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Erection of Garden Studio
at
53 Crouch Hall Rd
Crouch End,
London
N8 8HH

For Mr & Mrs H Tefoglou

Planning Statement

02 June 2016

1.1 INTRODUCTION

1.1.1 This report is prepared by arc planning on behalf of Natasha Nuttall Garden Design in support of the planning application submission for a new garden studio at 53 Crouch Hall Road, Crouch End, Haringey London, N8 8HH.

1.1.2 Article 8 of the Development Management Procedure Order no longer requires a full Design and Access statement to be submitted with this form of planning application. This statement however, summarises the proposed development, planning history relating to the site, identifies those relevant planning policies and finally provides an assessment of the proposals against all relevant planning considerations.

1.1.3 It should be read alongside the plans and other reports accompanying this application, namely;

- 01 Specification (30.05.16)
- 02 Site and Block Plan (30:05:16)
- NN0047 C Presentation Plan
- NN050 A Right Isometric view
- GHA Trees - Arboricultural and Planning Integration Report (16th May 2016)

1.2 THE SITE AND SURROUNDINGS

1.1.4 Crouch Hall Road is a quiet, residential street in character, despite being the principal road of this sub area linking The Broadway to the east with Coolhurst Road to the west. It is a long, wide tree-lined avenue, straight until it turns into The Broadway from the junction with Bryanston Road. The straight section is flanked with grand semi-detached properties and terraced dwellings.

1.1.5 No 53 forms a detached 2 storey dwelling with rooms in the roof constructed of red brick and tile roof.

1.1.6 The rear garden extends to around 20 metres in depth and a narrow private pedestrian access from Berkeley Road is available. a mature Horse Chestnut tree is located towards the rear of the site and is subject to a Tree Preservation Area (TPO 49/94/72/HG/PCP).

1.1.7 The site is within the Crouch End Conservation Area.

1.3 THE DEVELOPMENT

1.1.8 The proposed development is the erection of a garden studio within the rear garden of no. 53 Crouch Hall Road. The studio building measures;

- 6.09 metre in width
- A maximum of 4.5 metres in depth
- 2.8 metres in height

1.1.9 It is positioned at the rear of the garden of the property

1.1.10 The materials of construction consist of vertical timber cladding (Western Red Cedar) and a green sedum roof with powder coated aluminium fascias and bi fold doors with aluminium powder coated frame..

1.1.11 This forms part of a full landscape design works, which do not constitute development requiring a formal planning application and do not therefore form part of this application but are shown for context.

1.4 PLANNING HISTORY

1.1.12 There have been a number of applications in relation to the site including the following most recent tree works applications;

- **HGY/2006/1152** - Tree works to include crown reduction by 20%, removal of deadwood and raising of crown to 8 metres to 1 Horse Chestnut tree in rear garden. Approved 28/07/2006
- **HGY/2014/2916 -** Tree works to include crown reduce height by 25%, crown reduce spread by 33%, crown thin by 15%, remove all low branches to a height of 5m to 1 x very large Chestnut tree Approved on 09/01/2015

1.1.13 A full list of applications is set out in the Table below.

Reference number	**Development**	**Decision**
HGY/2014/2916	Tree works to include crown reduce height by 25%, crown reduce spread by 33%, crown thin by 15%, remove all low branches to a height of 5m to 1 x very large Chestnut tree	Grant permission
HGY/2006/1152	Tree works to include crown reduction by 20%, removal of deadwood and raising of crown to 8 metres to 1 Horse Chestnut tree in rear garden.	Grant permission
HGY/2004/2401	Demolition of existing extension and erection of single storey rear conservatory extension (Certificate of Lawfulness).	Permission not required
HGY/2003/1036	Reduce Horse Chestnut by 30% (T1) and fell Yew Tree (T2).	Grant permission
OLD/1983/0265	21/4/83 Lopping of 1 Horse Chestnut tree.	Grant permission

1.5 PLANNING POLICIES

1.1.14 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

1.1.15 The Council has a duty to preserve the character of Conservation Areas under the provisions of Section 72 of the Planning (Listed Building and Conservation Areas) Act, 1990.

