LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/0261 **Ward:** Highgate

Date received: 25/01/2016

Drawing number of plans: 1001 and 1002

Address: 115 North Hill N6 4DP

Proposal: Proposed disabled car parking space

Applicant: Mrs Paula Shaw

Ownership: Private

Officer contact: Laurence Ackrill

2. SUMMARY OF RECOMMENDATION

REFUSE PERMISSION

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for the removal of a front boundary wall and proposed hard surfacing to facilitate the creation of 1 no. Disabled off-street parking space and associated ramp access and bin enclosures.

Site and Surroundings

3.2 The application site relates to a 3 storey residential building that forms part of a grade II listed terrace. The site is located on the western side of North Hill and falls within the Highgate Conservation Area.

Relevant Planning and Enforcement history

- None

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

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

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of site notice displayed in the vicinity of the site and 2 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: 4
Objecting: 4
Supporting: 0

5.2 The following local groups/societies made representations:

- Highgate CAAC - This is a listed building part of a listed terrace ; parking in the front garden will be to the detriment of a positive feature of the CA and must be resisted.

5.3 The following Councillor(s) made representations:

- None

5.4 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:

- It would set a precedent.
- Negative impact on the character and appearance of the listed building.
- The development would exacerbate traffic problems.
- Highway safety issues.
- The proposal would jeopardise the character and integrity of the terrace.

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 listed building and the conservation area;
2. The impact on the amenity of adjoining occupiers; and
3. Parking and highway safety.

6.1 Design and character and appearance of the listed building and the conservation area

Local Plan (2013) Policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity which is supported by London Plan (2016) Policies 7.4 and 7.6. Draft DM Policy (2015) DM1 'Delivering High Quality Design' continues this approach and requires development proposals to relate positively to their locality.

London Plan Policy 7.8 requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Haringey Local Plan Policy SP12 requires the conservation of the historic significance of Haringey's heritage assets. Emerging policy DM9 of the Development Management, Development Plan Document (2015) continues this approach.

Saved UDP (2006) Policy CSV4 states that the Council will require that alterations or extensions to listed buildings are necessary and are not detrimental to the architectural and historical integrity and detailing of a listed building's interior and exterior, relate sensitively to the original building; and do not adversely affect the setting of a listed building.

Saved UDP (2006) Policy CV5 also 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 should be considered alongside Chapter 12 of the NPPF, SPG2 'Conservation and archaeology'.

The Highgate Conservation Area Character Appraisal states that nos. 109 to 119 is a little altered three storey grade II listed terrace of late Georgian town houses.

The Historic England Listing notes that there is a 1811 dated on plaque at lst floor centre with name "PROSPECT PLACE". The listing is formed of a terrace of 6 houses, each 3 storeys, 2 windows Stock brick with parapet front, recessed windows, those on 2nd floor sashes with glazing bars on lst floor long casements with wrought iron balconies, on ground floor sashes with glazing bars, some replaced. Stucco lined reveals. Varied doors, those of Nos 109, 111 and ll3 with blocked fanlights, Nos 115 reproduction Georgian door and door case; No 117 has door of 6 fielded panels with patterned fanlight, in pedimented door case which may be genuine.

The Conservation Officer working on behalf of the Council has been consulted on the application and provided the following comments on the scheme: The site comprises a three storey building is part of a listed grade II terrace, within the Highgate Conservation Area. The terrace is of six houses, each three storeys, and two windows wide in stock brick with a parapet front. Front elevation details include recessed windows, with wrought iron balconies to the first floor windows. This is a relatively unbroken terrace on North Hill characterised by small front gardens edged with dwarf brick walls, hedges and soft landscaping. The treatment of the front boundary is a significant part of the conservation area and contributes positively to it.

The scheme proposes an off street car parking bay within the terrace. This would include a pavement cross-over and a single car space. This would use the one of the entrance path and widen it. The existing tall evergreen hedge would be reduced in height to give visibility clearance for the parking space. A timber clad bin enclosure is also proposed to be constructed.

From a conservation point of view it is considered that the scheme would result in an unprecedented opening in the frontage of the terrace which would have an impact on the setting of the listed terrace as well as the character and appearance of the conservation area. Whilst the proposal would be re-landscaped and planted, the nature of the proposal is such that it would be invariably intrusive on the street scene and would cause harm to the heritage assets. Whilst this harm is considered to be less than substantial, there are no

demonstrable heritage benefits to outweigh the harm. As such, the proposal is unacceptable from a conservation point of view.

