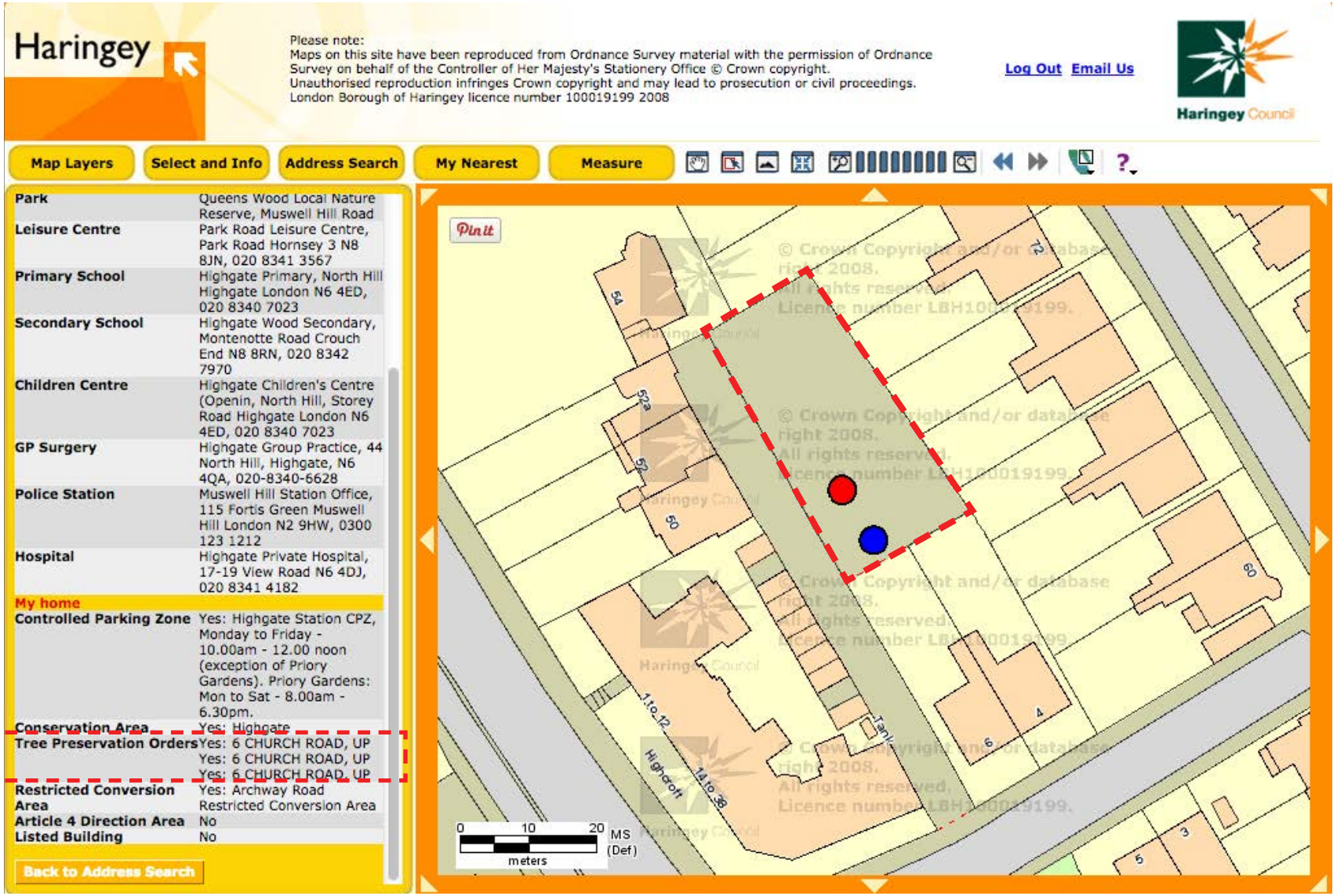
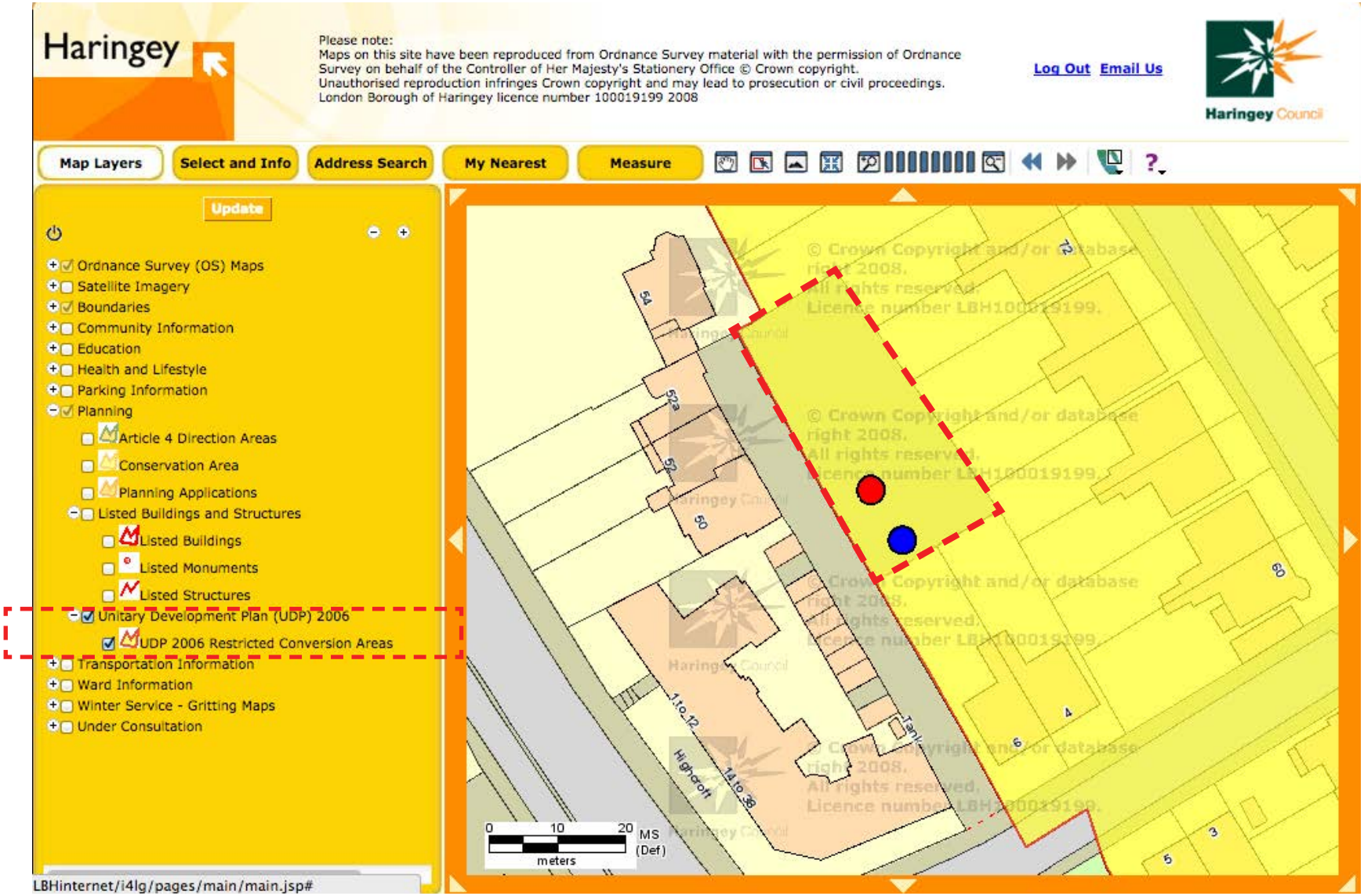
4.0 Landscape: Tree Preservation Orders

