PLANNING ISSUE

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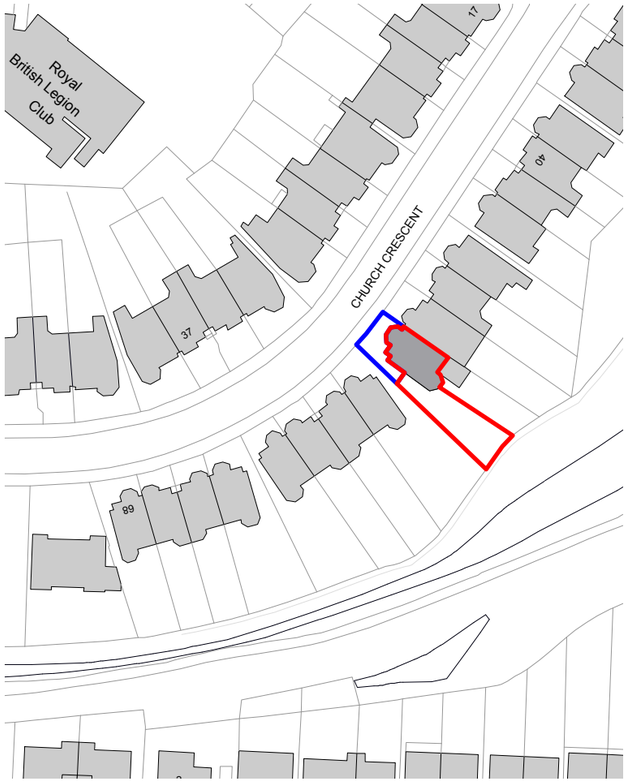
Location Plan - 1:1250 - Red line locates Flat 2, 52 Church Crescent



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Development Location

The development site is located mid-away along the south side of Church Crescent (CC). The property is neither statutorily nor locally listed but is located in the Muswell Hill Conservation Area (sub area 4: Midhurst Avenue to Hillfield Park) and - as per the vast majority of buildings in the conservation area - is noted as a building that makes a contribution to its character. The property is not subject to an article 4 directive.

The immediate area is largely residential and CC comprises largely Edwardian semi-detached and terraced properties along a densely tree-lined street. The buildings are arranged in groups of 4 with varying gaps and level changes between groupings dependant on the immediate topography of the slope and their position on the curve of the road. Most of the properties are 2 storeys with an attic storey and basement and many have been broken down in to flats. The consistent character of the front of the properties has been maintained whilst there is more variation in footprint, scale and style of the extensions to the rear of the properties.

Existing Building

52CC is a 4-storey, Edwardian semi-detached building split into four flats with the garden divided into two for the use of the occupiers of flats 1 and 2. Flat 2 is a 2-bedroomed part-basement, part-ground floor flat accessed through the main ground floor front door, with separate access to the garden via a side access at basement level. 52CC benefits from a considerable gap between it and 54CC which widens from front to rear. The property is of load-bearing masonry (red-brick) construction with stone window heads and a pitched slate roof.

Development Proposal

The proposed development comprises the construction of a side extension within the gap between the properties. The applicant is a young and growing family who enjoy their garden and enjoy living in the Muswell Hill area. This application is for the creation of additional living space at basement level. This configuration allows for the existing living room to become a bedroom and enables the applicant to turn the property from a poorly-arranged 2-bedroomed property in to a more conventionally-arranged 3-bedroomed property appropriate to the demands of a family home. The proposal will allow the applicant's family to remain living in the same property for a longer period of time.

Planning History

An application for a single-storey, basement-level extension with a nominally flat roof filling in the gap between properties (HGY/2010/1411) was granted by Haringey Council on 21.02.11. The works were not undertaken and that consent expired in February 2014. Since the 2010 application was made an extension at Flat 1, 52 Church Crescent has been constructed (HGY/2010/0610).

The current owners purchased the property in January 2014 and gained consent for a larger but more sensitively-designed extension in the same location as the previously consented scheme (HGY/2014/3086) - the works have not been undertaken.

Following the 2014 application, the owners have reviewed how they wish to use the space and this application is for a revised, much-reduced design. The proposal is now for a single storey application in a similar location to the previous application and with a similar design quality and intent.

Planning Policy Review

The following documents/policies have been considered as part of the formation of the design proposals;

1. NPPF - National Planning Policy Framework. Adopted March 2013.
2. LB Haringey - Unitary Development Plan (2006/ inc. saved policies 2013).
3. LB Haringey - Muswell Hill Conservation Area Character Appraisal (2008)
4. Building in Context - New Development in Historic Areas' published by CABE/ EH.

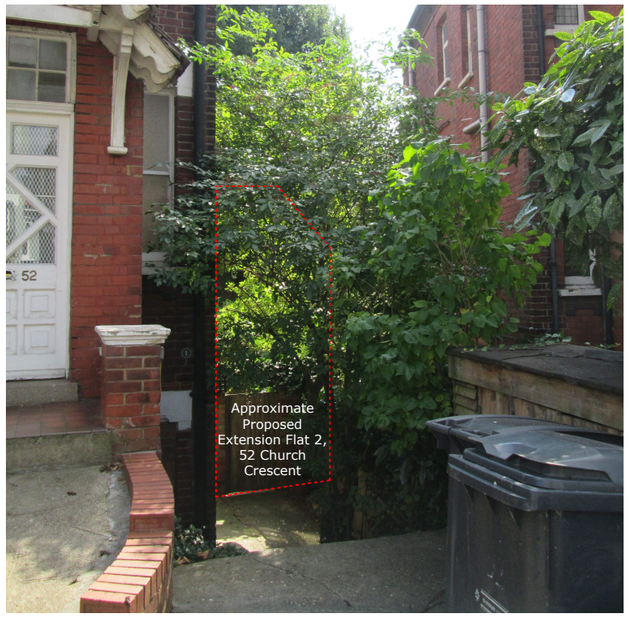
Design Precedent/Policy

Both the previous two successful applications supported the proposal and noted that the extensions were 'acceptable *on the grounds that the extension is subordinate to the main building and has been set back from the front boundary… and* [will] *have minimal impact on the privacy and amenities of the surrounding properties'*. It goes on to say that *'the proposal is not considered to have a negative affect on the character and appearance of the conservation area'*.

The applicant has retained the design and development prprinciples established in the two previous applications and modified these to suit the preferred layout for this option.

Image - Front of Flat 2, 52 Church Crescent





Revised Design	01.04.16	R1
Issue/Revision	**Date**	**Rev**

Project:

Extension and Refurbishment
Flat 2, 52 Church Crescent, London, N10 3NE

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