In accordance to statutory duty, Councils should give great weight to the preservation or enhancement of heritage assets. In this instance, it is felt that the proposed development would cause harm to the setting of the listed terrace as well as the character and appearance of the conservation area. However given the scale of the proposal, the harm would be considered less than substantial. As per statutory duty, this harm has been great weight.

Under the NPPF policies, the nature of the scheme is such that the less than substantial harm to the heritage assets would not be outweighed. As such the proposal would be unacceptable under current legislation and policies.

The Conservation Officer has raised significant objection to the proposals as noted above. It is considered that the proposed alterations would have an unacceptable impact upon the setting of the listed terrace and would not preserve the character and appearance of this part of the Highgate Conservation Area.

Under section 38(6) of the Planning and Compulsory Purchase Act 2004, the determination of a planning application must be taken in accordance with the development plan unless material considerations indicate otherwise. The applicant's physical disability is a material consideration. However, after a weighting exercise, it is considered that the applicant's disability does not does not outweigh the wider policy objection to the proposal.

6.2 Impact on the amenity of adjoining occupiers

The London Plan (2016) Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. UDP (2006) Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking, aspect noise, pollution and of fume and smell nuisance. Draft DM Policy (2015) DM1 'Delivering High Quality Design' continues this approach and requires developments to ensure a high standard of privacy and amenity for its users and neighbours.

The proposed hard surfacing would not result in a significant increase in scale of built form to facilitate the proposed parking space that would give rise to loss of light or an overbearing impact. As such, the proposal is not considered to impact unacceptably on the residential amenity of any neighbouring occupier.

6.3 Parking and highway safety

Local Plan (2013) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport

The Council's Transportation Team has been consulted and advises that North Hill is formed of a narrow carriageway with footway provision to the front of the properties that lie on the north-west side of this road. This section of North Hill falls within the Highgate Station Outer Controlled Parking Zone. Due the narrowness of the carriageway,

demarcated on-street parking bays are located at the southern end of the elevated section only.

Although the submission indicates the loss of one on-street parking bay, it is highly likely that the proposed crossover measuring just 2.4m in width would require the removal of at least two on-street parking bays in order for a driver to gain safe access into the site. As indicated the proposal would result in a net decrease in general on-street parking provision within a Controlled Parking Zone.

There is also a danger that if constructed as permitted that the restricted width of the carriageway may encourage drivers to utilise the adjoining footway to manoeuvre into the site. Thereby giving rise to hazardous conditions for vulnerable pedestrian groups.

There is further concern that if this application is permitted, then it would set a precedent and would mean having to support other applications for vehicle crossovers within the vicinity of the site. This would result in increased parking pressure as the available on-street parking facilities diminish.

The application if permitted is likely to have a negative impact upon on-street parking demand within the immediate vicinity of the site and could potentially give rise to hazardous highway conditions. Therefore, the highway and transportation authority wish to object to the above proposal.

Further to the above the proposal is contrary to emerging Local Plan Development Management Policy DM44 Crossovers and Vehicular Accesses, which states that "The Council will only support a proposal for a crossover or new vehicular access where it is demonstrated that the proposal does not result in: a. A reduction in pedestrian or highway safety" and “c. A reduction of on-street parking capacity within a Controlled Parking zone.

As such, the proposal is also considered to have an unacceptable impact on on-street parking stress and highway safety.

6.4 Conclusions

- The proposed alterations are considered to have an unacceptable impact on the architectural integrity of the Grade II listed terrace and would fail to preserve the character and appearance of the conservation area. The proposal would also result in an unacceptable impact on on-street parking and highway safety.

- All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused 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

REFUSE PERMISSION

Registered No. HGY/2016/0261

Applicant's drawing No.(s) 1001 and 1002

For the following reason(s)

The proposed alterations to the front garden, by reason of its design would fail to preserve or enhance the architectural integrity and special character of the Grade II listed terrace or the character and appearance of this part of the Highgate Conservation Area and would be unacceptable and contrary to Local Plan Policy SP11 and SP12, Saved UDP Policy CSV4, CSV5 and The London Plan 2015 Policy 7.8.

The proposed development is likely to have a negative impact upon on-street parking demand within the immediate vicinity of the site and could give rise to conditions which would prejudice the free flow of traffic and conditions of general safety along the neighbouring highway, would be contrary to Saved Policies UD3, M10 and HSG11 of the Haringey Unitary Development Plan 2006, Local Plan (2013) Policy SP7 and Policy DM44 of the Development Management DPD.