Based on the Local Authority records the existing trees within the site boundary are not registered as having Tree Preservation Orders (TPOs), however, the system has not been updated since the development at 6a Church Road, therefore we are awaiting an updated response from the council. The owner indication is that there are potentially two existing trees with TPOs within the site boundary which all designs respond to with no affect on canopies or roof protection zones.



4.0 Landscape: Unitary Development Plan

The UDP (Unitary Development Plan) was adopted by the Council July 2006 and was the main statutory plan that related to the development and use of land and buildings for the whole borough. The plan contained policies on housing, jobs, leisure, transport education and health. These policies were used to help decide whether to allow or refuse planning applications. 6a Church Road sits within the Restricted Conversion Area as shown below.

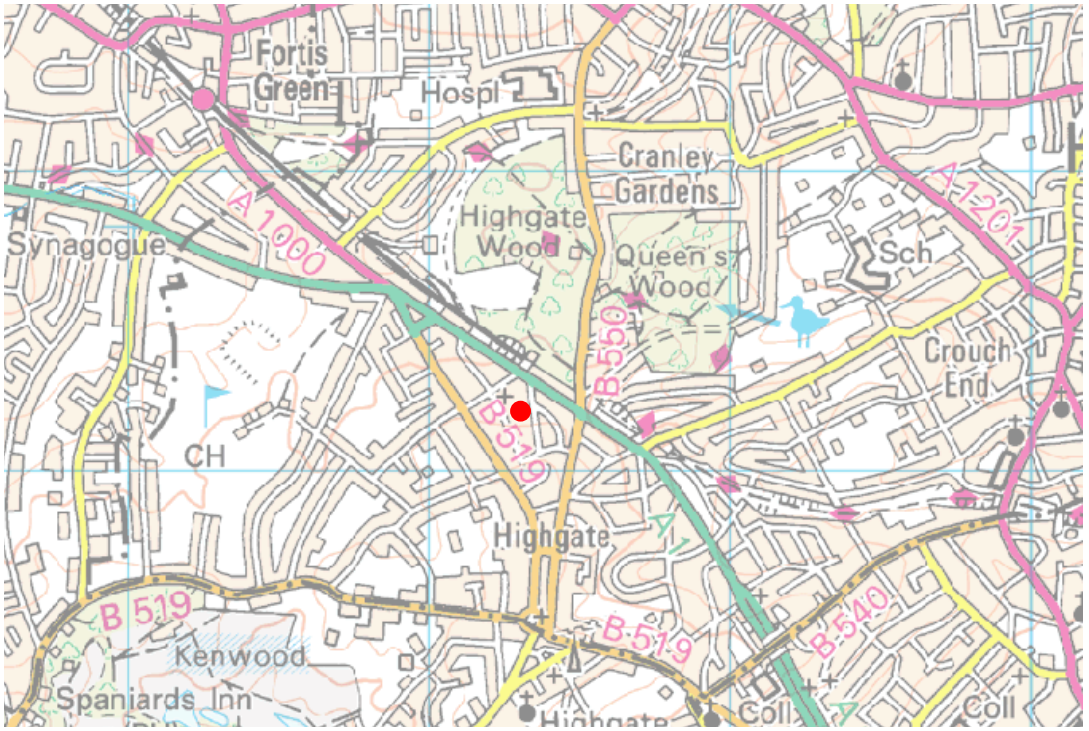


5.0 Environment & Sustainability

5.1 The existing dwelling is constructed of a timber wall buildup to the building regulation requirements at the point of construction. The new extension will have a high performing building envelope. The strategic approach in glazing percentage, with the introduction of high performance double glazing, natural ventilation and over shading to prevent solar gain, will all help maintain a constant internal environment for the property, therefore reducing energy consumption associated space heating. All internal electrical specifications will be for energy efficient fittings whilst a new insulated ground floor slab will assist in the buildings thermal mass. The aspiration is for locally sourced products and labour for the construction works.

