LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

1REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/0699 **Ward:** Crouch End

Date received: 08/03/2016

Last amended date: N/A

Drawing number of plans: 007A, 006A, 010A, 009A, 008A, 022A, 023A, 026A, 027A & 028A

Address: 1 Stanhope Gardens N6 5TT

Proposal: Variation of condition 2 (plans and specifications) attached to planning permission HGY/2015/3099 in order to make reference to updated drawing numbers

Applicant: c/o Spacelab

Ownership: Private

Officer contact: Gareth Prosser

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) Construction Management Plan
4) Materials
5) Removal of Permitted Development Rights
6) Geotechnical Investigation
7) Basement Construction Works

Informatives:

1) Land ownership
2) Hours of construction
3) Party Wall Act
4) CIL liable
5) Street numbering
6) Thames Water

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for Variation of condition 2 (plans and specifications) attached to planning permission HGY/2015/3099 in order to make reference to updated drawing numbers

Site and Surroundings

3.2 The site accommodates a large 3 storey semi detached Victorian dwelling house. The
principle elevation is double fronted, the central entrance door flanked by two projecting bays of opposing forms. Elevations are brick faced, with ornate stucco/render detailing framing windows. The roof storey is formed from tiles and accommodates several dormers of varying styles but with simpler fenestration than the lower floors. The dormers are located on the principal, side and rear elevations. The site is located within the Highgate Conservation Area.

Relevant Planning and Enforcement history

- Planning HGY/2015/3099 GTD 18-01-16 1 Stanhope Gardens London Subdivision of existing dwelling to create two self-contained family dwellings including two storey side and single storey rear extension, basement with associated landscaping and parking.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- LBH Transportation
- LBH Cleansing
- LBH Building Control
- LBH Housing Renewal
- LBH Conservation
- Highgate CAAC
- Highgate Society
- Thames Water
- London Fire Brigade
- Local Residents

The following responses were received:

Internal:

1) None

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 51 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:

Objecting: 0
Supporting: 0

5.2 The following local groups/societies made representations:

- None

5.3 The following Councillor(s) made representations:

- None

6 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle

6.1 Principle

6.1.1 Planning permission HGY/2015/3099 was granted on 18/01/2016 allowing the subdivision of 1 Stanhope Gardens, to create two self contained family dwellings including a two storey side and single storey rear extension, basement and associated landscaping and parking.

6.1.2 Prior to the commencement of development on site, it has been brought to the applicant's attention that the existing basement under the house is larger than first considered. The existing building presents additional floorspace that was not illustrated on the approved drawings. In summary, the existing basement was thought to comprise only 6.1m2; in actual fact the basement is more extensive, comprising 81.9m2 in total, an increase of 75.8m2.

6.1.3 The applicants have submitted the above referenced minor material amendment (s.73) application which seeks to update the approved drawings with revised drawings that more accurately represent the existing basement floor. The larger basement floor would be subject to a revised layout including an additional bedroom.

6.1.4 Given that changes incorporate existing space under the existing house and does not significantly, materially change the permission granted previously and has no material impact in terms of character and appearance or impact on the amenity of the neighbouring properties etc, the variation of condition is accepted.

6.1.5 The proposed development in terms of principle, design and living standards of the dwelling is considered acceptable. There would be no adverse impact on the surrounding neighbours amenity or on street parking and highways safety. The application is considered to preserve the character and appearance of the conservation area in accordance with NPPF (2012) chapter 7 ‘Requiring good design’, London Plan Policies 3.5 ‘Quality and Design of Housing Developments, 7.4 ‘Local Character’ and 7.6 ‘Architecture’, Local Plan Policies (2013) SP7 Transport and SP11 ‘Design’ and Saved UDP Policy UD3 ‘General Principles’.

6.2 Conclusions

- Given that changes incorporate existing space under the existing house and does not significantly, materially change the permission granted previously and has no material impact in terms of character and appearance or impact on the amenity of the neighbouring properties etc, the variation of condition is accepted.

- The proposed development in terms of principle, design and living standards of the dwelling is considered acceptable. There would be no adverse impact on the surrounding neighbours amenity or on street parking and highways safety. The application is considered to preserve the character and appearance of the conservation area in accordance with NPPF (2012) chapter 7 'Requiring good design', London Plan Policies 3.5 'Quality and Design of Housing Developments, 7.4 'Local Character' and 7.6 'Architecture', Local Plan Policies (2013) SP7 Transport and SP11 'Design' and Saved UDP Policy UD3 'General Principles'.

- 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

Based on the information given on the plans, the Mayoral CIL charge will be £4,409 (102.5 sqm x £35 x 1.229) and the Haringey CIL charge will be £28,629 (102.5 sqm x £265 x 1.054). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions.

Registered No. HGY/2016/0699

Applicant's drawing No.(s) 007A006A010A009A008A022A023A026A027A028A

Subject to the following condition(s)

1.The development hereby authorised must be begun not later than the expiration of 3 years from 18.01.2019, 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: 007A, 006A. 010A, 009A, 008A, 022A, 023A, 026A, 027A, 028A

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

3. No development shall take place on site until details of a construction management plan (CMP) is submitted to and approved in writing by the Local Planning Authority. The construction management plan shall include details of vehicle parking and manoeuvring areas, wheel washing facilities, location of storage area for building materials, protective fending, details of new utility service routes and their method for creation, details of excavation methods and spoil removal. Thereafter, the approved construction plan shall be fully implemented and adhered to during the construction phase of the development hereby approved.

Reason: To safeguard the trees on the application site and in the interest of the residential and visual amenities of the area.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no extension or enlargement of the dwellings hereby approved shall be carried out unless a further planning permission has been granted by the Local Planning Authority.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

4. Notwithstanding the information submitted within the application, no development shall take place until precise details of the external materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

6. Before the development authorised by this permission commences, the results of a geotechnical investigation to determine the presence of aquifers and groundwater levels shall be submitted to the local planning authority; details of mitigation measures deemed necessary as a result of that investigation shall be submitted to the local planning authority and approved in writing before any excavations takes place; thereafter the development shall not proceed other than in accordance with the mitigation measures approved.

Reason: To ensure the development provides satisfactory means of drainage on site and to reduce the risk of localised flooding.

7. The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith and retained for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy.

INFORMATIVE : Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayoral CIL charge will be £4,409.03 (102.5 sqm x £35 x 1.229) and the Haringey CIL charge £28,629.27 (102.5 sqm x £265 x 1.054). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

INFORMATIVE: Land Ownership
The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

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.

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: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3472) to arrange for the allocation of a suitable address.