LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 16/03/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/0218 **Ward:** Fortis Green

Date received: 23/01/2015

Last amended date: DD/MM/YYYY

Drawing number of plans: P030, P100, P300, P001

Address: 9 Fortis Green Avenue N2 9LY

Proposal: Extension and alteration of the existing basement with associated internal alterations

Applicant: Mr Raphael Abraham

Ownership: Private

Site Visit Date: 24/02/2015

Officer contact: Malachy McGovern

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

Extension and alteration of the existing basement with associated internal alterations

3.2 Site and Surroundings

The application site comprises a three-storey Edwardian dwelling house located on the eastern side of Fortis Green Avenue.

The property is not a Listed Building however is located within the Highgate Conservation Area.

The surrounding area is predominantly residential in nature.

3.3 Relevant Planning and Enforcement history

Planning HGY/2005/1082 REF 26-07-05 9 Fortis Green Avenue London - Erection of single storey rear conservatory extension.

Planning HGY/2005/1975 GTD 20-12-05 9 Fortis Green Avenue London - Erection of a single storey rear conservatory extension.

Planning HGY/2006/0101 GTD 14-02-06 9 Fortis Green Avenue London - Approval of details pursuant to condition 2 (materials) attached to planning reference HGY/2005/1975.

Planning HGY/2015/0218 PENDING --- 9 Fortis Green Avenue London - Extension and alteration of the existing basement with associated internal alterations

Planning OLD/1970/0745 REF 03-04-70 9 Fortis Green Avenue - Conversion into 3 self-contained flats & construction of 2nd floor extend at rear.

Planning Complaints BWC/2005/00313 CLOSED 00-00-00 9 Fortis Green Avenue London

4. CONSULTATION RESPONSE

12 Neighbour Letters

LBH Building Control
LBH Transportation

1 x Site Notice

No responses were received

5 MATERIAL PLANNING CONSIDERATIONS

The main planning issues raised by the proposed development are:

- Design and impact on the character and appearance of the conservation area;
- Impact on residential amenity;

Design and impact on the character and appearance of the conservation area

Saved UDP (2006) Policy CV5 requires alterations and extensions to preserve and maintain the character of conservation areas and also respect characteristic features. This view should be considered alongside Chapter 12 of the NPPF (2012), SPG2 ‘Conservation and archaeology’, saved UDP (2006) Policies UD3 and CSV5, London Plan (2011) Policy 7.8 and Local Plan (2013) Policies SP11 and SP12.

SPG1a ‘Design guidance’ states that extensions or alterations to buildings should be subordinate in scale to the original building and should respect its architectural character. The development should not dominate existing features important to the building.

The proposed drawings indicate that the existing property benefits from a cellar under the footprint of the main house some 1.6 metres deep. The proposal is therefore to excavate further to create an internal floor to ce9iling height of 2.3 metres with a further 2.5 metres excavated beyond the rear building line to create a light well. To the front, a small light well measuring the width of the front bay windows and to a depth of 1.3 metres would be created and covered with structural glass above meaning no railing or external alterations above ground level would be necessary.

The existing steps from ground floor level to the basement at the front would be retained.

The proposed basement excavation and light wells are considered to be of an appropriate scale and form and is acceptable in design terms. No visible bulk or alterations would be apparent form street level or neighbouring views and the proposal would preserve the character and appearance of the Conservation Area.

Impact on residential amenity

London Plan Policy 7.6 'Architecture' and Saved UDP Policy UD3 requires development proposals to have no significant adverse impacts on the amenity of surrounding development.

The proposed development would not introduce any additional bulk and as such no loss of light or outlook would arise. There would be no new windows and as such no material impact on neighbouring privacy.

In conclusion the amended scheme would not result in material harm to the living conditions of nearby residents in compliance with UDP Policy UD3 and is acceptable in amenity terms

Basement development

The application is accompanied by a construction method statement by 'Larikarbanski' and a cover letter from David A Berle Engineers. The structural integrity of the proposed basement would need to satisfy the modern day building regulations and separate permission would be required under Building Regulations. The purpose of the Building Control/ Building Regulations is to ensure that the engineering design is professional and competent, the construction work is undertaken in a skilful and proficient manner and that the sequence of working on site (including temporary works) are properly planned and carried out.

It is also important to point out that since October 2008 the creation of a basement floor in many cases does not require planning permission, but rather can be built under 'permitted development'. A basement development that does not extend beyond the footprint of an original building (a single family dwelling) and is no deeper than one full storey below ground level, constitutes permitted development.

6.1 Conclusions

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

The increase in internal floor area would not exceed 100 sq.m. 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/2015/0218

Applicant's drawing No.(s) P030, P100, P300, P001

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:

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.