5.2: The proposed development is based on a raised floor level that is above the surrounding existing external ground level by approximately 150mm at the entrance to the existing house. As shown in the adjacent diagram the property is not in within a Flood Zone.

5.3: The existing mature trees on the site are unaffected by the proposed works as the design of both the propriatory shed and new extension have been planned around these precious and historically important features of the mature planting at 6a Church Road.



6.0 Highway and Access Considerations

6.1 The proposal represents a comparatively minor development of a very low intensity of use which is not anticipated beyond that of the existing single family dwelling capacity currently achieved.

6.2 No new crossover or deviation from the current on street parking is proposed.

7.0 Pre Application Consultation & Considerations

7.1 The outline design proposals have been designed and developed closely with the London Borough of Haringey

7.2 Following the Preplanning meeting of 25 August 2015 and subsequent submission ,detailed communication has been undertaken with Planning
Officer Development Management Sarah Madondo.
All email exchange reported later in this report.

7.3 The design proposals for 6a Church Road presented in this Design & Access Statement reflect comments and
discussions from all of the pre-application consultation.

7.4 A detailed response to the formal pre-application advice can be found later in this section which looks to help assess the appropriateness of the design proposals in relation to the Case Officer's comments.

7.5 The design has been developed to focus the new remodelling of the house to focus into the applicants garden and away from existing neighbours and their private amenity space. The site is land locked and existing dense vegetation on two of the boundaries aide this.

7.6 We feel that the development of the design that incorporates the comments from the preapplication stage have greatly improved the design and quality of the proposed works and that the new remodelling of the single storey house is a high quality and worthy addition to the conservation area.

7.0 Pre Application Consultation & Considerations

Pre-Application Planning Advice Note

Ref: PRE/2015/0263 **– householder proposal**

Date of meeting: 25/08/2015

Thank you for attending the recent Pre-Application Planning advice meeting with Haringey Council to discuss your proposal. We hope you found the meeting useful. The points discussed at the meeting are outlined below, along with feedback from the Planning Service about aspects that were good, could be improved, or are unlikely to obtain planning permission as currently proposed. We hope this summary will provide you with useful guidance about the steps you will need to take before submitting and applicatiion for planning permission.

If you have any questions about the feedback we have provided, please contact the named officer who will be able to clarify the advice. If you require further advice, our website can provide you with some information about the things we take into consideration when determining a planning application, or you can book a second pre-application advice meeting.

Site Address: 6A Church Road N6 4QT

Proposal: Single storey extension to existing building located within the garden area, away form the public highway on a private road and not visible. A domestic garden shed and replacement of garden fencing within the conservation area.

Submitted Documents: Design and access statement, drawings and site location map

Meeting Date:

Attendees:
Sarah Madondo
Paul Ruff – Agent
Applicant

Summary of Council's response

Overall RAG Rating	Reason for rating
	Overall the proposal for erection single storey extension , shed and replacement fence is considered acceptable subjec to a high quality detailed design.

Review of submitted proposal

The assessment of the proposal submitted uses a RAG rating system (see below). Comments are provided on the reasons for the rating given.

Red = This element of the element is not currently considered to be acceptable.
Amber = This element of the proposal has not been adequately addressed within the submission.
Green = This element of the proposal is considered to be acceptable by officers.

NOTE: The rating assigned is a result of the officer's consideration of the proposal against the current planning policy (see below) and all other material planning considerations insofar as they are known at this stage (i.e before consultation with the neighbours has taken place).