National Planning Policy Framework

1.1.16 The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.

1.1.17 Section 12 refers to the Conserving and enhancing the historic environment including Conservation Areas.

1.1.18 Paragraph 137 states that;

Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

London Plan

1.1.19 The London Plan 2015 forms the development plan for Greater London, and should be taken into account in taking relevant planning decisions, such as determining planning applications

1.1.20 **Policy 7.8 Heritage assets and archaeology** states (inter alia) that;

D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

Haringey Unitary Development Plan

1.1.21 The Unitary Development Plan (UDP) was adopted by the Council on 17 July 2006. This adopted UDP Written Statement incorporates modifications made to the Plan in April 2006 non-material changes resulting from objections to the modifications dated June 2006, and has removed policies superseded by the Local Plan adopted in March 2013.

1.1.22 **Policy CSV5: Alterations and extensions in Conservation Areas** states that;

The Council will require that alterations or extensions to buildings in Conservation Areas:
a) preserve or enhance the character of the Conservation Area; and
b) retain or reinstate characteristic features such as doors, windows or materials of buildings

1.1.23 Part e) of saved UDP Policy UD3 states that the Council will require development proposals to consider appropriate tree retention, where UDP Policy OS17 seeks to protect and improve the contribution of trees, tree masses and spines to local landscape character.

Haringey Local Plan

1.1.24 The Haringey Local Plan Strategic Policies was formally adopted by Full Council on 18 March 2013.

1.1.25 **Policy SP0: Presumption in favour of sustainable development** states that:

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

1.1.26 **Policy SP12: Conservation states that;**

The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment.

1.1.27 The supporting text to Local Plan Policy SP13 recognises that "trees play a significant role in improving environmental conditions and people's quality of life", where the policy in general seeks the protection, management and maintenance of existing trees.

1.1.28 The council is preparing a Development Management Development Plan Document (DMDPD) that sets out planning policies that will help determine which developments are granted planning permission in Haringey. It is currently an emerging draft document.

1.1.29 **POLICY DM9: Management of the Historic Environment** refers to Haringey's Heritage Assets and that;

A Development that sustains and enhances the significance of a heritage asset and its setting will be supported.

B Proposals affecting a designated or non-designated heritage asset and its setting will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance. Applicants are required to submit with their planning application a statement describing the significance of the heritage asset(s) concerned, including any contribution made by its setting, along with an assessment and justification of the impact of the new development on the asset and its setting.

1.1.30 In relation to **Conservation Areas** it states;

E Proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.

1.1.31 It continues;

Not all elements of a conservation area, however, will contribute to its significance and their replacement and alterations can represent opportunities for the enhancement of the area, including enhancement by development of high quality and innovative design. The emphasis is to guide and manage development, not prevent it.

New development, including extensions and alterations, should therefore positively respond to the spatial qualities of Conservation Areas by preserving and enhancing those elements that make them unique. By engaging with the Haringey Development Charter (Policy DM1), proposals within Conservation Areas will be expected to demonstrate consideration not only for the design treatment of individual buildings but also their wider setting.

1.1.32 **POLICY DM1: Delivering High Quality Design** sets out the Development Charter, which includes broad design standards, such as;

The Council will support design-led development proposals which meet the following criteria:
a Relate positively to neighbouring structures, new or old, to create a harmonious whole;
b Make a positive contribution to a place, improving the character and quality of an area;

1.1.33 In terms of landscaping the charter states;

C Development proposals shall demonstrate how the landscaping and planting are integrated into the development as a whole. The Council will expect development proposals to respond to:
c Trees on and close to the site;
d Landscaped boundary and treatments; and
e Any other significant biodiversity (including prioritising native over invasive species) on or close to the site.

Conservation Area No. 5 Crouch End Conservation Area Character Appraisal (September 2010)

1.1.34 The Council has a programme for the preparation and revision of Conservation Area Character Appraisals and Management Plans.

1.1.35 Applicants should refer these documents, where available, as part of their engagement with the Development Charter (Policy DM1) and to consider the impact of development proposals

1.1.36 Crouch Hall Park is within Sub Area 6 of this appraisal.

1.1.37 It comprises a grid of residential streets, most of which are lined with uniform terraced and semi-detached properties of a wide range of Victorian styles. Larger and grander properties occupy the wider tree-lined streets, including Crouch Hall Road and Wolseley Road, whilst the intermediate connecting streets are lined with subordinate, plainer properties.

1.1.38 The residential character of the road is enhanced by the many original boundary walls that remain intact and is softened by the many mature London Plane and Lime street trees that create the avenue.

1.1.39 Nos. 37 to 55 (odd) are referred to as a consistent group of terraced properties set within small front gardens, most of which are defined by stone and red brick walls.

