. There will be no increase in internal floor area and therefore the proposal is not liable for the Major or Haringey's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/0089

Applicant's drawing No.(s) 690/51 - 690/54 incl.

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 following approved plans and specifications:

690/51 - 690/54 incl.

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

3. The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy 7.6 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.