Policy aspect				**Comments**
The principle of the proposal				The principle of extensions is considered to be acceptable; subject to design which preserve or enhances the character and appearance of the conservation area and would have no adverse impact on the amenity of adjoining occupiers.
Conservation Area and design				This property is located within Highgate conservation area. The key design policy relevant is CSV5, which requires that alterations or extensions preserve or enhance the character of the conservation area. Supplementary Planning Guidance (SPG) 'Conservation & Archaeology' requires that alterations and extension be generally be confined to the rear or least important facades and should not upset the scale or proportions of the building, or adversely affect the character or setting of neighbouring buildings. The proposed extension appears to be of an appropriate scale to and could complement the design of the existing dwelling. Further detailed design would be

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7.0 Pre Application Consultation & Considerations

				required to ensure it would preserve or enhance the character and appearance of the conservation area. The proposed shed would be permitted development and is therefore acceptable. The proposed replacement fence would be 1.8 metres deep therefore permitted development, therefore acceptable.
Impact on neighbouring amenity				The proposed extension would be set in from the boundary with the neighbouring property and would not exceed the height of the existing building, this would be acceptable considering that the boundary is screened by mature trees.
Impacton tree(s) and vegetation				There are protected trees on the site which the proposal must not harm.

Next steps

If you decide to proceed with applying for Planning Permission, the following information will be required when you submit your application:

1. The completed householder application form (available on our website or from the Planning Portal).
2. Location plan at a scale of 1:500 to 1:1250 with a red line around the site in question.
3. Site plan at a scale of 1:500 or 1:200 showing the direction of North, the proposed development in relation to the site boundaries and written dimensions.
4. Existing and proposed plans (elevations, floor plans, roof plans and section where appropriate). All plans/elevations must have a scale bar and dimensions.
5. Fee.

The planning application process

Once you have submitted your planning application, it goes through a number of steps:

1. **Validation** (within 3 working days of receipt)
   Applications are checked to make sure all required documents and fees are there and considered 'valid' and formally registered if they are.
2. **Registration** (within 3 working days of receipt)
   The application is entered into the register of applications and customers are informed formally that their application is registered, their application reference number, their case officer and the deadline they can expect to hear back by.
3. **Consultation** (a minimum of 21 days following registration)
   Details of the application will be provided to neighbours in line with our consultation policy and they will have the opportunity to comment on the proposed development. Consultees are given a minimum of 21 days to comment on an application.

4. **Decision** (Usually within 8 weeks after receipt for householder).
   The planning service can deal with most householder applications under delegated powers and will issue a decision notice to stating whether the application has been approved or refused, and if there are any conditions that must be met.

Carrying out building works

Once you have planning permission, it is recommended that you obtain technical advice regarding building control matters. Building Control services ensure that the works carried out by your appointed builders are done safely. Building Control services can be found through your local council or an Approved Inspector service.

Haringey Building Control has extensive experience in working with clients on a wide range of projects. Should you wish to discuss your project and how Haringey Building Control may best advise you regarding compliance with relevant building control regulations, please contact Building Control on 020 8489 5229 or by email on building.control@haringey.gov.uk

List of relevant contacts

Planning Officer: Sarah Madondo

Phone: 5166

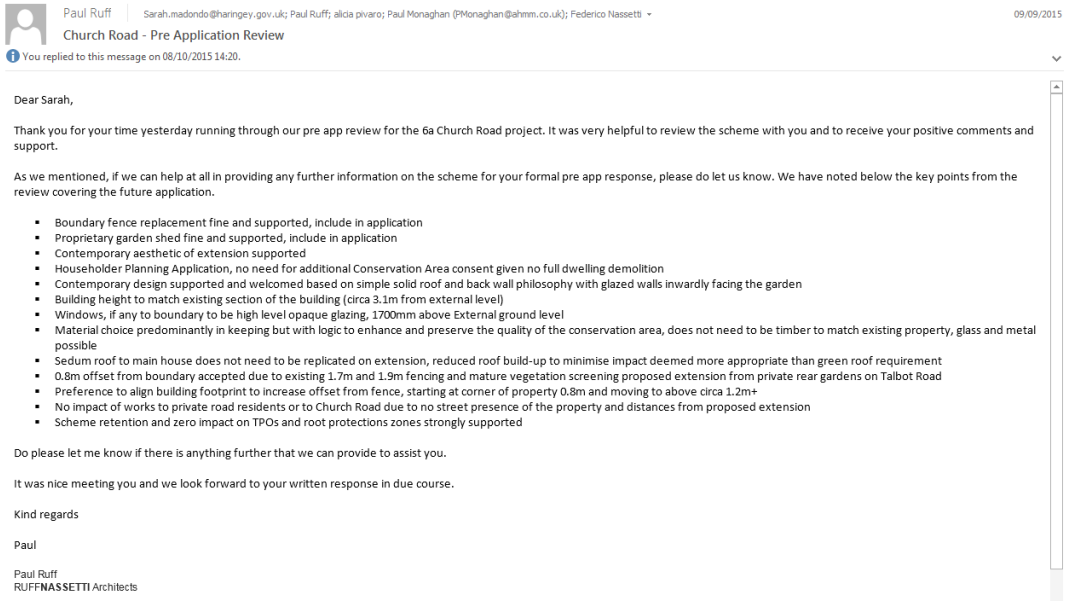
Building Control Officer: Bob McIvor
Phone: 020 8489

