LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 27/07/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/1621 **Ward:** Crouch End

Date received: 01/06/2015

Last amended date: 22/07/2015

Drawing number of plans: S05, S06, S09, S10 and S11; P05, P06A, P12A, P13B and P14

Address: 36 Stanhope Gardens N6 5TS

Proposal: Erection of rear extension at lower ground floor and formation of front lightwell at ground level

Applicant: Mr Geoffrey Davies

Ownership: Private

Site Visit Date: 08/06/2015

Officer contact: Aaron Lau

2. 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 submitted for approval
4. Screen

Informatives:

1. The NPPF
2. Hours of construction
3. Party Wall Act

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for the erection of rear extension at lower ground floor and formation of front lightwell at ground level

Site and Surroundings

3.2 The application site is rectangular in shape and comprises a three-storey semi-detached property with a lower ground floor which has been sub-divided into self-contained flats located on the south western side of Stanhope Road.

3.3 The nature of the surrounding properties is residential in character.

3.4 The site falls within Crouch End Conservation Area.

Relevant Planning and Enforcement history

- OLD/1988/1721 - Erection of terrace of rear of 2nd floor level and alterations in the design of the front dormer window previously approved on 13/3/81 (34178). – refused 10/12/1988

- OLD/1987/1804 - Conversion into three self contained flats. - approved 13/03/1987

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- Highgate CAAC
- The LBH Conservation Officer
- The Highgate Society

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of a site notice displayed in the vicinity of the site and 16 letters. 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: 3
Objecting: 3
Supporting: 0

5.2 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Design and scale;
- Loss of privacy;
- Trees (Officer Comment: There are no TPO's or large mature trees to where the development is to be sited);
- Environmental impact (Officer Comment: A new full width basement is not proposed and as such a basement impact assessment BIA is not required to assess the environmental impact of the proposal)

6 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations 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 three-storey, semi-detached dwelling house with a lower ground floor which falls within Crouch End 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 side and rear of the property to where the lower ground floor extension and associated terrace is to be located, has no public vantage points and has restricted views from the surrounding rear gardens and upper floor windows of the properties within Stanhope Gardens. However, the front of the property is visible from the street.

6.1.3 The basement lightwell measuring some 800mm in width and 1400mm in length and proposed at the front of the building is considered by Officers modest in scale and will therefore have no material impact upon the property and streetscene.

6.1.4 Although the new extension will measure 7m in depth, it will be limited to the lower ground floor only, and as such will have a minimal impact on the conservation area in this regard. Overall, Officers take the view that the extension and associated terrace have been designed in a manner so to appear subservient to the host building in ensuring that it would not appear overly dominant when viewed from the adjacent rear gardens and windows. The proposed development therefore meets the design aims and objectives of the NPPF, saved UDP Policy UD3, London Plan Policies 7.4 and 7.6, Local Plan Policy SP11.

6.2 Impact on the amenity of adjoining occupiers

6.2.1 All development proposals are expected to maintain and respect the living conditions currently enjoyed occupants of adjacent residential properties as set out within saved UDP Policy UD3 and concurrent London Plan Policy 7.6.

6.2.2 The property that will be most affected by the proposal is No. 34 Stanhope Road.

6.2.3 A 1700mm timber permanent screen will be installed along the boundary to avoid any direct loss of privacy to occupiers of the neighbouring property at No. 34 Stanhope Road. This screening is deemed acceptable by Officers, and a condition will be imposed for any planning consent to ensure that the balcony screen will be in situ and in perpetuity. Elsewhere, the access walkway is centrally located and considered to be an acceptable distance from the neighbouring properties located at either side of the application site to avoid any significant loss of privacy.

6.2.4 In terms of daylight/sunlight and outlook impacts, the 7m deep lower ground floor extension will measure 1.8m above ground level and as such will not affect the living conditions of the nearest habitable rear-facing windows at No. 34 Stanhope Road.

6.3 Conclusions

- The proposed development would not negatively affect the residential amenity in terms of loss sunlight/daylight and privacy to adjacent properties, and would maintain the design and character of the existing dwelling and wider conservation area.

- 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 Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/1621

Applicant's drawing No.(s) S05, S06, S09, S10 and S11; P05, P06A, P12A, P13B and P14

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:

   S05, S06, S09, S10 and S11; P05, P06A, P12A, P13B and P14

   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.

4. Prior to the first use of the terrace forming part of the development hereby permitted, the 1.7m high permanent timber screen of the ground floor roof terrace to the side elevation shall be installed in accordance to the approved plans, and shall be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

   Reason: To avoid overlooking into the adjoining properties

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.