LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/2999 **Ward:** Highgate

Date received: 12/10/2015

Last amended date:

Drawing number of plans: 7296/210, 7296/212 and 72963/242 A

Address: 20 Sheldon Avenue N6 4JT

Proposal: Revised front boundary works including new metal gates and modified brick walls. The creation of a new vehicular crossover and loss of a demarcated on-street parking bay (amended description)

Applicant: Mr & Mrs Antony & Emma Grossman

Ownership: Private

Officer contact: Valerie Okeiyi

1. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

2.1 This is an application for revised front boundary works including new metal gates and modified brick walls; the creation of a new vehicular crossover and loss of a demarcated on-street parking bay.

Site and Surroundings

3.2 The application site is a two--storey detached house located on the south-eastern side of Sheldon Avenue. The road is a long residential road which runs in between Hampstead Lane and Aylmer Road. The road lies within the Bishops Sub-Area of the Highgate Conservation Area. Sheldon Avenue has a fairly uniform appearance because it was largely developed by Copper and Quennell. Development began at the southern end in 1921 and ended at Denewood Road in 1927-1928. Beyond Denewood Road there was no development until the 1950s.

3.3 The houses on this road are typically two storeys high with loft accommodation within their roof space. Predominant facing materials are red-brown brickwork with traditional white painted sash or casement windows to the elevations, and plain red clay tiles to the roofs. The application site is located in the conservation area.

Relevant Planning and Enforcement history

3.3 HGY/2012/0378 20 Sheldon Avenue London N6 4JT - Variation of Condition 2 attached to planning permission HGY/2010/0683 to replace previously approved drawings to alter the size and shape of the lightwell, insert two rooflights to the lightwell, the insertion of six new flat rooflights, the alterations of fenestration on all elevations including alterations to the front and side dormer and extending the side extension (amended description) - Grant permission - 28/05/2012

HGY/2010/0683 20 Sheldon Avenue London N6 4JT - Erection of two storey, part single storey rear extension and erection of single storey side extension. Formation of basement and creation of front lightwell and basement access. Roof extension to provide rooms in the roof, including minor alterations to front elevation Grant permission - 07/07/2010

3. CONSULTATION RESPONSE

3.1 The following were consulted regarding the application:

Internal
1) LBH Conservation Officer
2) LBH Transportation Team

3.2 The following responses were received:

Internal:

1) LBH Transportation Team: Officers raise no objection subject to condition and has made the following comments;

- The site falls within the Highgate Station outer controlled parking zone, which offers a good level of on-street parking control. It has been noted that the proposal involves the creation of a new vehicular crossover and will result in the loss of a demarcated on-street parking bay. However, given the level of spare on-street parking capacity in this area, it is not considered that the loss of this bay is likely lead to any significant increase in on-street parking demand. Further to this the proposal will not lead to any loss in the level of on-site parking provision.
- The proposal is unlikely to have any significant detrimental impact upon the surrounding highway and transportation network.

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 12 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:0
Objecting:0
Supporting:0

5. MATERIAL PLANNING CONSIDERATIONS

5.1 The main planning considerations raised by the proposed development are:
1. Impact of the proposed development on the character and appearance of the conservation area;
2. Impact on parking and highway safety.

Impact on the character and appearance of the conservation area

5.2 NPPF chapter 12 'Conserving and enhancing the historic environment' and London Plan policy 7.8 'Heritage Assets and Archaeology' states 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 SP12 seeks to ensure the conservation of heritage assets, their setting, and the wider historic environment. London Plan policy 7.4 'Local character and 7.6 'Architecture' require development proposals to be of the highest design quality and have appropriate regard to local context. Policy DM9 'Management of the Historic Environment' of the emerging 'Development Management' DPD also applies.

5.3 The proposal seeks planning permission to revise the front boundary treatement to inlcude new black painted metal gates and modified brick walls and stone cappings to match the adjoining properties.

5.4 It is considered that the proposed alteration to the existing boundary treatment will be in keeping with the neighbouring properties. Furthermore, some area of soft landscaping will still be retained with hedging along the front boundary, as such the proposal would preserve the character and appearance of the conservation area in accordance with policies 7.4 'Local Character' and 7.6 'Architecture' and 7.8 'Heritage Assets' of the London Plan 2015, Policy SP11 'Design', SP12 'Conservation' of the Local Plan 2013, saved policy UD3 'General Principles' and CSV5 'Alterations and Extensions in Conservation Areas' of the UDP (2006).

Impact on parking and highway safety

5.5 The proposal involves the creation of a new vehicular crossover which will result in the loss of a demarcated on-street parking bay. The Council's Transportation Team has been consulted and advises that given the level of on-street parking capacity in this area, it is not considered that the loss of this bay would not affect parking conditions in the area. The proposal is therefore unlikely to have any significant detrimental impact upon the surrounding highway and transportation network.

Conclusions

5.6 The proposed development would preserve the character and appearance of this part of the conservation area and will not affect parking conditions in the area.

5.7 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

6 CIL APPLICABLE

N/A

7. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/2999

Applicant's drawing No.(s) 7296/210, 7296/212 and 72963/242 A

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:7296/210, 7296/212 and 72963/242 A

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

INFORMATIVE Works to construct the crossover including the removal of the demarcated on-street parking bay will require an amendment to the relevant Traffic Management Order and if necessary relocation of the existing street light column shall be arranged/carried out by the Council at the applicant's expense once all the necessary internal site works have been completed

INFORMATIVE: The necessary works associated with the construction of the crossover are to be carried out by the Council at the applicant's expense once all the necessary internal site workshave been completed. The applicant should telephone 020-8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.