INFORMATIVE

Please be advised that this response is given at officer level and does not form a formal response or decision of the Council with regard to future planning application(s) or other formal approaches. The views expressed above are given in good faith, to the best of ability, and without prejudice to the formal consideration of any future planning application, which will be subject to formal consultation and ultimately decided on by the Council.

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7.0 Pre Application Consultation & Considerations



Paul Ruff Sarah.madondo@haringey.gov.uk; Paul Ruff; alicia pivaro; Paul Monaghan (PMonaghan@ahmm.co.uk); Federico Nassetti 09/09/2015

Church Road - Pre Application Review

You replied to this message on 08/10/2015 14:20.

Dear Sarah,

Thank you for your time yesterday running through our pre app review for the 6a Church Road project. It was very helpful to review the scheme with you and to receive your positive comments and support.

As we mentioned, if we can help at all in providing any further information on the scheme for your formal pre app response, please do let us know. We have noted below the key points from the review covering the future application.

- Boundary fence replacement fine and supported, include in application
- Proprietary garden shed fine and supported, include in application
- Contemporary aesthetic of extension supported
- Householder Planning Application, no need for additional Conservation Area consent given no full dwelling demolition
- Contemporary design supported and welcomed based on simple solid roof and back wall philosophy with glazed walls inwardly facing the garden
- Building height to match existing section of the building (circa 3.1m from external level)
- Windows, if any to boundary to be high level opaque glazing, 1700mm above External ground level
- Material choice predominantly in keeping but with logic to enhance and preserve the quality of the conservation area, does not need to be timber to match existing property, glass and metal possible
- Sedum roof to main house does not need to be replicated on extension, reduced roof build-up to minimise impact deemed more appropriate than green roof requirement
- 0.8m offset from boundary accepted due to existing 1.7m and 1.9m fencing and mature vegetation screening proposed extension from private rear gardens on Talbot Road
- Preference to align building footprint to increase offset from fence, starting at corner of property 0.8m and moving to above circa 1.2m+
- No impact of works to private road residents or to Church Road due to no street presence of the property and distances from proposed extension
- Scheme retention and zero impact on TPOs and root protections zones strongly supported

Do please let me know if there is anything further that we can provide to assist you.

It was nice meeting you and we look forward to your written response in due course.

Kind regards

Paul

Paul Ruff
RUFF**NASSETTI** Architects

8.0: Summary

8.1: The proposed rear single storey extension at 6a Church Road presents a fantastic opportunity to update the existing housing stock and provide a high quality and attractive energy efficient addition to a single storey single family dwelling. The scheme provides a high quality residential environment in a format appropriate to its residential area context. The proposed mass, scale and architectural approach is deemed appropriate to the area and context and every effort has been made to provide a high quality piece of new architecture.

8.2: The proposals are believed to be in accordance with the guidelines set out by the London Borough of Richmond upon Thames and look to provide a positive and well designed new addition to the Hampton Wick and the wider Hampton Wick Conservation Area.
