**PLANNING STATEMENT for**

**A HOUSEHOLDER PLANNING APPLICATION at**

**8 Cromwell Avenue**

**Highgate**

**LONDON**

**N6 5HL**

7 DAY PLAN SERVICE PLANNING PERMISSION LISTED BUILDING CONSENT

PERMITTED DEVELOPMENT SPECIALISTS CERTIFICATES OF LAWFUL DEVELOPMENT

BUILDING REGULATION SUBMISSIONS STRUCTURAL ENGINEERS CALCULATIONS

FREE DESIGN CONSULTATION ELECTRONIC SURVEYS COST SAVING SPECIFICATION

EXTENSIONS LOFT CONVERSIONS NEW HOUSES OUTBUILDINGS ALTERATIONS

FREE ADVICE ALL WORKS CONSIDERED SAP CALCULATIONS

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| **Report Prepared by** | iPlans |
| **Date** | 25/04/2016 |

# 1. Introduction

1.1 iPlans has been instructed by Sandra Handerek to submit a householder planning application for a basement extension.

1.2 This Planning Statement has been prepared to accompany and support this application.

## 2. Site Location & Description

2.1 The building located at 8 Cromwell Avenue, Highgate, London, N6 5HL is an Edwardian terrace property that is located within Highgate Conservation Area.

2.2 Photographs below shows the front and rear elevations of the property.





2.3 As you can see from the photographs above, the external finish is brick and the windows and doors are timber frame.

2.4 Planning history at the site includes the following applications:

2.4.1 HGY/2012/0975 – formation of rear dormer, insertion of side and front rooflights, erection of single storey rear and front/side extensions and creation of front lightwell

2.4.2 HGY/2014/0212 – conversion of existing basement to habitable space, erection of single storey rear and side extension, formation of rear dormer and insertion of front, side and rear rooflights

2.4.3 HGY/2015/2391 – basement excavation and conversion to include the introduction of lightwells, single storey rear/side extension and loft conversion with associated dormer and rooflights

# 3. The Proposal

3.1 This householder planning application is for basement extension. This is association with the already approved planning application HGY/2014/0212 which covered conversion of existing basement.

3.2 This application for basement extension is a small addition to the approved basement conversion. The basement conversion is to provide liveable space for an elderly family member. This basement is to provide an en-suite at basement level for that bedroom which will incorporate a disabled bath for the elderly family member, as it is not possible for them to access the upper floor bathrooms via the stairs. This is ancillary use to the proposed basement living accommodation.

3.3 The basement extension will measure 2419.63mm deep and 3147.21mm wide. There will be a door and window on the side elevation. This door will lead to an outdoor space/ lightwell which will have steps up to ground floor level. The total width of basement to include lightwell will measures 4242.81mm. From the top of the stairs, the height measures 1731.58mm. From the basement floor to the top, it measures 2641.83mm.

3.4 The basement extension will be constructed with brick to match with the existing appearance and thus not harm the appearance or character of the Conservation Area. The existing side window at ground floor level will be taken out and relocated above the extension and the opening bricked up (see existing and proposed layout plans).

3.5 During the construction process, materials will arrive by the builder's merchants delivery vehicles. Large vehicles and construction activity can be accommodated down Cromwell Avenue without affecting the traffic flow.

3.6 Waste from the site will be removed by skips with the appropriate street licences.

3.7 Hours of operation will be in accordance with the good contractors scheme. Work will take place between 8am to 5pm Monday-Friday and from 8.30am to 1pm on Saturday.

# 4. Relevant Planning Policy

4.1 The Development Management Plan and Saved Unitary Development Plan have been consulted as part of this planning application.

4.2 Policy DM1 of the Development Management Plan states that all new development must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. Development must ensure a high standard of privacy and amenity for occupant and neighbours.

4.3 Policy DM9 of the Development Management Plan states that proposals for alterations and extensions in Conservation Areas should complement the architectural style, scale, proportions, materials and details of host building and should not appear overbearing or intrusive.

4.4 Policy DM18 of the Development Management Plans states that extensions to existing basements or construction of new basements in existing dwellings will only be permitted where it can be demonstrated that the proposal will not adversely affect the structural stability of the building and neighbouring buildings. The proposal should not increase flood risk and avoid harm to the appearance of the setting of the property. It should not adversely impact amenity of adjoining properties by reason of noise or increased levels of activity.

4.5 Policy CSV5 of the Saved Unitary Development Plan states that the Council requires that all alterations or extensions to buildings in Conservation Area will need to preserve or enhance the character of the Conservation Area and retain or reinstate character features such as doors, windows or materials of buildings.

4.6 Policy UD3 of the Saved Unitary Development Plan states that the Council requires development proposals need to demonstrate that there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy and overlooking. Proposals should complement the area and of a scale that is sensitive to the area.

# 5. Conclusion

5.1 This householder application is for basement extension and is in association with the already approved application HGY/2014/0212.

5.2 The basement extension is of a small scale. Even though this basement extension is not underneath the footprint of the property, it is of an appropriate size and does not take up the amenity space of the ground floor. The garden size is not affected as this extension is located to the side of the outrigger. It does not appear overbearing or is intrusive to the area.

5.3 Section of the basement is partly above ground but the small presence will not impact the appearance of the house or the Conservation Area as it will be constructed in brick to match with the property. This material is in abundance in the area, therefore the addition of it, would not change the appearance or character of this Conservation Area.

5.4 The rear lightwell will have stairs leading to the ground floor and therefore will have no covering. There is a side window, however it will not impact the privacy of neighbouring property as this window is obscure glazed as it is serving the en-suite.
The proposed extension cannot be seen from the street or from the neighbouring property at no 6, as the roof level would be significantly lower than the existing fence boundary between nos. 8 and 6. The roof would be the only visible element of the proposal but only from the upstairs windows at no. 6

5.5 This proposal for basement extension is to provide an en-suite which will be an ancillary use to the approved conversion of basement. Having washing facilities and a disabled bath at basement level to serve the bedroom will be essential for the elderly family member who is no longer able to use the stairs without aid. The approval of this application will ensure that the family member is able to remain at the property with appropriate facilities and not have to moved to supported housing.

5.6 The proposal is consistent with policies and guidance notes outlined in Chapter 4.

5.7 I therefore would hope you consider this application for approval.