LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/1761 **Ward:** Highgate

Date received: 02/06/2016

Drawing number of plans: P-100, P-101 Rev A, P-102, P-200, P-201 Rev A & Arboricultural Method Statement and Tree Protection Plan.

Address: 1 Highgate Close N6 4SD

Proposal: Erection of ground floor rear extension (householder application)

Applicant: Mr Adam Abrahams

Ownership: Private

Site Visit Date: 15/07/2016

Officer contact: Laurence Ackrill

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) Materials to match existing
4) Extension not to be used as terrace area
5) Tree protective fencing

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 single storey rear extension of 4.5 metres in depth, approximately 4.8 metres in width with a maximum height of 2.67 metres with a mono-pitched roof. The extension would be set away from the boundary with No. 2 Highgate Close by 0.85 metres.

Site and Surroundings

3.2 The application site relates to three storey, end of terrace property located on the western side of Highgate Close. The application site is not listed, however is located within the Highgate Conservation Area. The levels on site decrease towards the north of the site with No. 2 Highgate Close at a lower level.

Relevant Planning and Enforcement history

- None

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- LBH Conservation Officer
- Highgate CAAC
- The Highgate Society
- Camden Town Planning Service

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:
Objecting:
Supporting:

5.2 The following local groups/societies made representations:

- Highgate CAAC - This extension is too large and too high; it will affect the amenities of the neighbours. The extension should be no more than 2 m high; it can be sunk a little into the ground with little difficulty because of the change in ground levels.

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 extension will affect the amenity of neighbours.

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; and
3. Impact on trees

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 Highgate Conservation Area Character Appraisal states that Highgate Close was developed c. 1960 in a modified neo-Georgian style with Juliet balconies to the first floor living rooms. The houses have been little altered and present a harmonious frontage to the street. On either side of the entrance to the Close are small modern infill properties which are a neutral feature within the streetscene.

The Council's SPG 1a Design Guidance states that in terms of depth of rear extension, they should not normally extend beyond 3 metres for terraced houses from the rear wall of the house. It is noted that the extension would project approximately 4.5 metres from the existing rear projections. However, the host dwelling is a relatively large property and given that the proposal is to be set away from the rear and side boundaries, the proposed extension would be able to be accommodated within the plot, without dominating the original building to an unacceptable degree and remaining subordinate in appearance to the host main building. Consequently, it is considered that the proposal would not appear disproportionate in the context of the host main building.

The extension would not be highly visible from the streetscene or from neighbouring properties and given that it would appear subordinate to the main host building, it is considered that the proposal would have an acceptable impact on the character and appearance of the host property and would preserve the character and appearance of 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.

It is noted that the extension would project 4.5 metres in depth, and that the rear of the neighbouring property at No. 2 Highgate Close is set further back than that of the host property and is also located at a lower level. However, given that the extension would be set away from the common boundary by 0.85 metres and would only have a maximum height of 2.67 metres, it is not considered that it would be highly visible when viewed from that neighbouring property. As such, it is not considered that the proposed extension would impact unacceptably upon the amenity of any neighbouring occupier.

6.3 Trees

With regard to trees UDP (2006) Saved Policy OS17 states that the Council will seek to protect and improve the contribution of trees, tree masses and spines to local landscape character by ensuring that, when unprotected trees are affected by development, a programme of tree replanting and replacement of at least equal amenity and ecological value and extent is approved by the Council.

It is noted that the proposed extension would encroach slightly within the Tree Protection Area of Tree T1:B2 as shown on the submitted Tree Protection Plan. However, no trees are proposed to be removed as part of the scheme and it is considered that tree T1:B2 could be protected efficiently through tree protective fencing and ground protection.

6.4 Conclusions

- The proposed extension is considered to be in keeping with the architectural integrity of the host property and would preserve the character appearance of the conservation area and would not impact unacceptably upon the residential and visual amenities 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/2016/1761

Applicant's drawing No.(s) P-100, P-101, P-102, P-200 & P-201

Subject to the following condition(s)

1. The approved plans comprise drawing nos P-100, P-101 Rev A, P-102, P-200, P-201 Rev A & Arboricultural Impact Assessment and Tree Protection Plan. 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.

4. No part of any structure hereby granted shall be used as a roof terrace or balcony.

Reason: In order to protect the amenity of occupants of the adjoining residential properties consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

5. Prior to the commencement of any development hereby approved and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, tree protective fencing for the protection of any retained tree to comply with BS 5837: 2012 - Trees in relation to design, demolition and construction shall be erected as shown on the submitted Arboricultural Impact Assessment and Tree Protection Plan. The works shall be carried out as approved and the protection shall be installed prior to the commencement of any development hereby approved and maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition nor shall any fires be started, no tipping, refuelling, disposal of solvents or cement mixing carried out and ground levels within those areas shall not be altered, nor shall any excavation or vehicular access be made, without the written consent of the Local Planning Authority.

Reason: In order to ensure the safety and well being of the trees on the site during construction works that are to remain after building works are completed consistent with London Plan Policy 7.21, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan.

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.