1.1.40 Nos. 29 to 69 (odd) are also noted as being a large number of individual buildings and groups of buildings that contribute to the character of their immediate surroundings and the Crouch End Conservation Area as a whole.

1.6 COMPLIANCE WITH POLICY

1.1.41 The principal issues in this case relate to;

- The impact of the new studio building upon the character and appearance of the Conservation Area.
- The impact of the proposals upon the existing protected trees on / adjacent to the site
- The impact of the proposals upon residential amenity

Impact upon Conservation Area

1.1.42 As described above, the character of the Crouch End Conservation area is defined by the uniform terraced and semi-detached properties of a wide range of Victorian styles; the presence of larger and grander properties occupying wide tree-lined streets and the presence of many original boundary walls that remain intact. It is softened by the many mature London Plane and Lime street trees.

1.1.43 No. 53 Crouch Hall Road forms part of a consistent group of terraced properties set within small front gardens.

1.1.44 The erection of the studio to the rear garden will not affect the positive features of this Conservation Area and will largely be screened from views from Berkeley Road by existing boundary fences and structures to the rear gardens of other properties.

1.1.45 The structure itself is ancillary to main house and is of a size, scale and height such that it remains a subservient building, typical in form to many other buildings at the rear of properties in the area.

1.1.46 It should be pointed out that the studio building is only marginally higher (2.8 metres) than would be granted as permitted development (2.5 metres) under Schedule 2 Part 1, Class E of the General Permitted Development Order.

1.1.47 In terms of materials of construction, the use of timber cladding material is considered an appropriate treatment for an ancillary building. The use of a green roof accords with policy DM21 of the DMDPD (sustainable design layout and construction).

1.1.48 This policy requires that all new development, including building and landscape works, will be expected to consider and implement sustainable design, layout and construction techniques including to;

c Maximise opportunities to enhance biodiversity on-site, including through appropriate landscaping, Sustainable Drainage Systems, living roofs and green walls

1.1.49 Whilst it is recognised that living roofs and walls may not be appropriate in certain settings, such as Conservation Areas, in this circumstance, the green roof will be unobtrusive and not readily visible from public vantage points.

Impact upon protected Trees

1.1.50 A full Arboricultural Report has been prepared by GHA Trees to survey the subject trees within and adjacent to Land to the rear of the site in order to assess their general condition and to provide a series of measures to safeguard the long term wellbeing of the retained trees in a sustainable manner.

1.1.51 The report concludes that the proposed new structure will be situated within the RPA of the nearby horse chestnut tree. The new building will be a wooden structure which will sit above the existing ground levels on concrete pads; there will be no need for any excavation within this area. The existing Astroturf / made up ground will also be removed. Therefore, the new building will not have any adverse impact on the health of this tree. The rainwater will need to be harvested and redistributed beneath the new building to allow any roots that exist to continue to thrive.

1.1.52 The proposed site layout and all of its associated structures allows for the healthy retention of all of the trees on the site itself, and within nearby adjacent sites; therefore the arboricultural landscape character of the site will be retained and the character of the Conservation Area preserved.

1.1.53 The implementation of the proposal does not lead to the requirement to prune any of the retained trees, or shrubs.

1.1.54 The retained trees will be protected in accordance with industry best practice and BS 5837: 2012 – Trees in relation to design, demolition and construction – recommendations, in order to ensure their longevity.

Residential Amenity

1.1.55 The proposal would not interfere with the amenities of neighbouring properties being set off the property boundary and of a height and scale that do not interfere with neighbouring properties in terms of sunlight / daylight. It is largely screened by existing boundary fences, and trees. Its use will remain as ancillary to the main use of the property.

1.7 SUMMARY AND CONCLUSIONS

1.1.56 This application proposes a relatively modest ancillary garden studio building to the rear of no. 53 Crouch Hall Road.

1.1.57 The site is within the Conservation Area which is characterised by large properties occupying tree lined streets. The erection of the studio will not affect the positive features of this Conservation Area and will largely be screened from views from Berkeley Road by existing boundary fences and structures to the rear gardens

1.1.58 The structure itself is ancillary to main house and is of a size, scale and height such that it remains a subservient building typical in form to many other buildings at the rear of properties in the area.

1.1.59 The use of the green roof is beneficial to biodiversity and sustainable drainage.

1.1.60 The proposed building would preserve and enhance the character and appearance of the Conservation Area in accordance with Policy DM1 and DM9 of the DMDPD and the NPPF.