LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/1844 **Ward:** Crouch End

Date received: 06/06/2016

Drawing number of plans: 16/253/01, 16/253/02, 16/253/03 16/253/04, 16/253/05, 16/253/03 (site location and block plan)

Address: Flat A 5 Shepherds Hill N6 5QJ

Proposal: Provision of 2no. Light wells for extension to basement of ground floor flat

Applicant: Ms Sonia Gogna

Ownership: Private

Site Visit Date: 12/07/2016

Officer contact: Laurence Ackrill

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for the extension of the existing basement area including 2 no. lightwells to the front.

Site and Surroundings

3.2 Detached, 3 storey property located on the northern side of Shepherds Hill. The property is located on the northern side of Shepherds Hill and is within the Highgate Conservation Area.

Relevant Planning and Enforcement history

3.3 OLD/1957/0587 - Conversion into 4 Self-contained flats – GTD, 31-07-57

HGY/2004/2295 - Retention of crossover to classified road - GTD, 05-04-05

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- LBH Conservation Officer
- The Highgate Society
- Highgate CAAC
- Building Control – No objection raised to the proposal.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of site notice displayed in the vicinity of the site and 18 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:

- None

5.3 The following Councillor(s) made representations:

- None

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning considerations raised by the proposed development are:

1. Design and impact on the character and appearance of the conservation area
2. Impact on the amenity of adjoining occupiers;
3. Living conditions for future occupants;
4. Parking and highway safety;

Design and impact on the character and appearance of the conservation area

6.2 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.

6.3 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.

6.4 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'.

6.5 In considering proposals within a conservation area, amongst the principal concerns should be the appropriateness of the overall mass/ volume of the proposal and its relationship with its context and the need for good design, which can either be in harmony with, or complementary to the existing.

6.6 Two lightwells are proposed in connection with the basement/ lower ground to the front of the property to be covered with a flat metal grille flush with ground level. Given that the property is also set back considerably from the main road, and that the site also comprises of a brick wall and soft landscaping to the front boundary. It is not considered that the proposed lightwells would be highly visible from the streetscene, would not adversely impact upon the character and appearance of the host property and would preserve the character and appearance of the conservation

6.7 As such, the proposed extension and associated changes to this property are considered to be acceptable in terms of design and appearance.

Impact on the amenity of adjoining occupiers

6.8 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.

6.9 Given that the proposed basement extension and light wells would take place at lower ground floor level and would not project above the surface of the existing ground level. It is not considered that the proposed basement extension would be highly visible when viewed from neighbouring windows or amenity areas and would not impact unacceptably upon the amenity of any neighbouring occupier.

6.10 Policy SP11 of Haringey's Local Plan requires that new development should ensure that impacts on natural resources, among other things, are minimised by adopting sustainable construction techniques. Saved Policy UD3 requires that there should be no significant adverse impact on other surrounding uses.

6.11 Emerging draft Development Management policy DM18 ('Residential Basement Development and Light Wells') requires householder extensions for basement development to demonstrate that a proposal will not adversely affect the structural stability of the application building and neighbouring buildings; does not increase flood risk to the property and nearby properties; avoids harm to the established character of the surrounding area; will not adversely impact the amenity of adjoining properties or the local natural and historic environment.

6.12 The subtext of this policy recognises that some basement development falls within the scope of permitted development and states that where appropriate, applicants will need to submit specific information to demonstrate that these issues can and have been addressed.

6.13 While mindful of the emerging DM policy on basement development the fact that it is yet to be formally adopted and bearing in mind the specific circumstances of this case (i.e. a cellar space beneath the house and the possibility to create a basement under permitted development), the extent of the information that can be sought at the planning application stage here is more limited and has to be proportionate.

6.14 Preliminary structural details have been prepared and submitted as part of the proposed scheme. The Council's Building Control department have been consulted and raise no objection to the information that has been submitted in terms of the basement construction. In addition, the structural integrity of the proposed basement would also need to satisfy the modern day building regulations and separate permission would be required under Building Regulations. Furthermore, 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.

6.15 Given that the property already benefits from a cellar which is accessed via an internal staircase and a large majority the proposed basement expansion will be located underneath the current footprint of the existing house and cellar and the size of the development here and that allowed under 'permitted development', the LPA are satisfied that current level of information and additional information that would be needed to satisfy Building Regulations provides adequate safeguards that the project here can be carried out without impacting upon land stability, ground water conditions and the amenity of adjoining residents.

Living conditions for future occupants

6.16 It is noted that the proposed units would be at lower ground floor level. However, given that the lightwells would be south facing, serving the only habitable rooms located in the basement area, it is not considered that the proposal would result in poor outlook or a lack of light entering the windows of the unit to the detriment of the occupiers of the units.

6.17 As such, it is considered that the proposal would provide an adequate form of accommodation for the future occupiers of the unit.

Parking and highway safety

6.18 Local Plan (2013) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport

6.19 It is noted that the proposed development would result in an increase in 1 bedroom within the existing residential unit. However, given that the proposed lightwells would incorporate open-able grilles that would be able to take the load of vehicles. The proposed development would not result in a reduction of the amount of space to park to the front of the property and therefore would not impact upon the existing parking situation. As such, the increase in 1 additional bedroom on the site is not considered to result in an unacceptable impact on parking stress within the area or highway safety.

Conclusions

6.20 The proposed basement extension and light wells would have an acceptable impact on the character and appearance of the host property and the surrounding conservation area. The proposal would not adversely impact upon the amenity of neighbouring occupiers and would provide an adequate form of accommodation for the future occupiers of the unit. The proposal is also considered to have an acceptable impact upon on-street parking and highway safety.

6.21 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

7.1 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

Registered No. HGY/2016/1844

Applicant's drawing No.(s) 16/253/01, 16/253/02, 16/253/03 16/253/04, 16/253/05, 16/253/03 (site location and block plan)

Subject to the following condition(s)

1. 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.

2. The approved plans comprise drawing nos 16/253/01, 16/253/02, 16/253/03 16/253/04, 16/253/05, 16/253/03 (site location and block 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.

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.