LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/1511 **Ward:** Highgate

Date received: 16/05/2016

Drawing number of plans: 1A-29.09.13, 1A-27.01.16, 1A-29.09.13 & 1A-20.09.13

Address: 8 Cromwell Avenue N6 5HL

Proposal: Small basement extension to create an en suite bathroom on approved application - HGY/2014/0212 with a new window and door with the installation of an external staircase

Applicant: Sandra Handerek

Ownership: Private

Site Visit Date: 13/06/2016

Officer contact: Laurence Ackrill

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions:

1) Development begun no later than three years from date of decision
2) In accordance with approved plans
3) Materials to match the existing

Informatives:

1) Land ownership
2) Hours of construction
3) Party Wall Act

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for a basement extension extending from the rear of the existing basement level, including an external staircase leading up to ground floor level to the rear.

Site and Surroundings

3.2 The application site is a two storey, Edwardian, terraced property, located within the Highgate Conservation Area. The property is typical of the wider terrace with pitched roof, recessed doorway and single storey from bay.

Relevant Planning and Enforcement history

- HGY/2014/0212 - GTD - 01-04-14 - 8 Cromwell Avenue London - 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

- HGY/2012/0975 - REF - 03-07-12 - 8 Cromwell Avenue London - Formation of rear dormer, insertion of side and front rooflights, erection of single storey rear and front /side extensions, and creation of front lightwell

- HGY/2011/2163 - REF - 17-01-12 - 8 Cromwell Avenue London - Erection of rear dormer and insertion of front and side rooflights, erection of side and rear ground floor extensions and creation of front lightwell

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- LBH Conservation Officer
- LBH Building Control
- Highgate CAAC
- The Highgate Society

The following responses were received:

Internal:

1) Highgate CAAC – Concerns over the conversion of the property into separate units.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of site notice displayed in the vicinity of the site and 6 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: 0
Objecting: 0
Supporting: 0

5.2 The following local groups/societies made representations:

- Highgate CAAC -

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:

- The conversion of the property into separate self-contained units does not form part of the proposal and would require planning permission in itself.

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 conservation area;
2. The impact on the amenity of adjoining occupiers;

6.1 Design and character and appearance of 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 CV5 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 development Management DPD Policy DM18 also states that the Council will not permit basements which include habitable rooms or other sensitive uses in areas prone to flooding and where there is no satisfactory means of escape.

In this case the siting of the basement floor beneath the existing house measuring 2.65m in width and 2.2 metres in depth is not significant in scale. The implementation of the proposal would not involve considerable excavation and given that there is an existing basement level, and the small scale of the basement extension proposed and its associated excavation, it is not considered justifiable to request a Basement Impact Assessment as part of the submission.

In any case, the structural integrity of the proposed basement extension would still need to satisfy the modern day building regulations and separate permission would be required under Building Regulations. In addition the necessary party-wall agreements with adjoining owners would need to be in place prior to commencement of works on site. The purpose of the Building Control/ Building Regulations is to ensure that the engineering design is

professional and competent, the construction work is undertaken in a skilful and proficient manner and that the sequence of working on site (including temporary works) are properly planned and carried out.

Given that the proposed extension would take place below ground level, is relatively small in scale and would take place towards the rear of the property, it is considered that the proposed development would preserve the character and appearance of the host property and the conservation area.

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.

Given that the proposal would be located below ground level with only balustrades projecting above the surface of the existing ground level, it is not considered that the proposal would be highly visible when viewed from neighbouring properties. As such, there are no additional concerns regarding overbearing impact or loss of daylight to any neighbouring occupiers. As such, this is considered acceptable and would not lead to a loss of amenity. It is considered that the proposal would not lead to an un neighbourly form of development and is considered to accord to Policy UD3 of the Saved UDP.

6.3 Conclusions

- The proposal would comply with Policy DM18 of the Development Management DPD and would preserve the character and appearance of the host property, the conservation area and would not adversely impact upon the amenity of neighbouring occupiers.

- 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

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

GRANT PERMISSION subject to conditions

Registered No. HGY/2016/1511

Applicant's drawing No.(s) 1A-29.09.13, 1A-27.01.16, 1A-29.09.13 & 1A-20.09.13

Subject to the following condition(s)

1. The approved plans comprise drawing nos 1A-29.09.13, 1A-27.01.16, 1A-29.09.13 & 1A-20.09.13. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

2. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, 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.

3. The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy 7.6 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

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: 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: 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.